

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BOONE, BOONE & LOEB, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 25 INCLUSIVE TO 1, WHICH COMPRISES A PORTION OF LAND CONVEYED TO SAID OWNERS BY DEED DATED MARCH 15, 2001 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN INSTRUMENT NUMBER 010003345 PAGE 212, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO RICHARD R. SAYERS, SOLE ACTING TRUSTEE SECURING, WACHOVIA BANK, NATIONAL ASSOCIATION, BENEFICIARY, DATED APRIL 9, 2001, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT NUMBER 010005171, PAGE 125.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS 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.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 18TH DAY OF JUNE, 2001.

BOONE, BOONE & LOEB, INC.

[Signature]
ITS PRESIDENT

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 JACK LOEB, PRESIDENT OF BOONE, BOONE & LOEB, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED MAY 24, 2001, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 12, 2001.

MY COMMISSION EXPIRES MARCH 31, 2004

[Signature]
NOTARY PUBLIC

STATE OF VIRGINIA

CITY OF ROANOKE

I, DOLORA A. WOMMACK, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT RICHARD R. SAYERS, SOLE ACTION TRUSTEE SECURING WACHOVIA BANK, NATIONAL ASSOCIATION, BENEFICIARY WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED MAY 24, 2001, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 18, 2001.

MY COMMISSION EXPIRES AUGUST 31, 2004

[Signature]

APPROVED:

[Signature]
AGENT, ROANOKE CITY PLANNING COMMISSION

6/19/2001
DATE

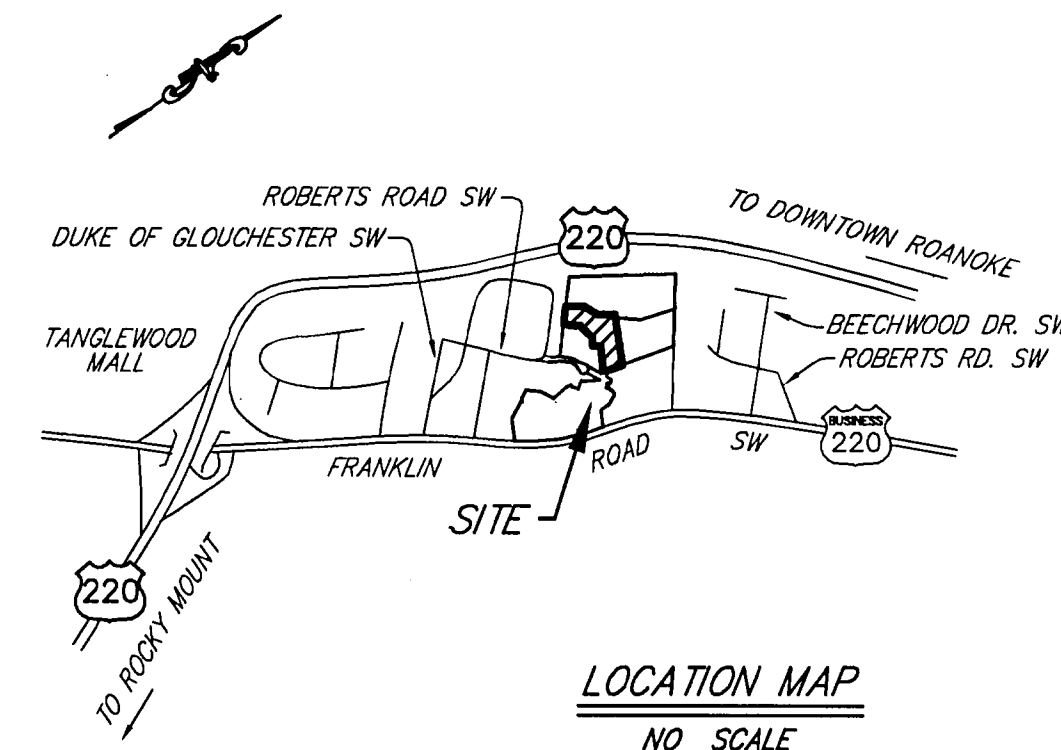
[Signature]
CITY ENGINEER, ROANOKE, VIRGINIA

6/19/01
DATE

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 ALL CORNERS, UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE PLANNING COMMISSION AGENT IS FOR THE 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. SECTION No. 3, SOUTHWOOD, 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 BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #51161C0044 D, DATED OCTOBER 15, 1993.
6. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
7. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT FACILITY AND THE PRIVATE ACCESS ROADS.
8. EXISTING 20' STORMWATER MANAGEMENT AREA ACCESS EASEMENT TO BE ABANDONED BY THE RECORDATION OF THIS PLAT. HATCHED AREA ONLY.
9. 0.395 ACRES (17,213 SQ.FT.) OF TRACT 3A-3 AND 0.014 ACRES (603 SQ.FT.) OF TRACT 3A-4 TO BE COMBINED AND ADDED TO TRACT 3A-2 TO CREATE "SOUTHWOOD" SECTION 3 "THE COACH HOMES" = 6.5288 TOTAL ACRES. REMAINING TRACT 3A-3 = 10.224 AC. AND REMAINING TRACT 3A-4 = 2.922 AC.
10. "SOUTHWOOD" SECTION 3 "THE COACH HOMES" IS SUBDIVISION OF TRACT 3A-2 TAX # 1290174.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	244.50'	105.64'	53.66'	104.82'	N 54°32'49" W	24°45'22"
C2	17.50'	24.99'	15.16'	22.92'	N 83°04'31" W	81°48'45"
C3	194.50'	11.25'	5.63'	11.25'	S 57°40'30" W	03°18'47"
C4	155.50'	47.53'	23.95'	47.35'	S 68°05'18" W	17°30'48"
C5	194.50'	65.48'	33.05'	65.17'	S 67°12'02" W	19°17'20"
C6	194.50'	51.80'	26.05'	51.65'	S 43°30'24" W	15°15'35"
C7	155.50'	71.76'	36.53'	71.12'	N 49°05'48" E	26°26'23"
C8	155.50'	8.89'	4.45'	8.89'	N 57°41'37" E	03°16'33"
C9	155.50'	56.42'	28.52'	56.11'	N 66°27'02" E	20°47'21"
C10	17.50'	25.11'	15.27'	23.01'	N 14°56'57" E	82°12'48"
C11	205.50'	372.29'	262.07'	323.42'	N 78°03'23" W	103°47'51"
C12	205.50'	72.44'	36.60'	72.07'	N 36°15'24" W	20°11'54"
C13	205.50'	89.76'	45.61'	89.05'	N 58°52'09" W	25°01'36"
C14	205.50'	144.32'	75.28'	141.37'	S 88°29'55" W	40°14'16"
C15	205.50'	51.10'	25.68'	50.97'	S 61°15'20" W	14°14'54"
C16	205.50'	14.66'	7.33'	14.65'	S 52°05'17" W	04°05'10"
C17	319.50'	124.75'	63.18'	123.96'	S 61°13'50" W	22°22'15"
C18	319.50'	5.43'	2.72'	5.43'	S 50°31'55" W	00°58'26"
C19	319.50'	50.28'	25.19'	50.23'	S 55°31'38" W	09°01'01"
C20	319.50'	51.73'	25.92'	51.68'	S 64°40'28" W	09°16'37"
C21	319.50'	17.30'	8.65'	17.30'	S 70°51'52" W	03°06'11"
C22	92.50'	66.59'	34.81'	65.16'	S 51°47'35" W	41°14'45"
C23	92.50'	34.74'	17.58'	34.54'	S 61°39'25" W	21°31'04"
C24	92.50'	31.85'	16.08'	31.69'	S 41°02'03" W	19°43'41"
C25	42.50'	175.98'	77.88'	74.61'	N 30°12'34" W	23°14'27"
C26	42.50'	18.96'	9.64'	18.80'	S 43°57'06" W	25°33'47"
C27	42.50'	57.21'	33.89'	52.99'	N 84°42'04" W	77°07'52"
C28	42.50'	76.64'	53.73'	66.67'	N 05°31'18" E	103°18'53"
C29	42.50'	23.17'	11.88'	22.88'	N 72°47'42" E	31°13'55"
C30	280.50'	187.83'	97.59'	184.34'	N 69°13'41" E	38°21'58"
C31	280.50'	35.20'	17.63'	35.18'	N 84°48'56" E	07°11'27"
C32	280.50'	55.49'	27.84'	55.40'	N 75°33'10" E	11°20'05"
C33	280.50'	51.73'	25.94'	51.66'	N 64°36'07" E	10°34'01"
C34	280.50'	45.40'	22.75'	45.35'	N 54°40'54" E	09°16'25"
C35	244.50'	288.95'	164.03'	272.43'	N 83°54'06" E	67°42'48"
C36	244.50'	22.64'	11.33'	22.63'	N 52°41'53" E	05°18'22"
C37	244.50'	47.47'	23.81'	47.39'	N 60°54'46" E	11°07'24"
C38	244.50'	47.66'	23.90'	47.58'	N 72°03'30" E	11°10'05"
C39	244.50'	45.57'	22.85'	45.50'	N 82°58'53" E	10°40'41"
C40	244.50'	44.45'	22.29'	44.39'	S 86°28'17" E	10°24'58"
C41	244.50'	43.09'	21.60'	43.03'	S 76°12'53" E	10°05'51"
C42	244.50'	38.08'	19.08'	38.04'	S 66°42'14" E	08°55'27"
C43	17.50'	25.01'	15.18'	22.93'	N 76°49'03" E	81°52'53"
C44	17.50'	25.01'	15.18'	22.93'	S 05°03'50" E	81°52'53"
C45	244.50'	85.26'	43.06'	84.82'	N 36°00'56" W	19°58'43"
C46	244.50'	37.13'	18.60'	37.09'	S 41°39'17" E	08°42'01"
C47	244.50'	48.13'	24.14'	48.05'	S 31°39'55" E	11°16'42"
C48	205.50'	2.62'	1.31'	2.62'	S 26°23'28" E	00°43'47"
C49	205.50'	50.49'	25.37'	50.36'	S 33°47'38" E	14°04'33"
C50	205.50'	93.55'	47.60'	92.74'	S 53°52'21" E	26°04'54"
C51	205.50'	146.65'	76.60'	143.56'	S 46°28'11" E	40°53'14"



BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	10005.71556	8890.93598
2	10066.51646	8805.54795
3	10069.27969	8782.79632
4	10063.26650	8773.29355
5	10096.81174	8753.40091
6	10079.14322	8709.47490
7	10053.88923	8649.39628
8	10133.61453	8582.60538
9	10111.59562	8535.82458
10	9951.04910	8344.18739
11	9936.50363	8291.14562
12	9837.61402	8173.10553
13	10072.49978	7928.71960
14	10186.60485	8069.10717
15	10215.26331	8207.98556
16	10384.49425	8409.98894
17	10426.87488	8681.89867
18	10318.94845	8773.46255
19	10281.48813	8737.90590
20	10278.29058	8735.59324
21	10255.43489	8767.19414
22	10258.63243	8769.50680
23	10305.20208	8823.26175
24	10160.95305	8955.10765
25	10046.67407	8908.33262
1	10005.71556	8890.93598

Area: 284,395 Sq.Ft. 6.5288 Acres

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON JUNE 19, 2001, AT 3:00 O'CLOCK P.M.

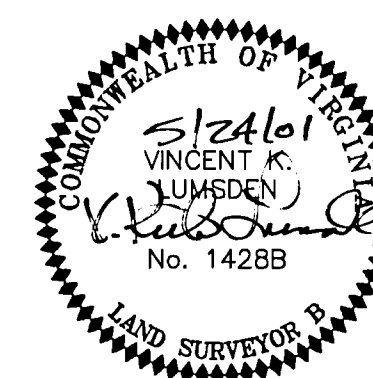
TESTEE: ARTHUR B. CRUSH, III

[Signature]
DEPUTY CLERK

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

[Signature]
VINCENT K. LUMSDEN LS #1428B

5/24/01
DATE

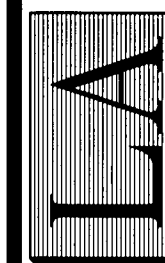


PLAT SHOWING
SECTION No. 3
"THE COACH HOMES"
OF
"SOUTHWOOD"
BEING A SUBDIVISION OF
TRACT 3A-2
AND A PORTION OF
TRACT 3A-3 & TRACT 3A-4
M.B. 1, PG. 2220-2221
PROPERTY OF
BOONE, BOONE & LOEB, INC.
SITUATED OFF KINGSBURY LANE
ROANOKE, VIRGINIA

PHONE (540) 774-4411
FAX (540) 772-9445
E-MAIL LUMSDENPC@AOL.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: MAY 24, 2001
SCALE: 1" = 50'
COMM. NO.: 99-256
CADD FILE: F:\99\99256\SEC3\256RPO2.DWG
SHEET 1 OF 2