

## GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

SECTION No. 1, "SOUTHWOOD"  
M.B. 1, PG. 1666-1671

SECTION No. 1  
"SOUTHWOOD"  
M.B. 1, PG. 1666-1671

LOT 8  
TAX #1290147

EX. 25' P.U.E.  
M.B. 1, PG. 1666

## LEGEND

EX.	EXISTING
I.P.	IRON PIN
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
D.B.	DEED BOOK
M.B.	MAP BOOK
PG.	PAGE
S.F.	SQUARE FEET
AC.	ACRES

TAX #1290105  
PROPERTY OF  
RETIREMENT COMMUNITY, INC.  
D.B. 1532, PG. 1302  
TRACT 2-A  
M.B. 1, PG. 1646  
12.043 AC. REMAINING

926 S.F. (0.021 AC.)  
OF TRACT 2-A  
TO BE CONVEYED  
TO SOUTHWOOD OF  
ROANOKE COMMUNITY, INC.  
AND COMBINED WITH  
ORIGINAL LOT 12A

798 S.F. (0.018 AC.)  
OF TRACT 2-A  
TO BE CONVEYED  
TO SOUTHWOOD OF  
ROANOKE COMMUNITY, INC.  
AND COMBINED WITH  
ORIGINAL LOT 13

ORIGINAL  
LOT 12A  
TAX #1290151  
12,360 S.F.  
0.284 AC.

SECTION No. 1  
"SOUTHWOOD"  
M.B. 1, PG. 1901-1902  
LOT 11A  
TAX #1290150

## NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- IRON PINS SET AT CORNERS 1, 1A, 2, 11, 12, 13, 13A, 14, 15, AND 16.
- 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.
- 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"
- 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. 1646. 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.)
- LEGAL REFERENCES: D.B. 1793, PG. 1222 (LOTS 12A & 13) & D.B. 1532, PG. 1302 (TRACT 2-A).
- EXISTING PRIVATE ACCESS EASEMENT AT THE SOUTHWEST CORNER OF ORIGINAL LOT 12A (M.B. 1, PG. 1901-1902), IS HEREBY VACATED.
- LINE FROM 11A TO 12 THROUGH 14 TO 11D, INCLUSIVE AND LINE FROM 1A TO 13A, CONSTITUTE NEW DIVISION LINES.
- 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.

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

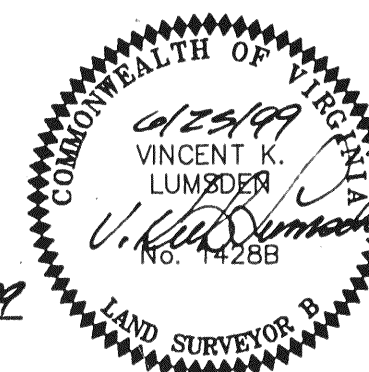
SHEET 2 OF 2  
COMM. #95-292

LINE	BEARING	DISTANCE
3-4	S 61°25'00" W	10.67'
4-5	N 28°35'00" W	2.00'
5-6	S 61°25'00" W	6.42'
7-8	S 61°25'00" W	8.00'
8-9	N 28°35'00" W	6.50'
9-10	S 61°25'00" W	2.00'
17-18	S 28°35'00" E	2.80'
18-19	S 61°25'00" W	2.84'
19-20	S 09°25'00" W	5.75'
20-21	S 61°25'00" W	4.16'
21-22	S 28°35'00" E	4.67'
23-24	S 28°35'00" E	2.67'
24-25	S 61°25'00" W	4.58'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	76.00'	75.80'	41.39'	72.70'	S 47°33'29" W	57°08'55"
C2	76.00'	40.40'	20.69'	39.93'	S 60°54'14" W	30°27'25"
C3	76.00'	35.41'	18.03'	35.09'	S 32°19'46" W	26°41'30"

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

Vincent K. Lumsden LS #1428B  
DATE 6/25/99



KINGSBURY CIRCLE, S.W.  
EX. 50' PRIVATE R/W ACCESS  
EASEMENT AND P.U.E.