

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT SPRINGWOOD ASSOCIATES, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED BOUNDED BY OUTSIDE CORNERS 1 THRU 8 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1783, PAGE 76 AND IN DEED BOOK 1787, PAGE 1747.

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 CODE OF VIRGINIA (1950), AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 25TH DAY OF JUNE 2004.

SPRINGWOOD ASSOCIATES, LLC

BY: Robert S. Freeman
ROBERT S. FREEMAN, MEMBER

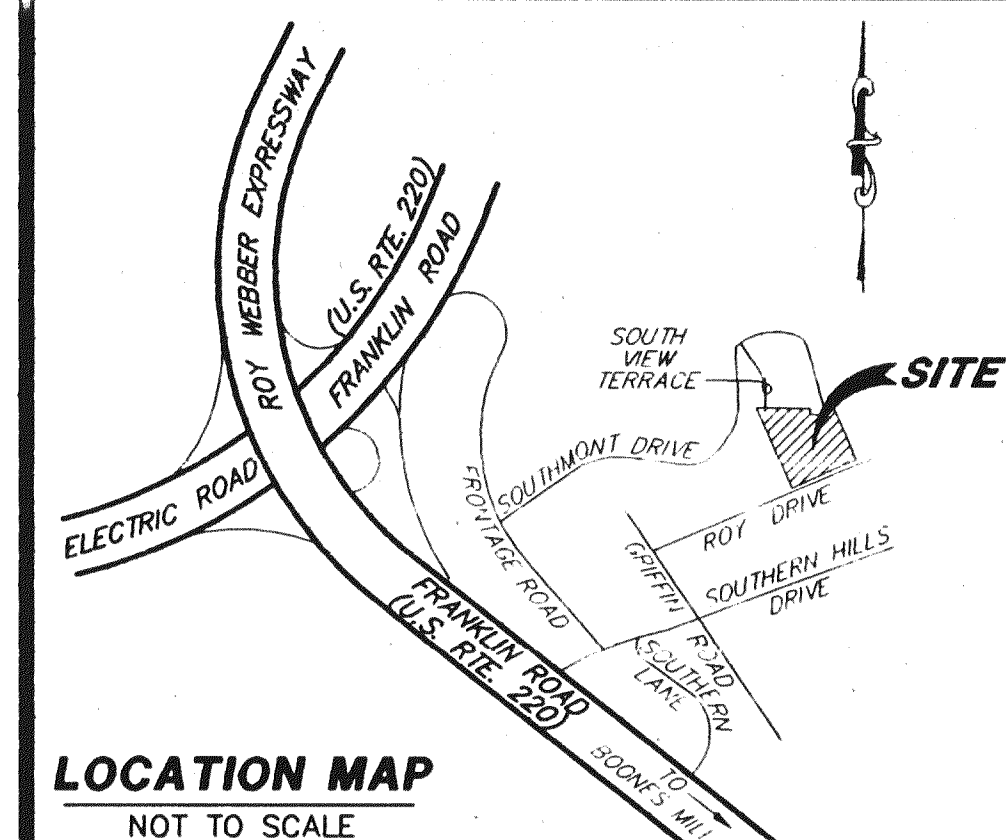
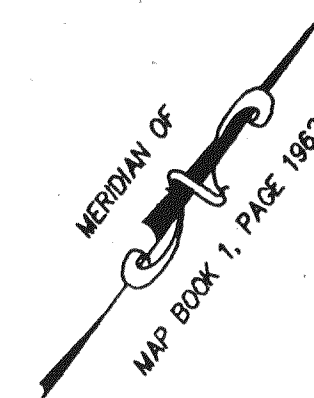
BY: S. Douglas Freeman
S. DOUGLAS FREEMAN, MEMBER

**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 ROBERT S. FREEMAN AND S. DOUGLAS FREEMAN, MEMBERS OF SPRINGWOOD ASSOCIATES, LLC, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 25, 2004.

Arlene M. Skellington
MY COMMISSION EXPIRES MARCH 31, 2008
NOTARY PUBLIC

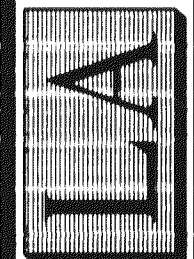
BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5546.59750	9984.79170
2	5606.68732	10284.70198
3	5575.37221	10289.96076
4	5591.10471	10388.44545
5	5626.35026	10382.83052
6	5633.24403	10417.23668
7	5382.34230	10601.94715
8	5145.91552	10279.29837
1	5546.59750	9984.79170
AREA = 158,337 S.F. (3.635 AC.)		



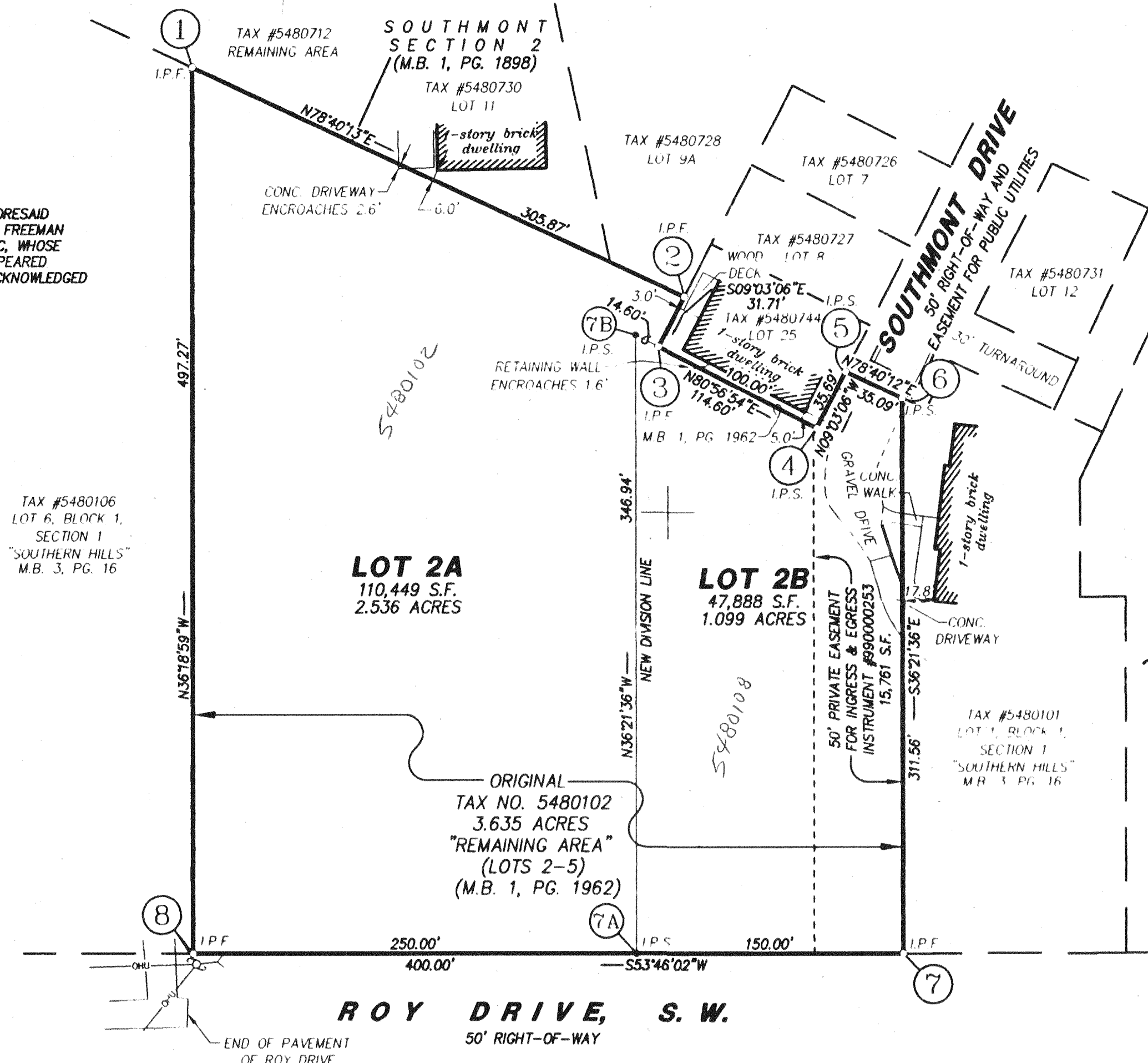
PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

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

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



DATE: JUNE 23, 2004
SCALE: 1" = 60'
COMM. NO.: 04-082
CADD FILE: F:\2004\04082\SUR\04082P01.DWG
SHEET 1 OF 1

**ABBREVIATIONS**

D.B.	DEED BOOK
M.B.	MAP BOOK
P.G.	PAGE
S.F.	SQUARE FEET
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
CONC.	CONCRETE
R/W	RIGHT-OF-WAY

LEGEND

—○—	UTILITY POLE
—	GUY WIRE
—OHU—	OVERHEAD UTILITIES

APPROVED,

R. Brian Townsend
AGENT, CITY OF ROANOKE PLANNING COMMISSION

6-29-04
DATE

Philip C. Cunn
CITY ENGINEER, CITY OF ROANOKE

6-28-04
DATE

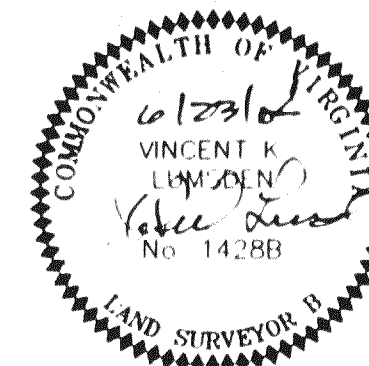
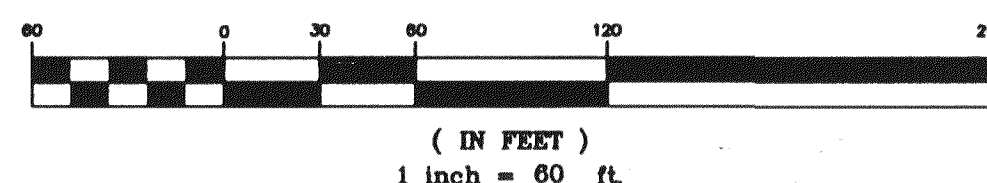
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 3:00 PM ON THIS 30TH DAY OF JUNE 2004.

TESTEE: BRENDA S. HAMILTON, CLERK

Brenda S. Hamilton
DEPUTY CLERK

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 ALL CORNERS UNLESS OTHERWISE NOTED.
- APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR THE PURPOSE OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES. 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 BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0062 D, MAP NUMBER 51161C0062 D, DATED OCTOBER 15, 1993. UNSHADED ZONE X.
- THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
- THIS PLAT SUBDIVIDES ORIGINAL ROANOKE CITY TAX PARCEL 5480102.
- ANY FUTURE DEVELOPMENT OF THESE PROPERTIES WILL REQUIRE EXTENDING CITY WATER AND SEWER SERVICE TO THESE LOTS.
- FOR ANY FUTURE DEVELOPMENT OF LOT 2A UTILIZING ROY DRIVE, SAID DRIVE MUST BE DEVELOPED TO CITY STANDARDS, INCLUDING CURB AND GUTTER AND SIDEWALKS.

GRAPHIC SCALE

PLAT SHOWING
THE SUBDIVISION OF
"REMAINING AREA LOTS 2-5" (3.635 AC.)
(MAP BOOK 1, PAGE 1962)

PROPERTY OF
SPRINGWOOD ASSOCIATES, L.L.C.

CREATING HEREON
LOT 2A (2.536 AC.)

AND

LOT 2B (1.099 AC.)

SITUATED ALONG ROY DRIVE AND
THE TERMINUS OF SOUTH MOUNT DRIVE
ROANOKE, VIRGINIA