

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT DANIEL PAUL BRUGH IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 11 INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #980013476.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF ROANOKE CITY, VIRGINIA.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

Daniel Paul Brugh
DANIEL PAUL BRUGH (OWNER)

NOTARY STATEMENT

STATE OF Virginia, COUNTY/CITY OF Roanoke
I, B.J. Vaughn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Daniel Paul Brugh WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25th DAY OF July, 2002.

Boyd J. Vaughn
NOTARY PUBLIC

May 31 2005
MY COMMISSION EXPIRES

LINE	BEARING	LENGTH
L1	S53°29'57"W	35.20
L2	S44°29'57"W	100.00
L3	S30°51'57"W	100.00
L4	S23°37'57"W	17.18
L5	S20°54'57"W	82.87
L6	S11°06'57"W	100.00
L7	S01°42'57"W	50.00
L8	N12°39'01"E	95.29
L9	N16°27'43"E	55.31
L10	N27°52'13"E	50.79
L11	N28°59'18"E	50.84
L12	N34°16'45"E	26.47
L13	N41°11'33"E	49.00
L14	N45°09'48"E	46.06
L15	N50°50'18"E	45.04
L16	S78°19'28"E	19.38
L17	S27°29'13"E	33.33
L18	N62°30'47"E	15.00

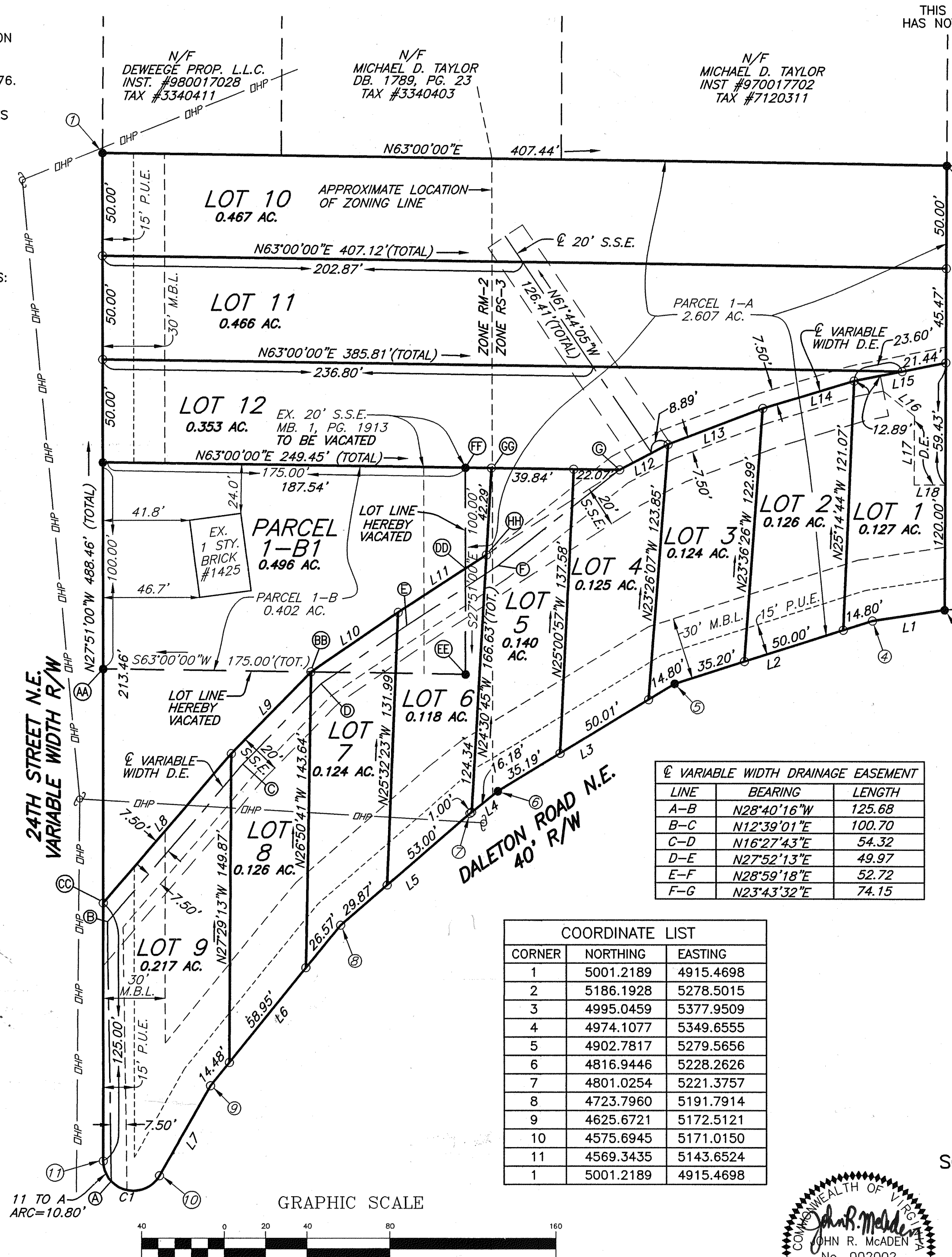
LOT	ADDRESS
1	2417 DALETON RD., N.E.
2	2415 DALETON RD., N.E.
3	2413 DALETON RD., N.E.
4	2411 DALETON RD., N.E.
5	2409 DALETON RD., N.E.
6	2407 DALETON RD., N.E.
7	2405 DALETON RD., N.E.
8	2403 DALETON RD., N.E.
9	2401 DALETON RD., N.E.
10	1455 24th STREET, N.E.
11	1445 24th STREET, N.E.
12	1435 24th STREET, N.E.

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	38.15'	14.52'	55.23	N76°54'27"E	28.09'	150°32'17"

APPROVED: John R. McAden 7-31-02
ENGINEER, CITY OF ROANOKE DATE
John R. McAden 7/31/2002
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:14 O'CLOCK A.M. ON THIS 1 DAY OF August, 2002, IN MAP BOOK 1, PAGE 2478

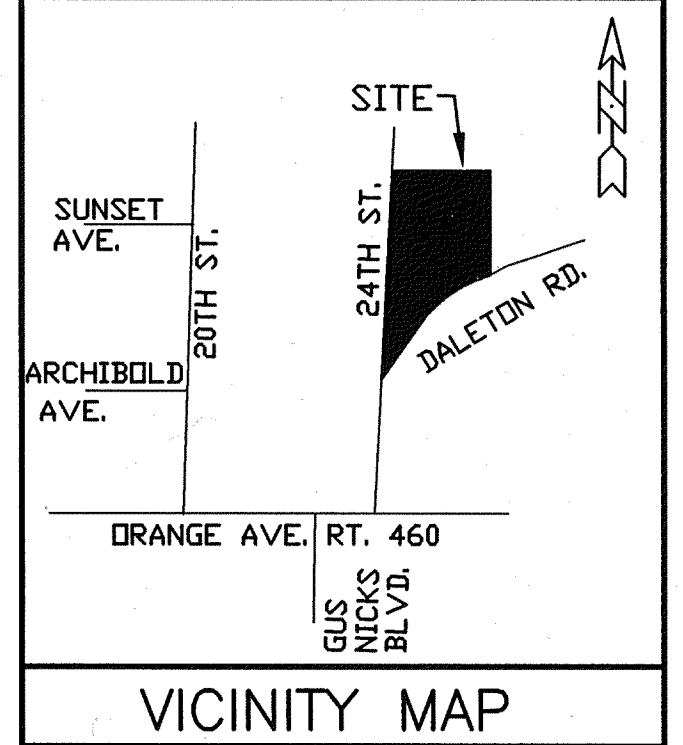
TESTE: Arthur B. Crush III
CLERK
Karina Brown
DEPUTY CLERK



CORNER	NORTHING	EASTING
1	5001.2189	4915.4698
2	5186.1928	5278.5015
3	4995.0459	5377.9509
4	4974.1077	5349.6555
5	4902.7817	5279.5656
6	4816.9446	5228.2626
7	4801.0254	5221.3757
8	4723.7960	5191.7914
9	4625.6721	5172.5121
10	4575.6945	5171.0150
11	4569.3435	5143.6524
1	5001.2189	4915.4698

LINE	BEARING	LENGTH
A-B	N28°40'16"W	125.68
B-C	N12°39'01"E	100.70
C-D	N16°27'43"E	54.32
D-E	N27°52'13"E	49.97
E-F	N28°59'18"E	52.72
F-G	N23°43'32"E	74.15

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.



VICINITY MAP

NO SCALE

N/F
WILFRED ST. CLAIR
INST. #980006289
TAX #7120308

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
⊙	UTILITY POLE
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
DHP	OVERHEAD UTILITY LINE

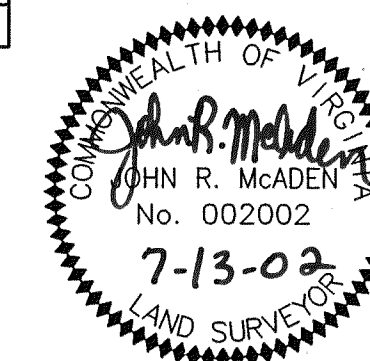
NOTES:

- OWNER OF RECORD: DANIEL PAUL BRUGH
- LEGAL REFERENCE: INSTRUMENT #980013476 MAP BOOK 1, PAGE 1913
- TAX MAP NUMBER: PARCEL 1-A = #7120312 PARCEL 1-B = #3340401
- NO TITLE REPORT FURNISHED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS CURRENTLY ZONED: RS-3 & RM-2 (APPROXIMATE LOCATION OF ZONING LINE SHOWN) ON PLAT)
- UNDERGROUND UTILITY SERVICE LINES
- AA THRU CC TO AA (0.127 AC.) AND FF THRU HH TO DD TO FF (0.012 AC.) BEING COMBINED WITH PARCEL 1-B.
- BB TO DD TO EE TO BB (0.044 AC.) BEING COMBINED WITH PARCEL 1-A.

RESUBDIVISION PLAT FOR
SOUTHWOOD MANAGEMENT, INC.

BEING THE RESUBDIVISION OF
PARCEL 1-A (2.607 AC.)
PARCEL 1-B (0.402 AC.)
MAP BOOK 1, PAGE 1913
CREATING HEREON
PARCEL 1-B1 AND
LOTS 1 THRU 12

SITUATED AT THE INTERSECTION OF
24TH STREET N.E. & DALETON ROAD N.E.
CITY OF ROANOKE, VIRGINIA
SURVEYED JUNE 13, 2002
JOB #R0200106.00
SCALE: 1"=40'
SHEET 1 OF 1



PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



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

John R. McAden
JOHN R. MCADEN

002002

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0046 D (EFFECTIVE DATE: OCT. 15, 1993)

0673