

KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT TRIANGLE DEVELOPERS, INC., IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 30 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED AUGUST 16, 2000, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT # 000010887 WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO JESSE W. HOWARD AND SAMUEL G. SCOTT, TRUSTEES, (EITHER OF WHOM MAY ACT) SECURING BRANCH BANKING AND TRUST COMPANY OF VIRGINIA DATED OCTOBER 3, 2000 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT # 000013123.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THRU 2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES TO THE CITY OF ROANOKE, ALL OF THE EASEMENTS WITHIN THE BOUNDARY FOR PUBLIC USE.

IN WITNESS IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 13th DAY OF December, 2000.

BY: William Reid BY: Michael E. Horan BY: Michael E. Horan
TRIANGLE DEVELOPERS, INC. MICHAEL E. HORAN, BRANCH BANKING & TRUST
SUBSTITUTE TRUSTEE COMPANY OF VIRGINIA
MICHAEL E. HORAN, VICE 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 William Reid OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED December 8, 2000 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON December 13, 2000.

MY COMMISSION EXPIRES Feb. 23, 2002

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 Michael E. Horan, SUBSTITUTE TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED December 8, 2000, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON December 14, 2000.

MY COMMISSION EXPIRES MARCH 31, 2004

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 Michael E. Horan, WITH BRANCH BANKING AND TRUST COMPANY OF VIRGINIA, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED December 8, 2000, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON December 14, 2000.

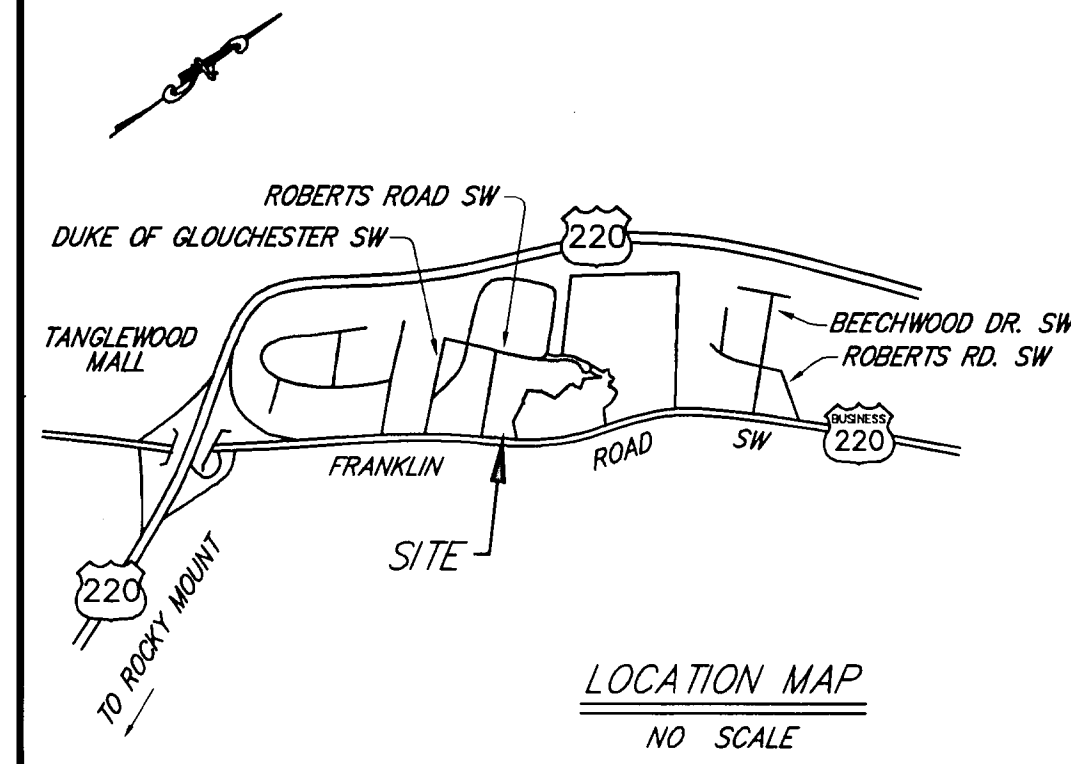
MY COMMISSION EXPIRES MARCH 31, 2004

Arlene M. Thomas
NOTARY PUBLIC

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED					
CORNER	NORTHING	EASTING	CORNER	NORTHING	EASTING
1	9927.43238	8932.14917	17	8607.53240	8890.02977
2	9765.85319	8847.60721	18	8588.97101	8875.85820
3	9685.87253	8906.14118	19	8633.93801	8823.35156
4	9686.84642	8902.58851	20	8535.71158	8730.74179
5	9643.78548	8855.33557	21	9160.79493	8091.31239
6	9641.87005	8822.06921	22	9554.12709	8475.81987
7	9610.99055	8812.06231	23	9604.05027	8512.66005
8	9403.76341	8842.02101	24	9699.66612	8564.57521
9	9322.80842	8693.43623	25	9800.36348	8683.52374
10	9207.54109	8612.01900	26	9801.22899	8724.45227
11	9110.80655	8664.72389	27	9802.30119	8775.15477
12	9102.13984	8696.58020	28	9854.67860	8810.85124
13	9082.88528	8691.32446	29	9892.42921	8874.01698
14	8906.17543	8787.60312	30	9922.40348	8922.60577
15	8813.73287	9004.38953	1	9927.43238	8932.14917
16	8716.09001	8962.75244			

AREA = 11.919 ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	213.10'	3.68'	1.84'	3.68'	N 74°40'13" W	00°59'26"
C2	163.10'	33.38'	16.75'	33.32'	S 86°42'17" W	11°43'34"
C3	1547.00'	23.35'	11.68'	23.35'	S 37°21'42" W	00°51'54"
C4	225.00'	62.24'	31.32'	62.05'	N 36°25'30" E	15°51'00"
C5	215.00'	159.48'	83.61'	155.85'	N 49°45'00" E	42°30'00"
C6	67.00'	41.60'	21.50'	40.94'	N 88°47'19" E	35°34'38"
C7	83.00'	51.54'	26.63'	50.71'	N 88°47'19" E	35°34'38"
C8	53.00'	67.94'	39.54'	63.39'	N 34°16'31" E	73°26'57"
C9	447.49'	73.67'	36.92'	73.59'	N 59°08'08" E	09°25'57"
C10	421.49'	57.13'	28.61'	57.09'	N 58°19'47" E	07°46'00"
C11	225.00'	40.39'	20.25'	40.34'	N 39°12'26" E	10°17'08"
C12	225.00'	21.85'	10.93'	21.84'	N 31°16'56" E	05°33'52"
C13	215.00'	48.15'	24.17'	48.05'	N 34°54'55" E	12°49'50"
C14	215.00'	54.37'	27.33'	54.23'	N 48°34'31" E	14°29'21"
C15	215.00'	56.96'	28.65'	56.80'	N 63°24'36" E	15°10'49"
C16	83.00'	30.51'	15.43'	30.34'	S 83°57'15" E	21°03'46"
C17	83.00'	21.03'	10.57'	20.97'	N 78°15'26" E	14°30'52"
C18	53.00'	37.80'	19.74'	37.00'	N 50°34'12" E	40°51'35"
C19	53.00'	30.15'	15.49'	29.74'	N 13°50'44" E	32°35'22"
C20	168.10'	172.15'	94.48'	164.72'	S 51°30'15" W	58°40'30"
C21	168.10'	123.43'	64.65'	120.68'	S 59°48'22" W	42°04'15"
C22	168.10'	48.72'	24.53'	48.54'	S 30°28'07" W	16°36'15"
C23	445.55'	209.68'	106.82'	207.75'	S 35°38'56" W	26°57'51"
C24	445.55'	13.38'	6.69'	13.38'	S 23°01'37" W	01°43'15"
C25	445.55'	62.39'	31.24'	62.34'	S 27°53'55" W	08°01'22"
C26	445.55'	65.50'	32.81'	65.44'	S 36°07'18" W	08°25'23"
C27	445.55'	65.64'	32.88'	65.58'	S 44°33'14" W	08°26'29"
C28	445.55'	2.77'	1.39'	2.77'	S 48°57'10" W	00°21'23"
C29	235.00'	388.75'	255.48'	345.91'	S 01°44'26" W	94°46'51"
C30	235.00'	12.36'	6.18'	12.36'	S 47°37'26" W	03°00'51"
C31	235.00'	120.53'	61.62'	119.22'	S 31°25'22" W	29°23'15"
C32	235.00'	92.80'	47.01'	92.20'	S 05°24'59" W	22°37'32"
C33	235.00'	54.49'	27.37'	54.36'	S 12°32'19" E	13°17'04"
C34	235.00'	108.56'	55.27'	107.60'	S 32°24'56" E	26°28'09"
C35	27.00'	23.21'	12.38'	22.50'	S 70°16'28" E	49°14'55"
C36	45.00'	218.73'	38.78'	58.75'	S 44°21'00" W	278°29'50"
C37	45.00'	17.64'	8.94'	17.53'	S 83°39'58" E	22°27'54"
C38	45.00'	28.88'	14.95'	28.38'	S 54°03'20" E	36°45'22"
C39	45.00'	34.63'	18.23'	33.79'	S 13°37'44" E	44°05'49"
C40	45.00'	36.08'	19.07'	35.12'	S 31°23'25" W	45°56'30"
C41	45.00'	22.27'	11.37'	22.04'	S 68°32'21" W	28°21'22"
C42	45.00'	22.05'	11.25'	21.83'	N 83°14'54" W	28°04'07"
C43	45.00'	41.64'	22.45'	40.17'	N 42°42'12" W	53°01'18"
C44	45.00'	15.54'	7.85'	15.47'	N 06°17'49" W	19°47'28"
C45	27.00'	23.21'	12.38'	22.50'	N 21°01'32" W	49°14'55"
C46	275.00'	454.92'	298.96'	404.79'	N 01°44'26" E	94°46'51"
C47	275.00'	35.00'	17.52'	34.98'	N 42°00'14" W	07°17'31"
C48	275.00'	51.50'	25.83'	51.43'	N 32°59'34" W	10°43'49"
C49	275.00'	33.60'	16.82'	33.58'	N 24°07'37" W	07°00'05"
C50	275.00'	45.62'	22.86'	45.56'	N 15°52'28" W	09°30'15"
C51	275.00'	44.99'	22.54'	44.94'	N 06°26'09" W	09°22'23"
C52	275.00'	43.57'	21.83'	43.52'	N 02°47'21" E	09°04'38"
C53	275.00'	46.06'	23.08'	46.01'	N 12°07'33" E	09°35'47"
C54	275.00'	46.50'	23.31'	46.45'	N 21°46'05" E	09°41'18"
C55	275.00'	48.02'	24.07'	47.96'	N 31°36'52" E	10°00'15"
C56	275.00'	50.87'	25.51'	50.80'	N 41°54'59" E	10°36'01"
C57	275.00'	9.19'	4.59'	9.19'	N 48°10'25" E	01°54'52"
C58	405.55'	190.86'	97.23'	189.10'	N 35°38'56" E	26°57'51"
C59	405.55'	71.92'	36.05'	71.83'	N 44°03'02" E	10°09'38"
C60	405.55'	59.29'	29.70'	59.23'	N 34°46'56" E	08°22'33"
C61	405.55'	59.65'	29.88'	59.60'	N 26°22'50" E	08°25'40"
C62	208.10'	230.00'	128.34'	218.47'	N 53°49'46" E	63°19'32"
C63	208.10'	1.29'	0.64'	1.29'	N 22°20'37" E	00°21'15"
C64	208.10'	58.93'	29.67'	58.74'	N 30°38'02" E	16°13'34"
C65	208.10'	54.63'	27.47'	54.47'	N 46°16'01" E	15°02'25"
C66	208.10'	56.70'	28.53'	56.52'	N 61°35'33" E	15°36'37"
C67	208.10'	58.45'	29.42'	58.26'	N 77°26'42" E	16°05'41"
C68	213.10'	75.62'	38.21'	75.23'	S 84°20'29" E	20°19'58"
C69	213.10'	71.94'	36.32'	71.60'	S 84°50'12" E	19°20'32"



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 UNLESS OTHERWISE NOTED.
- 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 ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
- THE TOTAL ACREAGE WITHIN THE PRIVATE ACCESS ROADS IS 1.039 ACRES.
- "THE VILLAGE AT SOUTHWOODS" IS A RESUBDIVISION OF ORIGINAL TRACT 2-A (M.B. 1, PG. 1646) BEING ROANOKE CITY TAX #1290105.
- LOT 25 THRU 37 BEING DOUBLE FRONTAGE LOTS SHALL UTILIZE ACCESS ONLY FROM SOUTHWOOD VILLAGE COURT, S.W.
- STORMWATER MANAGEMENT FACILITY SHOWN ON APPROVED PLANS FOR SOUTHWOOD SECTION No. 1 DATED SEPTEMBER 30, 1996 AND PREPARED BY LUMSDEN ASSOCIATES, P.C.
- LEGAL REFERENCE - INSTRUMENT # 000010887
- ALL EASEMENTS AS SHOWN ARE NEW UNLESS OTHERWISE NOTED.
- OPEN AREAS 1 & 2 TO BE CONVEYED TO VILLAGE AT SOUTHWOODS HOMEOWNERS ASSOCIATION, INC.
- TRACT A TO BE CONVEYED TO RETIREMENT COMMUNITY, INC. AS COMMON AREA.
- THERE SHALL EXIST A 1.0 FOOT ENCROACHMENT EASEMENT EXTENDING BEYOND ALL INTERIOR SIDE PROPERTY LINES.
- LOTS SHOWN HEREON ARE SUBJECT TO COVENANTS AND RESTRICTIONS AND ANY SUBSEQUENT AMENDMENTS AS SET FORTH BY OWNER/DEVELOPER TO BE RECORDED AT A LATER DATE.

APPROVED:

John Edward Zuercher 12/21/00
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

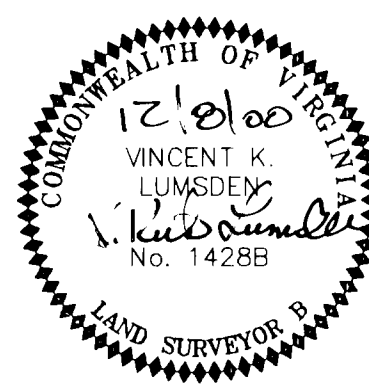
Paul C. Schirmer 12/21/00
CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERE TO ANNEXED IS ADMITTED TO RECORD ON Dec 22, 2000, AT 9:50 O'CLOCK A.M.

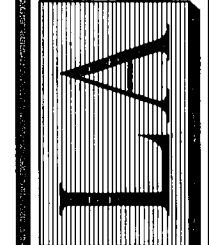
TESTEE: ARTHUR B. CRUSH, III

Patty Taylor
DEPUTY CLERK

PLAT SHOWING
"THE VILLAGE AT SOUTHWOODS"
BEING A SUBDIVISION OF
ORIGINAL TRACT 2-A (M.B. 1, PG. 1646)
PROPERTY OF
TRIANGLE DEVELOPERS, INC.
SITUATED ALONG
KINGSBURY LN., S.W. AND FRANKLIN RD., S.W.
CITY OF ROANOKE, VIRGINIA



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



DATE: DECEMBER 8, 2000
COMM. NO.: 00-162BR
CADD FILE: F:\000\0062\BRP\00162BR
SCALE: 1" = 50'
SHEET 1 OF 3