

KNOW ALL MEN BY THESE PRESENTS TO WIT.

THAT SOUTHWOOD OF ROANOKE COMMUNITY, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 11 THROUGH 46 TO 71 TO 70 TO 11, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID SOUTHWOOD OF ROANOKE COMMUNITY, INC. BY DEED DATED MAY 30, 1997 FROM RETIREMENT COMMUNITY, INC. (FORMERLY FRIENDSHIP MANOR COMMUNITY, INC.) AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1793 PAGE 1222 WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO F.B. WEBSTER DAY AND R. SCOTT HOLTZAPPEL TRUSTEES SECURING CENTRAL FIDELITY NATIONAL BANK BENEFICIARY, DATED JUNE 6, 1997 AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1794 PAGE 208 AND DEED BOOK 1794 Pg. 213.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485, AS AMENDED TO DATE.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE TO THE CITY OF ROANOKE ALL OF THE EASEMENTS WITHIN THE BOUNDARY FOR PUBLIC USE AS SHOWN HEREON.

RETIREMENT COMMUNITY, INC. DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATE ALL OF THE EASEMENTS OUTSIDE OF THE BOUNDARY FOR PUBLIC USE AS SHOWN HEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 13TH DAY OF JUNE 1997.

SOUTHWOOD OF ROANOKE COMMUNITY, INC.

BY: Stephen Rice
STEPHEN RICE, PRESIDENT

RETIREMENT COMMUNITY, INC.

BY: Stephen Rice
STEPHEN RICE, PRESIDENT

STATE OF VIRGINIA

County of Roanoke

I, Judith M. Ross, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT STEPHEN RICE, PRESIDENT OF SOUTHWOOD OF ROANOKE COMMUNITY, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 26 February 1997 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 5 1997.

MY COMMISSION EXPIRES February 28, 1998

Judith M. Ross
NOTARY PUBLIC

STATE OF VIRGINIA

County of Roanoke

I, Judith M. Ross, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT STEPHEN RICE, PRESIDENT OF RETIREMENT COMMUNITY INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 26 February 1997 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 5 1997.

MY COMMISSION EXPIRES February 28, 1998

Judith M. Ross
NOTARY PUBLIC

STATE OF VIRGINIA

County of Roanoke

I, ARLENE M. THOMAS, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT R. SCOTT HOLTZAPPEL AND WEBSTER DAY TRUSTEES, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 26 February 1997 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 13 1997.

MY COMMISSION EXPIRES MARCH 31, 2000

Arlene M. Thomas
NOTARY PUBLIC

STATE OF VIRGINIA

County of Roanoke

I, ARLENE M. THOMAS, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT R. SCOTT HOLTZAPPEL SENIOR V.P. WITH CENTRAL FIDELITY BENEFICIARY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 26 Feb. 1997 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 13 1997.

MY COMMISSION EXPIRES MARCH 31, 2000

Arlene M. Thomas
NOTARY PUBLIC

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE 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.
5. SECTION No. 1, SOUTHWOOD, DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #51161C0044 D, DATED OCTOBER 15, 1993.
6. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT FACILITY AND THE PRIVATE ACCESS ROADS, AS SHOWN ON PLANS ENTITLED SOUTHWOOD - SECTION 1, DATED SEPTEMBER 30, 1996, AND PREPARED BY LUMSDEN ASSOCIATES, P.C.
7. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
8. TOTAL ACREAGE WITHIN THE PRIVATE ACCESS ROADS = 1.456 ACRES SEE SHEET 2 OF 6.
9. SECTION No. 1, "SOUTHWOOD" IS A RESUBDIVISION OF TRACT 1-A (M.B. 1, PG. 1646).

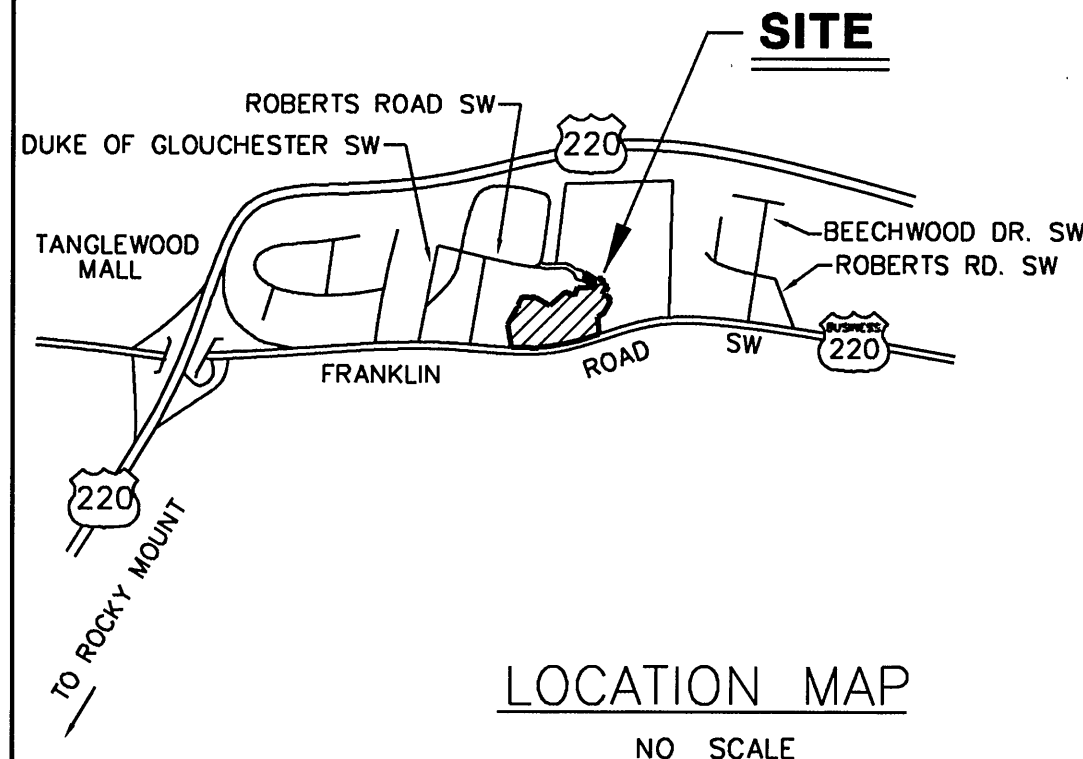
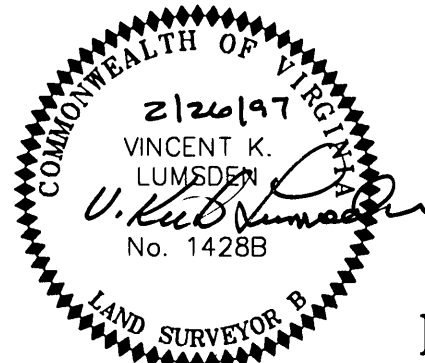
INDEX OF DRAWINGS

SHEET #1 - LEGAL DATA, GENERAL NOTES & CURVE TABLE
SHEET #2 - SECTION No.1, SOUTHWOOD, BOUNDARY
SHEET #3 - PUBLIC UTILITY EASEMENTS AND STORM WATER MANAGEMENT AREA.
SHEET #4-6 - LOT BOUNDARIES

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

V. K. Lumsden
VINCENT K. LUMSDEN LS #14288

2/26/97
DATE



APPROVED:

John Thomas Russell
AGENT, ROANOKE CITY PLANNING COMMISSION

6/18/97
DATE

Harold C. Schinner
CITY ENGINEER, ROANOKE, VIRGINIA

6/18/97
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON June 19 1997, AT 2:11 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III

Kathy M. Miller
DEPUTY CLERK

PLAT SHOWING
SECTION No. 1

"SOUTHWOOD"

PROPERTY OF

SOUTHWOOD OF ROANOKE
COMMUNITY, INC.

ROANOKE, VIRGINIA

DATE: 26 FEBRUARY 1997

LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA

COMM. #95-292
SHEET 1 OF 6