

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT SOUTHWOOD OF ROANOKE COMMUNITY, INC. AND RETIREMENT COMMUNITY, INC. (FORMERLY FRIENDSHIP MANOR RETIREMENT COMMUNITY, INC.) ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 26 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID SOUTHWOOD OF ROANOKE COMMUNITY, INC. BY DEED DATED MAY 30, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1793, AT PAGE 1222, WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO F. B. WEBSTER DAY AND R. SCOTT HOLTZAPPEL, TRUSTEES (EITHER OF WHOM MAY ACT), SECURING WACHOVIA BANK, N.A. (FORMERLY CENTRAL FIDELITY NATIONAL BANK), BENEFICIARY, DATED JUNE 5, 1997 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1794, AT PAGE 208, WHICH LAND IS ALSO SUBJECT TO A CERTAIN DEED OF TRUST TO F. B. WEBSTER DAY AND R. SCOTT HOLTZAPPEL, TRUSTEES (EITHER OF WHOM MAY ACT), SECURING WACHOVIA BANK, N.A. (FORMERLY CENTRAL FIDELITY NATIONAL BANK), BENEFICIARY, DATED JUNE 5, 1997 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1794 AT PAGE 213 AND COMPRISES A PORTION OF THE LAND CONVEYED TO SAID RETIREMENT COMMUNITY, INC. (FORMERLY FRIENDSHIP MANOR RETIREMENT COMMUNITY, INC.) BY DEED DATED FEBRUARY 3, 1986 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1532, AT PAGE 1302, WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO F. B. WEBSTER DAY AND R. SCOTT HOLTZAPPEL, TRUSTEES (EITHER OF WHOM MAY ACT), SECURING WACHOVIA BANK, N.A. (FORMERLY CENTRAL FIDELITY NATIONAL BANK), BENEFICIARY, DATED JUNE 5, 1997, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1794, AT PAGE 200.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, VACATE THE PRIVATE ACCESS EASEMENT AT THE SOUTHWEST CORNER OF ORIGINAL LOT 12A, AS SHOWN HEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 5th DAY OF OCTOBER 1999.

SOUTHWOOD OF ROANOKE COMMUNITY, INC.

BY: Monty Plymale
MONTY PLYMALE, PRESIDENT

BY: R. Scott Holtzapfel
R. Scott Holtzapfel, TRUSTEE

RETIREMENT COMMUNITY, INC.

BY: Monty Plymale
MONTY PLYMALE, PRESIDENT

STATE OF VIRGINIA

CITY of ROANOKE

I, RICHARD R. SAYERS, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT MONTY PLYMALE, PRESIDENT OF SOUTHWOOD OF ROANOKE COMMUNITY, INC., AND PRESIDENT OF RETIREMENT COMMUNITY, INC., OWNERS, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED OCTOBER 5, 1999, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON OCTOBER 6, 1999.

MY COMMISSION EXPIRES 2-28-03

Richard R. Sayers
NOTARY PUBLIC

STATE OF VIRGINIA

CITY of Richmond

I, Sharon L. Hall, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT R. Scott Holtzapfel, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED OCTOBER 5, 1999, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON OCTOBER 5, 1999.

MY COMMISSION EXPIRES 8-31-01

Sharon L. Hall
NOTARY PUBLIC

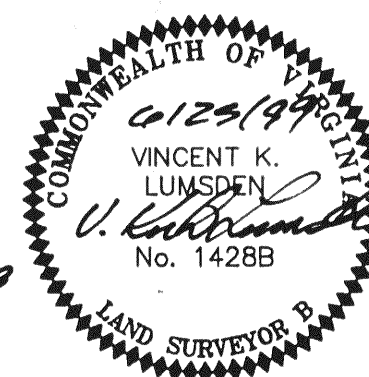
NOTES:

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 ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. IRON PINS SET AT CORNERS 1, 1A, 2, 11, 12, 13, 13A, 14, 15, AND 16.
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. THIS PROPERTY 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 NUMBER 510130 0044 D, MAP NUMBER 51161C0044 D, DATED OCTOBER 15, 1993. "ZONE X"
6. THIS PLAT IS A RESUBDIVISION OF LOT 13, SECTION No. 1, SOUTHWOOD M.B. 1, PG. 1666-1671, LOT 12A, SECTION No. 1, SOUTHWOOD M.B. 1, PG. 1901-1902, AND A PORTION OF TRACT 2-A M.B. 1, PG. 1645. THE INTENT OF THIS PLAT IS TO COMBINE 2,384 S.F. (0.055 AC.) OF ORIGINAL LOT 12A AND 798 S.F. (0.018 AC.) OF ORIGINAL TRACT 2-A WITH ORIGINAL LOT 13, CREATING NEW LOT 13A 9,448 S.F. (0.217 AC.) AND TO COMBINE 926 S.F. OF ORIGINAL TRACT 2-A WITH THE REMAINING PORTION OF ORIGINAL LOT 12A, CREATING NEW LOT 12A-1 10,902 S.F. (0.250 AC.)
7. LEGAL REFERENCES: D.B. 1793, PG. 1222 (LOTS 12A & 13) & D.B. 1532, PG. 1302 (TRACT 2-A).
8. EXISTING PRIVATE ACCESS EASEMENT AT THE SOUTHWEST CORNER OF ORIGINAL LOT 12A (M.B. 1, PG. 1901-1902), IS HEREBY VACATED.
9. LINES FROM 11A TO 12 THROUGH 14 TO 11D, INCLUSIVE AND LINE FROM 1A TO 13A, CONSTITUTE NEW DIVISION LINES.
10. THE ORIGINAL LOT LINE BETWEEN LOTS 12A AND 13 IS TO BE VACATED BY RECORDATION OF THIS PLAT ALONG WITH THE ORIGINAL LOT LINES BETWEEN LOTS 12A & 13 AND TRACT 2-A.

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 #1428B

6/25/99
DATE



BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	9262.99999	8838.18261
2	9213.93802	8784.53200
3	9224.76868	8753.04839
4	9219.66536	8743.68175
5	9221.42161	8742.72488
6	9218.35164	8737.09026
7	9253.69606	8717.83319
8	9249.86856	8710.80821
9	9255.57636	8707.69838
10	9254.61948	8705.94213
11	9283.53958	8690.18529
12	9295.07817	8673.84941
13	9322.80842	8693.43623
14	9403.76341	8842.02101
15	9385.62432	8897.99497
16	9368.97664	8892.60008
17	9349.30281	8856.49072
18	9346.84388	8857.83044
19	9345.48636	8855.33884
20	9339.81125	8854.39763
21	9337.81973	8850.74238
22	9333.72182	8852.97509
23	9317.51479	8823.22870
24	9315.17313	8824.50453
25	9312.98030	8820.47980
26	9294.97879	8830.28775
1	9262.99999	8838.18261

AREA = 20,349 S.F., 0.467 AC.

APPROVED:

John Thomas Russell
AGENT, ROANOKE CITY PLANNING COMMISSION

10/6/99
DATE

L. Bane Colson
CITY ENGINEER, ROANOKE, VIRGINIA

10/6/99
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON OCTOBER 7, 1999, AT 8:45 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

Jack Chel
DEPUTY CLERK

PLAT SHOWING
THE RESUBDIVISION OF
LOT 12A, SECTION No. 1, "SOUTHWOOD"
M.B. 1, PG. 1901-1902
AND
LOT 13, SECTION No. 1, "SOUTHWOOD"
M.B. 1, PG. 1666-1671
AND COMBINING 926 S.F. (0.021 AC.) OF ORIGINAL
TRACT 2-A (M.B. 1, PG. 1646) WITH LOT 12A
AND COMBINING 798 S.F. (0.018 AC.) OF ORIGINAL
TRACT 2-A (M.B. 1, PG. 1646) WITH LOT 13
CREATING HEREON NEW

LOT 12A-1 (0.250 AC.)

AND NEW

LOT 13A (0.217 AC.)

PROPERTY OF

SOUTHWOOD OF ROANOKE
COMMUNITY, INC.

SITUATED ALONG KINGSBURY CIRCLE

CITY OF ROANOKE, VIRGINIA

SCALE: 1" = 20' DATE: 25 JUNE 1999

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

SHEET 1 OF 2
COMM. #95-292