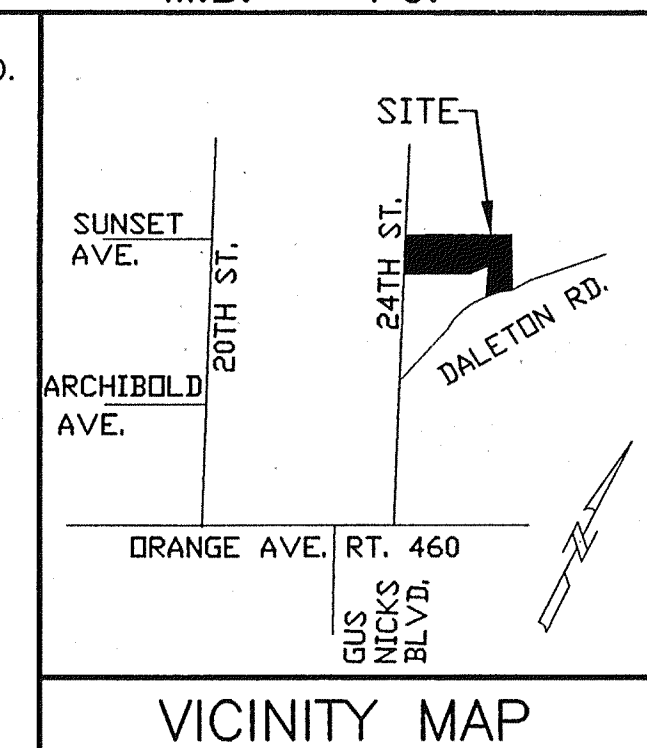


THIS ORIGINAL PLAT  
HAS NOT BEEN REDUCED.

LEGEND	
□	DEEDED CORNERS
○	IRON PIN SET
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT(PUBLIC)
D.E.	DRAINAGE EASEMENT(PRIVATE)

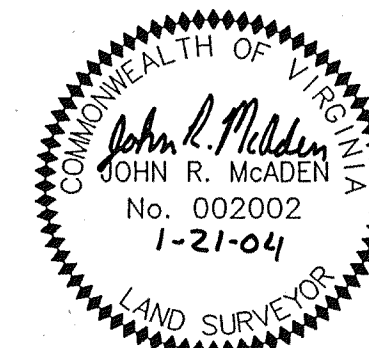
COORDINATE LIST		
CORNER	NORTHING	EASTING
1	4868.6010	4985.5379
2	5001.2270	4915.4642
3	5186.1928	5278.5015
4	5186.2009	5278.4959
5	5073.0668	5287.6397
6	5040.5920	5254.9792
7	5003.7201	5222.7088
8	4981.8500	5207.8018
9	4995.0540	5377.9453
10	4974.1158	5349.6498
11	4963.5596	5339.2765
12	4927.8966	5304.2316
1	4868.6010	4985.5379

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

*John R. McAden*  
JOHN R. McADEN

002002

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°29'57"W	35.20
L2	S45°09'48"W	46.06
L3	S41°11'33"W	49.00
L4	S34°16'45"W	26.47
L5	N50°50'18"E	45.04



RESUBDIVISION PLAT FROM RECORDS FOR  
SOUTHWOOD MANAGEMENT, INC.,  
RICHARD C. CARR & ERIC W. PATTON

BEING THE RESUBDIVISION OF  
LOT 1(0.127 ACRE), LOT 2(0.126 ACRE),  
LOT 10(0.467 ACRE), LOT 11(0.466 ACRE)  
& LOT 12(0.353 ACRE) AS SHOWN ON  
REVISED RESUBDIVISION PLAT FOR  
SOUTHWOOD MANAGEMENT, INC.  
MAP BOOK 1, PAGE 2647  
CREATING HEREON

LOT 1A(0.223 ACRE), LOT 2A(0.233 ACRE),  
LOT 10A(0.373 ACRE), LOT 11A(0.370 ACRE)  
& LOT 12A(0.340 ACRE)

SITUATED ON  
24TH STREET, N.E. & DALETON ROAD, N.E.  
CITY OF ROANOKE, VIRGINIA  
JANUARY 21, 2004  
JOB #R0410020.00

SCALE: 1"=40' SHEET 1 OF 1

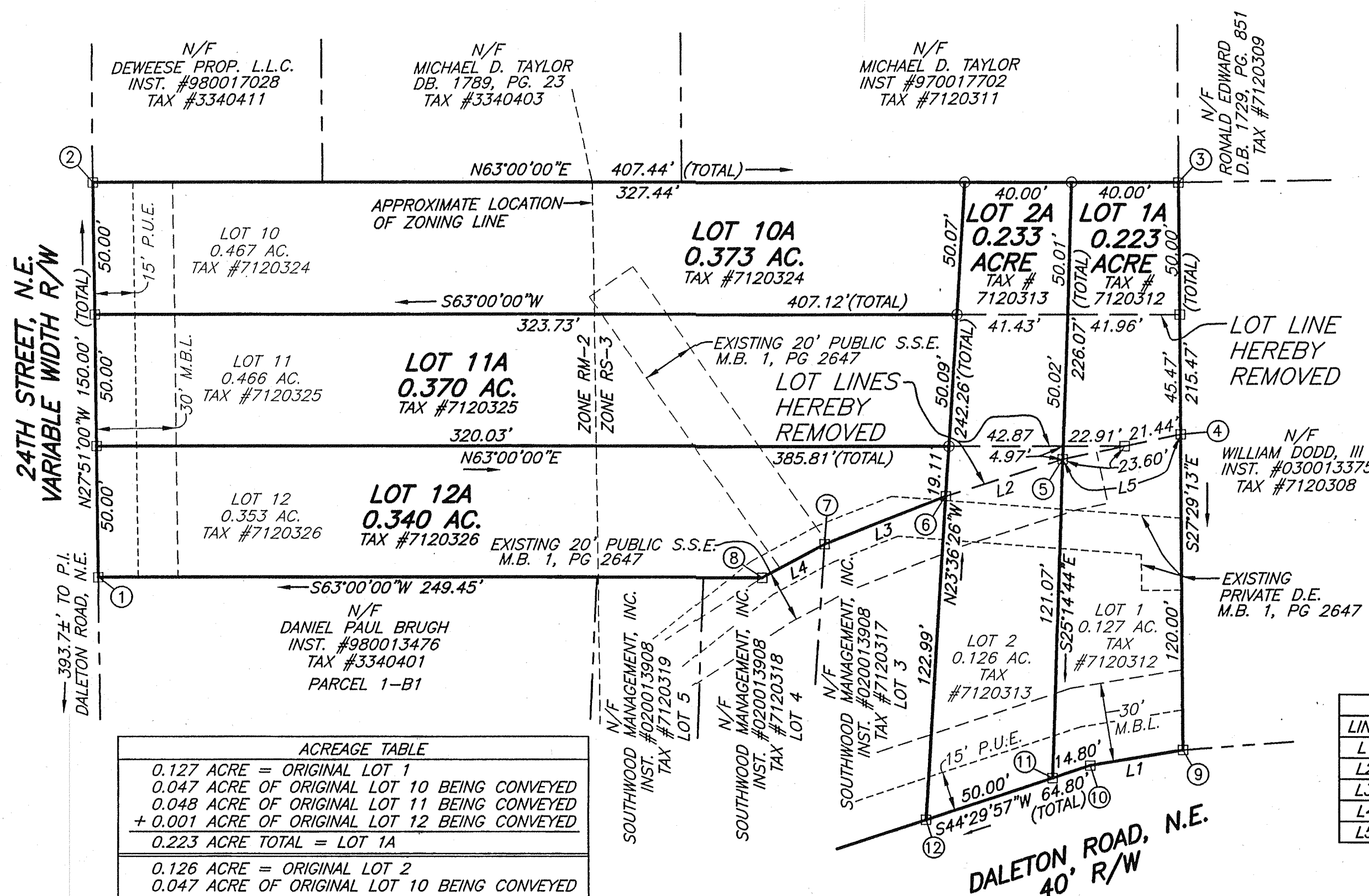
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



## NOTES:

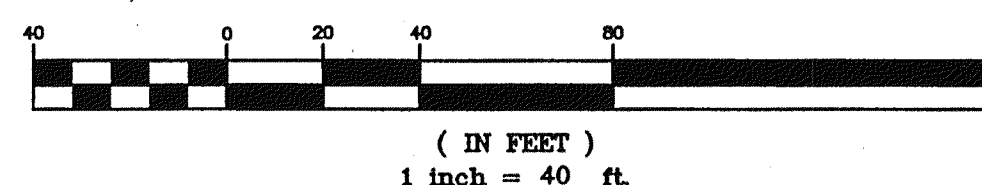
- OWNER OF RECORD: SOUTHWOOD MANAGEMENT, INC.  
INSTRUMENT #020013908  
MAP BOOK 1, PAGE 2647  
TAX MAP #'S 7120324, 7120325 & 7120326  
CURRENTLY ZONED RS-3 & RM2 (APPROXIMATE LOCATION  
OF ZONING LINE SHOWN ON PLAT)
- OWNER OF RECORD: RICHARD C. CARR  
INSTRUMENT #030020620  
TAX MAP #7120312  
CURRENTLY ZONED RS-3
- OWNER OF RECORD: ERIC W. PATTON  
INSTRUMENT #030025129  
TAX MAP #7120313  
CURRENTLY ZONED RS-3
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT  
AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT  
SHOWN HEREON.
- LOTS 10A, 11A & 12A TO BE DEVELOPED IN ACCORDANCE WITH RM-2 ZONING  
STANDARDS AND USES. REAR PORTIONS OF LOTS ZONED RS-3 CAN BE USED  
FOR ACCESSORY USES PERMITTED IN RM-2 DISTRICT.
- UNDERGROUND UTILITY SERVICE LINES.

MB. 1, PG. 1913



ACREAGE TABLE	
0.127 ACRE = ORIGINAL LOT 1	
0.047 ACRE OF ORIGINAL LOT 10 BEING CONVEYED	
0.048 ACRE OF ORIGINAL LOT 11 BEING CONVEYED	
+ 0.001 ACRE OF ORIGINAL LOT 12 BEING CONVEYED	
0.223 ACRE TOTAL = LOT 1A	
0.126 ACRE = ORIGINAL LOT 2	
0.047 ACRE OF ORIGINAL LOT 10 BEING CONVEYED	
0.048 ACRE OF ORIGINAL LOT 11 BEING CONVEYED	
+ 0.012 ACRE OF ORIGINAL LOT 12 BEING CONVEYED	
0.233 ACRE TOTAL = LOT 2A	
0.467 ACRE = ORIGINAL LOT 10	
0.047 ACRE BEING CONVEYED TO ORIGINAL LOT 1	
- 0.047 ACRE BEING CONVEYED TO ORIGINAL LOT 2	
0.373 ACRE TOTAL = LOT 10A	
0.466 ACRE = ORIGINAL LOT 11	
0.048 ACRE BEING CONVEYED TO ORIGINAL LOT 1	
- 0.048 ACRE BEING CONVEYED TO ORIGINAL LOT 2	
0.370 ACRE TOTAL = LOT 11A	
0.353 ACRE = ORIGINAL LOT 12	
0.001 ACRE BEING CONVEYED TO ORIGINAL LOT 1	
- 0.012 ACRE BEING CONVEYED TO ORIGINAL LOT 2	
0.340 ACRE TOTAL = LOT 12A	

## GRAPHIC SCALE



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)

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT SOUTHWOOD MANAGEMENT, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON,  
BOUNDED BY CORNERS 1 THRU 8 TO 1 INCLUSIVE, AND IS A PORTION OF THE LAND CONVEYED TO  
SAID OWNER IN INSTRUMENT #020013908, ALSO BEING LOTS 10, 11 & 12 OF REVISED RESUBDIVISION  
PLAT FOR SOUTHWOOD MANAGEMENT, INC. BOTH OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF  
THE CIRCUIT COURT OF ROANOKE, VIRGINIA.

THAT RICHARD C. CARR IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS  
9 THRU 11 TO 5 TO 4 TO 9, 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 #030020620.

THAT ERIC W. PATTON IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS  
11 TO 12 TO 6 TO 5 TO 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 #030025129.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE  
DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS 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:

*H. B. Hodges, Jr.*  
H. B. HODGES, JR. (PRESIDENT)  
SOUTHWOOD MANAGEMENT, INC.

*Eric W. Patton*  
ERIC W. PATTON (OWNER)

*Richard C. Carr*  
RICHARD C. CARR (OWNER)

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, *B. J. Vaughan*, A NOTARY PUBLIC IN  
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
*H. B. Hodges, Jr.* WHOSE  
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS  
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE  
SAME ON THIS *15th* DAY OF *April*, 2004.

*B. J. Vaughan*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES *May 31 2005*

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, *B. J. Vaughan*, A NOTARY PUBLIC IN  
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
*Richard C. Carr* WHOSE  
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS  
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE  
SAME ON THIS *15th* DAY OF *April*, 2004.

*B. J. Vaughan*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES *May 31 2005*

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, *B. J. Vaughan*, A NOTARY PUBLIC IN  
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
*Eric W. Patton* WHOSE  
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS  
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE  
SAME ON THIS *15th* DAY OF *April*, 2004.

*B. J. Vaughan*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES *May 31 2005*

APPROVED:  
*R. Brian Townsend*  
CITY ENGINEER, CITY OF ROANOKE

*4-15-04*  
DATE

*R. Brian Townsend*  
AGENT, CITY OF ROANOKE PLANNING COMMISSION  
*4-15-04*  
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE,  
VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT  
THEREON IS ADMITTED TO RECORD AT *11:00* O'CLOCK  
A.M. ON THIS *15th* DAY OF *April*, 2004, IN  
MAP BOOK *1*, PAGE *2715*.

TESTE: *Brenda S. Hamilton*  
BRENDA S. HAMILTON, CLERK  
*Brenda S. Hamilton*  
DEPUTY CLERK