

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 E to A inclusive, as shown on hereon, 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.

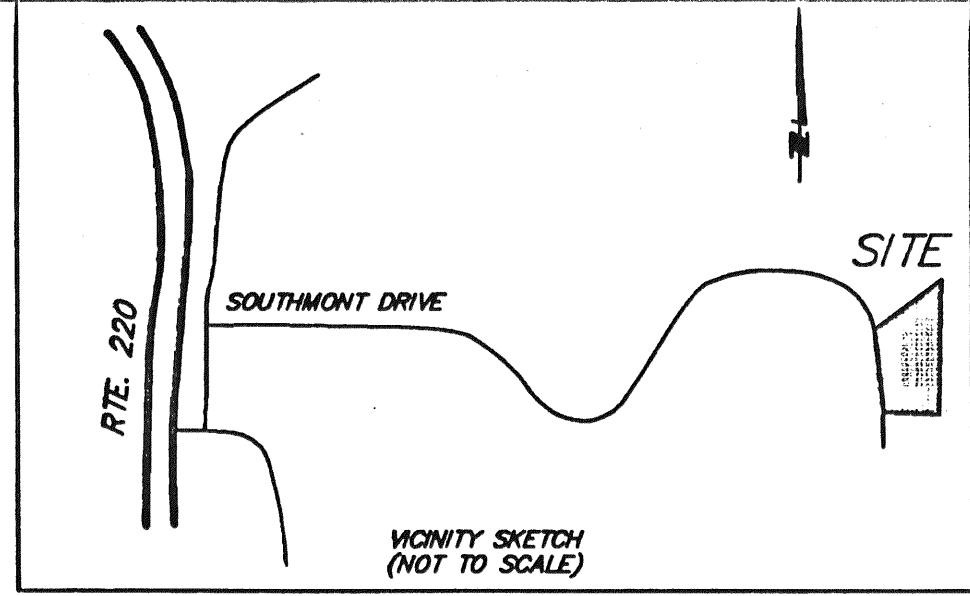
Said owners certify that this platting and subdivision has been made with their consent and in accordance with their wishes and desires and those of the trustees in any deed of trust or other instrument imposing a lien upon the subject property, if any there be, and as required by Sections 15.2-2240 through 15.2-2279 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.

Robert S. Freeman 8/31/99  
Robert S. Freeman, Member Date  
S. Douglas Freeman 8/31/99  
S. Douglas Freeman, Member Date

THIS ORIGINAL SCALE DRAWING HAS NOT BEEN REDUCED

CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	113.00'	33.85'	33.73'	N 17°38'04" W	17°09'55"
C-2	113.00'	50.84'	50.41'	N 39°06'21" W	25°46'38"



BOUNDARY COORDINATES  
( ASSUMED DATUM )

A	N 5000.000	E 5000.000
B	N 4756.501	E 5047.939
C	N 4744.099	E 4986.046
D	N 4837.979	E 4971.090
E	N 4909.240	E 4929.076
A	N 5000.000	E 5000.000

AREA SUMMARY

NEW LOT 12	=	0.176 AC.
NEW LOT 13	=	0.155 AC.
TOTAL	=	0.331 AC.

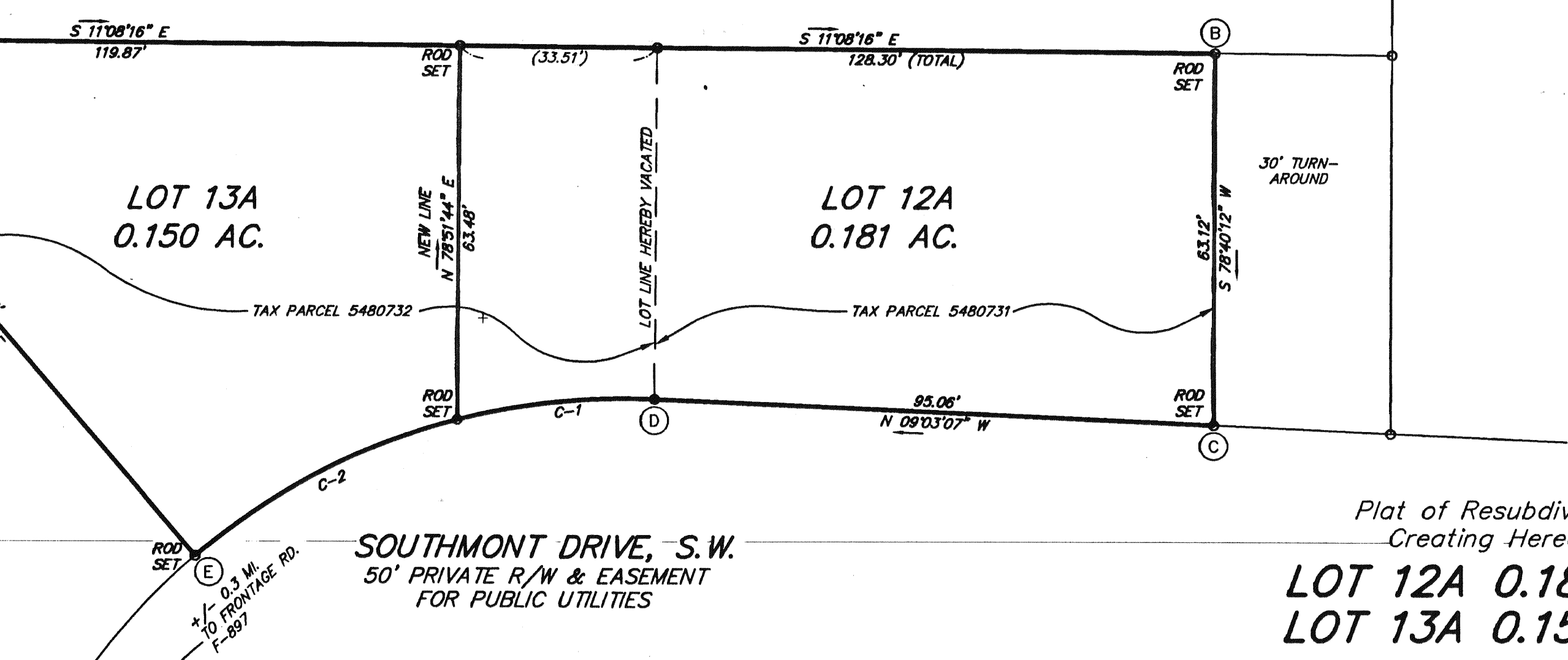
TAX PARCEL 5480712  
REMAINING AREA OF  
SOUTHMONT, SEC. 2  
SPRINGWOOD ASSOCIATES, L.L.C.  
D.B. 1783, PG. 1760

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  
Robert S. Freeman and S. Douglas Freeman  
PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED  
THE SAME ON August 31, 1999  
MY COMMISSION EXPIRES ON May 31, 2001  
Lisa A. Feazell  
NOTARY PUBLIC

LOT 13A  
0.150 AC.

LOT 12A  
0.181 AC.



SOUTHMONT DRIVE, S.W.  
50' PRIVATE R/W & EASEMENT  
FOR PUBLIC UTILITIES

Plat of Resubdivision  
Creating Hereon

LOT 12A 0.181 AC.  
LOT 13A 0.150 AC.  
SOUTHMONT  
SECTION 2

M.B. 1 Pg. 1899

Property Of  
Springwood Associates, L.L.C.  
A Virginia Limited Liability Company  
Situated in the  
City Of Roanoke, Virginia

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 Sept 8, 1999, AT 2:41 O'CLOCK P.M.

TESTEE: Arthur B. Crum III, CLERK

Patty Humphreys  
DEPUTY CLERK

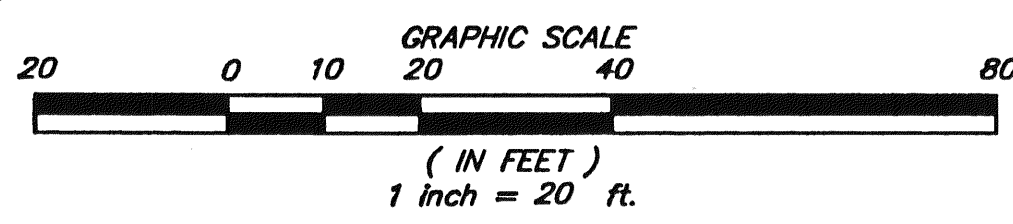
APPROVED: Robert S. Freeman 9/2/99  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE  
Charles M. Huffine 9-2-99  
CITY ENGINEER, ROANOKE VIRGINIA DATE



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION IS BASED  
ON A CURRENT FIELD SURVEY AND 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,  
CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS (APELSCIDLA BOARD).

Ralph O. Clements  
RALPH O. CLEMENTS  
Land Surveyor #1064



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 OCT. 15, 1993 F.E.M.A. STUDIES. THE PROPERTY IS WITHIN ZONE X AS SHOWN ON F.E.M.A. COMMUNITY PANEL No. 510130 0062 D.
3. LOCATIONS SHOWN FOR ALL UNDERGROUND IMPROVEMENTS ARE APPROXIMATE ONLY AND ARE INTENDED EXPRESSLY FOR INFORMATIONAL PURPOSES.
4. IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

SHANKS ASSOCIATES, P.C.

SURVEYORS & PLANNERS  
313 LUCK AVENUE  
ROANOKE, VIRGINIA 24016  
(540) 343-6685

DATE: 07/29/99	SCALE: 1"=20'
CALC: ROC	DRAWN BY: ROC
CREW: JRA	F.B.: 99.01
CALC. CHK: <u>Re</u>	PLAT CHK: <u>Re</u>
JOB NO.: 699019	