

KNOW ALL MEN BY THESE PRESENTS, TO WIT

THAT THE BOARD OF SUPERVISORS OF ROANOKE COUNTY ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, WHICH IS COMPRISED OF THE LAND CONVEYED TO SAID OWNERS BY VIRTUE OF DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 867, PAGE 670.

THE PLATTING AS SHOWN HEREON IS WITH THE FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED), AND THE SUBDIVISION ORDINANCE OF ROANOKE COUNTY, VIRGINIA.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL:

THE BOARD OF SUPERVISORS OF ROANOKE COUNTY

BY: Elmer C. Hodge COUNTY ADMINISTRATOR March 15, 2005 DATE

COMMONWEALTH OF VIRGINIA
COUNTY OF ROANOKE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 15th DAY OF March 2005

Wanda Y. Riley
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/28/2007

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 11:13 O'CLOCK A M ON THIS 14 DAY OF April, 2005.

TESTE: STEVEN A. McBRIDE
CLERK

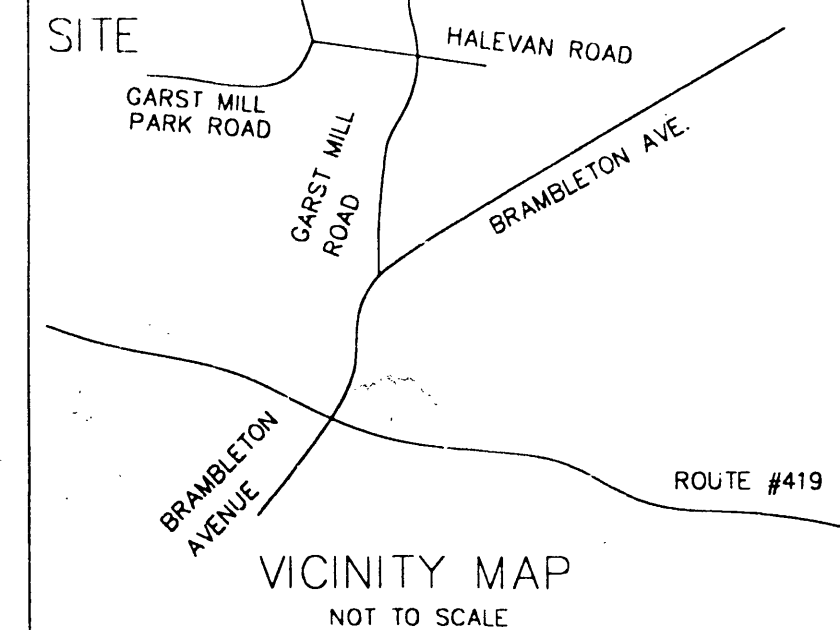
BY: [Signature]
DEPUTY CLERK

"APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION."

APPROVED: John J. Murphy 3-22-05
SUBDIVISION AGENT, ROANOKE COUNTY, VA. DATE

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS PLAT IS INTENDED FOR EASEMENTS AND THE TRANSFER OF A UTILITY TRACT. THIS PLAT IS NOT INTENDED FOR LOCATION OF OTHER EASEMENTS AND/OR ENCROACHMENTS.
2. THIS PLAT WAS DRAWN FROM RECORDS AND A PARTIAL FIELD SURVEY.
3. A PORTION OF THIS PROPERTY IS IN ZONE X AND IN ZONE AE (WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY). THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY NUMBER 510190; MAP NUMBER 51161C0043 D, AND MAP NUMBER 51161C0061 D; BOTH DATED OCTOBER 15, 1993.
4. THIS PLAT IS SUBJECT TO INFORMATION THAT WOULD BE REVEALED BY A COMPLETE TITLE SEARCH.
5. THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA WERE OWNERS OF RECORD AT TIME OF SURVEY.
6. LEGAL REFERENCES: DEED BOOK 867, PAGE 670.
7. PLAT REFERENCES: ADJOINER PLAT BOOK 24, PAGE 86.
8. TAX MAP NUMBER: 77.05-6-15
9. ORIGINAL 27.30 ACRE TRACT WAS NOT FULLY RETRACED FOR THIS SURVEY.
10. POSSIBLE UTILITY EASEMENTS ON SITE.
11. THE NEW 25' WATERLINE EASEMENT IS INTENDED TO BE CENTERED ON THE EXISTING UNDERGROUND WATERLINE. LOCATION ON THIS PLAT WAS PROVIDED BY ROANOKE COUNTY UTILITY DEPARTMENT
12. THE NEW LOT CREATED IS AN UTILITY LOT.



PLAT FROM RECORDS SHOWING
THE SUBDIVISION OF 27.301 ACRES (DEED)
TAX PARCEL #77.05-6-15 (ORIGINAL TRACT)

BEING THE PROPERTY OF THE
BOARD OF SUPERVISORS OF
ROANOKE COUNTY, VIRGINIA

AND CREATING NEW
SOUTHWOODS WELL LOT
(A NEW 0.314 ACRE TRACT)
NEW TAX PARCEL #77.05-6-15.1

ALSO CREATING
(3) NEW 25' WATERLINE EASEMENTS
AND
A NEW 25' INGRESS/EGRESS & WATERLINE EASEMENT

BEING CONVEYED TO THE
WESTERN VIRGINIA
WATER AUTHORITY
SITUATED ALONG AND NEAR
GARST MILL PARK ROAD, VA. SEC. ROUTE #1373
WINDSOR HILLS DISTRICT
ROANOKE COUNTY, VIRGINIA

PREPARED BY: MICHAEL D. HUFFMAN, L.S.
5706 DEPUTY DRIVE ROANOKE, VIRGINIA
(540) 562-0701

SCALE: 1" = 100' DATE: JUNE 21, 2004

SHEET 1 OF 2

POINT COORDINATES (ASSUMED DATUM)			
NUMBER	NORTHING	EASTING	DESCRIPTION
1	3878.02	4664.40	IP(F)
2	3871.40	4684.11	NEW COR.
3	3972.39	4737.22	NEW COR.
4	3933.68	4852.46	NEW COR.
5	3832.69	4799.36	NEW COR.

NEW 25' WATERLINE EASEMENT #1		
NUMBER	DIRECTION	DISTANCE
L17	S 03°05'02" E	466.88'
L18	S 67°41'55" W	26.48'
L19	N 03°05'02" W	403.41'
L20	N 16°01'08" E	76.39'
0.250 TOTAL ACRES		

NEW 25' WATERLINE EASEMENT #2		
NUMBER	DIRECTION	DISTANCE
L21	S 28°04'32" W	583.85'
L22	S 28°26'28" W	151.35'
L23	S 35°12'36" W	140.13'
L24	N 71°25'55" W	26.09'
L25	N 35°12'36" E	146.12'
L26	N 28°26'28" E	149.80'
L27	N 28°04'32" E	619.97'
L28	S 06°33'05" E	44.00'
0.514 TOTAL ACRES		

NEW 25' WATERLINE EASEMENT #3		
NUMBER	DIRECTION	DISTANCE
L29	S 45°22'12" E	24.85'
L30	S 04°03'40" W	76.75'
L31	N 71°25'55" W	25.82'
L32	N 04°03'40" E	58.77'
L33	N 45°22'12" W	5.75'
L34	N 27°44'07" E	26.13'
0.048 TOTAL ACRES		

NEW 25' INGRESS/EGRESS & WATERLINE EASEMENT		
NUMBER	DIRECTION	DISTANCE
L1	S 76°57'14" E	73.99'
L2	S 19°45'39" W	247.30'
L3	S 08°32'12" W	57.09'
L4	S 23°59'19" W	49.51'
L5	S 14°13'54" W	273.59'
L6	S 19°11'54" W	93.06'
L7	S 49°01'02" W	216.88'
L8	N 71°25'55" W	29.00'
L9	N 49°01'02" E	224.92'
L10	N 19°11'54" E	85.32'
L11	N 14°13'54" E	274.64'
L12	N 23°59'19" E	48.25'
L13	N 08°32'12" E	56.16'
L14	N 19°45'39" E	221.64'
L15	N 76°57'14" W	46.60'
L16	N 14°42'37" E	25.01'
0.565 TOTAL ACRES		

