

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That Springwood Associates, a Virginia Limited Liability Company, is the fee simple owner of the property shown hereon, bounded by corners A through K to A inclusive, being a portion of the property conveyed to said owners by deed of record in the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, in Deed Book 1783 at page 1760, said property is subject to a certain deed of trust of record in the aforesaid Clerk's Office in Deed Book 1783 at page 1765, naming Worth Harris Carter, Jr. and Edward A. Natt as Trustees.

Said owners certify that this platting and subdivision has been made with their consent and in accordance with their wishes and desires as required by Sections 15.1-465 through 15.1-485 of the Code of Virginia, 1950, as amended to date, and as required by the Subdivision and Zoning Ordinances of the City of Roanoke, Virginia.

Witness the following signatures:

For Springwood Associates, L.L.C.

by Robert S. Freeman 2/18/98
Robert S. Freeman, Member Date

by S. Douglas Freeman 2/18/98
S. Douglas Freeman, Member Date

by Worth Harris Carter, Jr. 3/19/98
Worth Harris Carter, Jr. Date

by Edward A. Natt 2/18/98
Edward A. Natt, Trustee Date

NOTARY'S CERTIFICATE

STATE OF VIRGINIA AT LARGE

COUNTY/CITY OF Roanoke

I, Lisa A. Feazell, A NOTARY PUBLIC IN AND FOR THE

AFORESAID County AND STATE, DO HEREBY CERTIFY THAT

SPRINGWOOD ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY

Robert S. Freeman, Member, S. Douglas Freeman, Member, and Edward A. Natt

PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED

THE SAME ON February 18, 1998.

MY COMMISSION EXPIRES ON May 31, 2001

Lisa A. Feazell

NOTARY PUBLIC

NOTARY'S CERTIFICATE

STATE OF VIRGINIA AT LARGE

COUNTY/CITY OF Henry

I, Bonnie A. Swain, A NOTARY PUBLIC IN AND FOR THE

AFORESAID County AND STATE, DO HEREBY CERTIFY THAT

Worth Harris Carter, Jr.

PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED

THE SAME ON March 9, 1998.

MY COMMISSION EXPIRES ON Aug 31, 1998

Bonnie A. Swain

NOTARY PUBLIC

APPROVED:

John Harris Feazell 3/19/98
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

Paul C. Schirmer 3/19/98
CITY ENGINEER, ROANOKE VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON March 19, 1998, AT 3:00 O'CLOCK P.M.

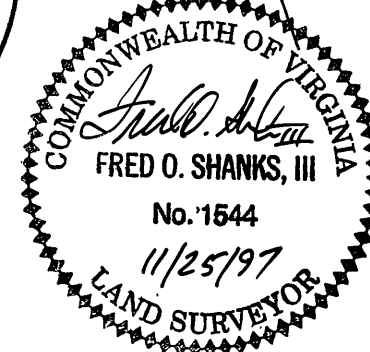
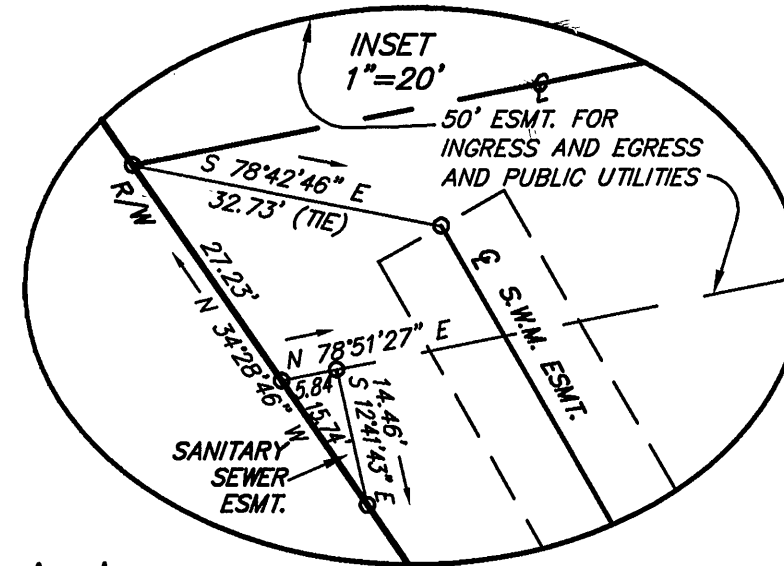
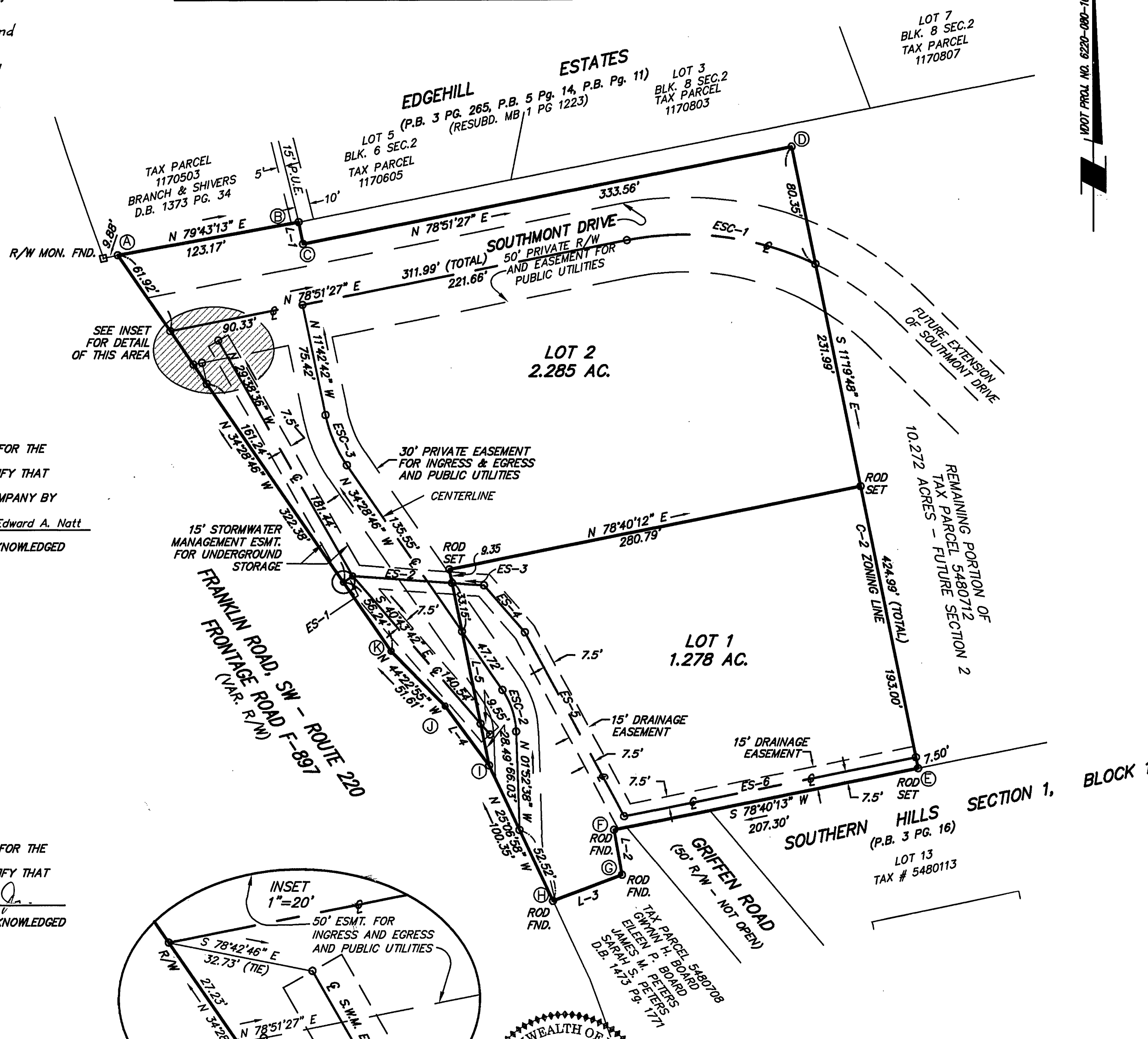
TESTEE: Arthur D. Cash III, CLERK

Paul C. Schirmer
DEPUTY CLERK

EASEMENT CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
ESC-1	200.00'	129.28'	127.04'	S 82°37'30" E	37°02'07"
ESC-2	52.00'	29.59'	29.19'	N 18°10'42" W	32°36'08"
ESC-3	92.00'	36.56'	36.32'	N 23°05'44" W	22°48'04"

THIS ORIGINAL SCALE DRAWING HAS NOT BEEN REDUCED



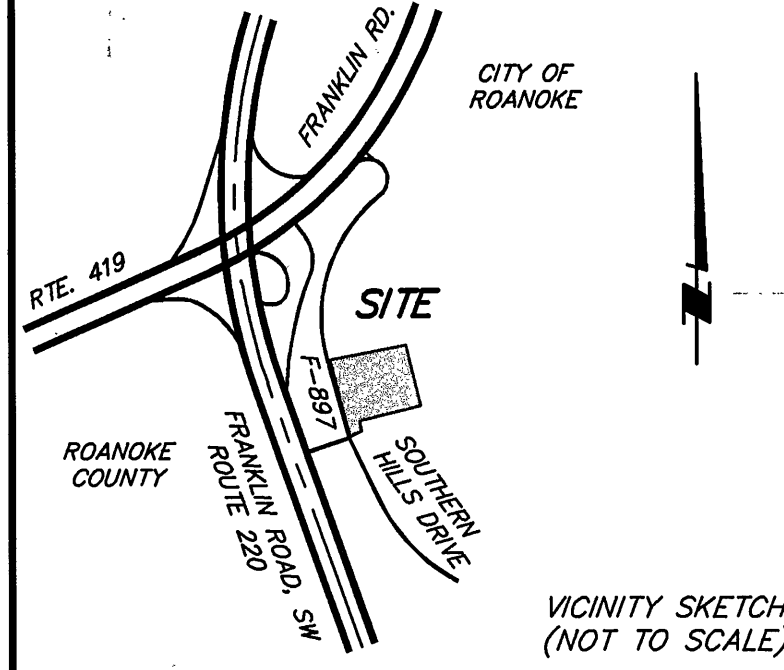
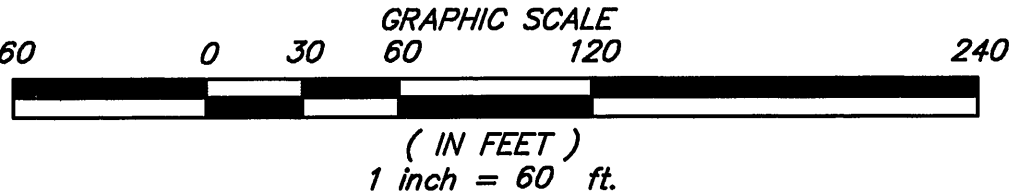
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNERS, AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE SUBDIVIDERS. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT ACTUALLY HAVE BEEN PLACED AND THAT THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

Fred O. Shanks, III
Land Surveyor # 1544

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
2. THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF 10/15/1993 F.E.M.A. STUDIES. THE PROPERTY IS WITHIN ZONE 'X' AS SHOWN ON F.E.M.A. COMMUNITY PANEL No. 51161C0062-D
3. LOCATIONS SHOWN FOR ALL UNDERGROUND IMPROVEMENTS ARE APPROXIMATE ONLY AND ARE INTENDED EXPRESSLY FOR INFORMATIONAL PURPOSES.
4. IRON RODS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
5. PROPERTY IS ZONED C-2, COMMERCIAL



BOUNDARY LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L-1	S 11°08'33" E	15.00'
L-2	S 09°57'06" E	30.61'
L-3	S 69°28'32" W	49.48'
L-4	S 36°28'15" W	49.39'
L-5	N 11°19'43" W	134.05'

EASEMENT LINE DATA TABLE

LINE	DIRECTION	DISTANCE
ES-1	N 55°47'13" E	7.50'
ES-2	N 85°45'40" W	66.75'
ES-3	N 85°45'40" W	21.49'
ES-4	N 40°54'31" W	41.74'
ES-5	N 28°11'55" W	140.10'
ES-6	S 78°40'13" W	198.83'

BOUNDARY COORDINATES (ASSUMED DATUM)

A	N 10199.0789	E 9937.6443
B	N 10221.0591	E 10058.8372
C	N 10206.3418	E 10061.7360
D	N 10270.8038	E 10389.0079
E	N 9854.0961	E 10472.5013
F	N 9813.3710	E 10269.2409
G	N 9783.2215	E 10274.5309
H	N 9765.8735	E 10228.1917
I	N 9856.7354	E 10185.5978
J	N 9896.4528	E 10156.2397
K	N 9933.3381	E 10120.1417
A	N 10199.0789	E 9937.6443

Plat of Subdivision of

Southmont Section 1

Property Of
Springwood Associates, L.L.C.
A Virginia Limited Liability Company

Situated in the
City Of Roanoke, Virginia

SHANKS ASSOCIATES, P.C. SURVEYORS & PLANNERS 313 LUCK AVENUE ROANOKE, VIRGINIA 24016 (540) 343-6685	
DATE: 11/25/97	SCALE: 1"=60'
CALC: ROC	DRAWN BY: ROC
CREW: JRA	F.B.: 96.03
CHECKED BY: <u>[Signature]</u>	JOB NO.: 697036