

- 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 denoted.
  - 4) 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"
  - 5) The property line between corners 4A through 4E is a new division line.

**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 6 to 1, inclusive, which comprises a portion of the land conveyed to said Triangle Developers, Inc. by deed dated August 16, 2000, and 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 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 seal on this 1st day of May, 2002.

**TRIANGLE DEVELOPERS, INC.**

BY: R. William Reid  
R. William Reid

**BRANCH BANKING & TRUST COMPANY OF VIRGINIA**

BY: Michael E. Horan  
Michael E. Horan, Substitute Trustee

**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 R. William Reid, owner, whose name is signed to the foregoing writing dated April 10, 2002, has personally appeared before me in my aforesaid County and State and acknowledged the same on May 1, 2002.

My commission expires FEBRUARY 28, 2006

Judith M. Ross  
Notary Public

**STATE OF VIRGINIA**

County of Roanoke

I, ARLENE M. SKELLINGTON, a Notary Public in and for the aforesaid County and State do hereby certify that KENDALL KEFFER of Branch Banking & Trust Company of Virginia, Beneficiary, whose name is signed to the foregoing writing dated APRIL 10, 2002, has personally appeared before me in my aforesaid County and State and acknowledged the same on MAY 2, 2002.

My commission expires MARCH 31, 2004

Arlene M. Skellington  
Notary Public  
(Commissioned as Arlene M. Thomas)

**STATE OF VIRGINIA**

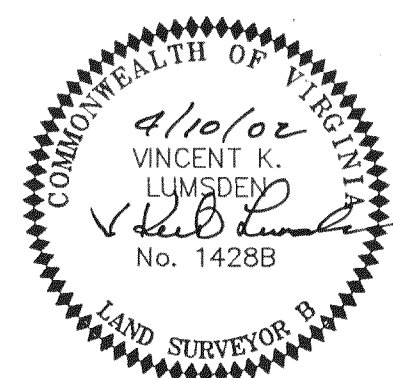
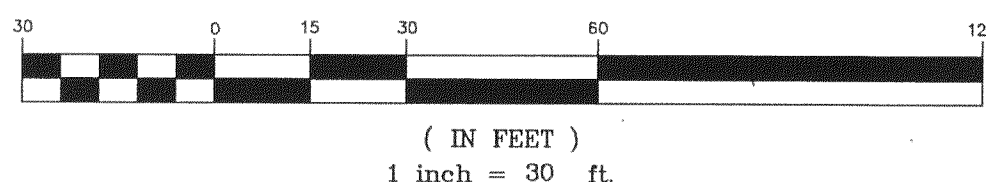
County of Roanoke

I, ARLENE M. SKELLINGTON, 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 APRIL 10, 2002, has personally appeared before me in my aforesaid County and State and acknowledged the same on MAY 2, 2002.

My commission expires MARCH 31, 2004

Arlene M. Skellington  
Notary Public  
(Commissioned as Arlene M. Thomas)

**GRAPHIC SCALE**



**APPROVED:**

Shirley Thomas Jansell 5/2/2002  
Agent, Roanoke City Planning Commission Date

Philip C. Scrum 5/2/02  
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 thereto annexed is admitted to record on May 2, 2002, at 2:59 o'clock P.m.

Testee: Arthur B. Crush, III

Laurea B. Breen  
Deputy Clerk

PLAT SHOWING  
RESUBDIVISION OF LOTS 16 & 17  
THE VILLAGE AT SOUTHWOODS  
(M.B. 1, PG. 2203-2205)  
PROPERTY OF:

**TRIANGLE DEVELOPERS, INC.**

(INSTRUMENT # 000010887)

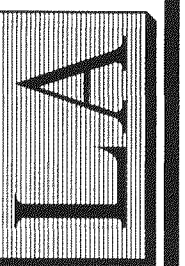
CREATING HEREON NEW  
LOT 16A (0.289 ACRES) &  
LOT 17A (0.226 ACRES)

SITUATED ALONG SOUTHWOOD VILLAGE COURT, S.W.  
ROANOKE, VIRGINIA

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

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

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



DATE: APRIL 10, 2002  
SCALE: 1" = 30'  
COMM. NO.: 2000-162BR  
CADD FILE: F:\2000\00162\1\SUR\162RS02.DWG  
SHEET 1 OF 1