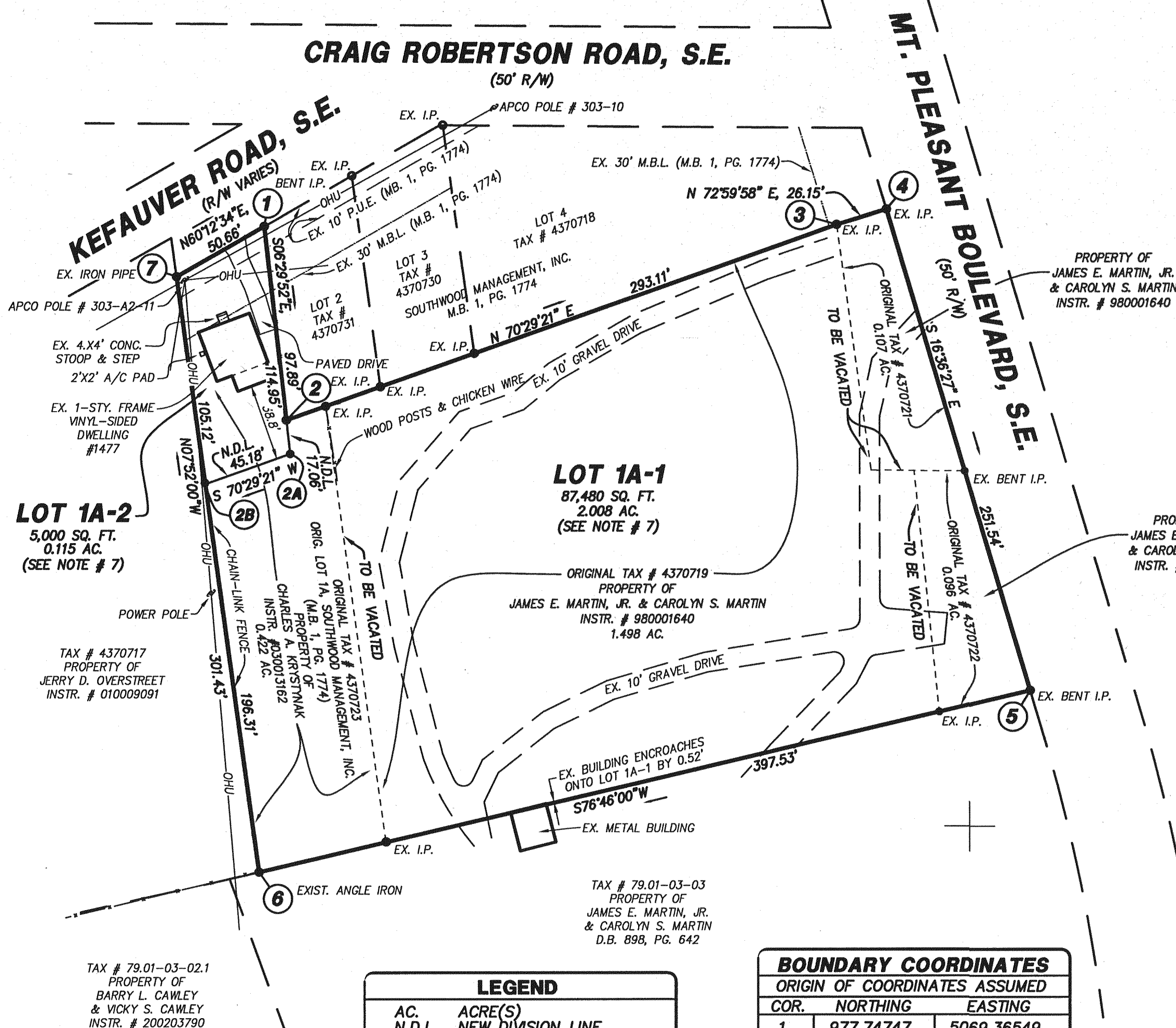


PLAT OF SOUTHWOOD MANAGEMENT, INC.
M.B. 1, PG. 1774


NOTES:

- IRON PINS SET OR FOUND AS SHOWN HEREON.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PROPERTY IS NOT LOCATED 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 MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP #51161C0048 D, COMMUNITY PANEL # 510130 0048 D, DATED OCTOBER 15, 1993.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
- LEGAL REFERENCE: TAX # 4370719 - INSTRUMENT # 980001640
TAX # 4370721 - INSTRUMENT # 980001640
TAX # 4370722 - INSTRUMENT # 980001640
TAX # 4370723 - INSTRUMENT # 030013162
- THIS LINES BETWEEN CORNERS 2 TO 2A THRU 2B ARE NEW DIVISION LINES.
- THE INTENT OF THIS PLAT IS TO COMBINE TAX PARCELS #4370719, 4370721, 4370722 & 4370723, AND TO RESUBDIVIDE THE PROPERTIES, TO CREATE LOT 1A-1 (2.008 ACRES) TO BE RETAINED BY JAMES E. MARTIN, JR. & CAROLYN S. MARTIN AND LOT 1A-2 (0.115 ACRES) TO BE RETAINED BY CHARLES A. KRSTYNIAK.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.

APPROVED:

H. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION

8-12-04
DATE

John J. Duce
CITY ENGINEER, ROANOKE, VIRGINIA

8/12/04
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON September 9, 2004, AT 10:45 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON, CLERK

K. S. H. H.
DEPUTY CLERK

PLAT SHOWING
THE COMBINATION AND RESUBDIVISION OF
PROPERTY OF

JCM
JAMES E. MARTIN, JR. & CAROLYN S. MARTIN
A 1.498 AC. PARCEL, 0.107 AC. PARCEL & 0.096 AC. PARCEL
INSTRUMENT # 980001640

AND
PROPERTY OF

CHARLES A. KRSTYNIAK
LOT 1A, 0.422 AC. (M.B. 1, PG. 1774)
INSTRUMENT # 030013162
CREATING HEREON

LOT "1A-1" (2.008 AC.)

AND

LOT "1A-2" (0.115 AC.)

SITUATED AT THE INTERSECTION OF KEFAUVER ROAD,
CRAIG ROBERTSON ROAD AND MT. PLEASANT BOULEVARD, S.E.

ROANOKE, VIRGINIA

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JAMES E. MARTIN, JR., CAROLYN S. MARTIN AND CHARLES A. KRSTYNIAK ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED AND COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THRU 7, INCLUSIVE TO 1, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID JAMES E. MARTIN, JR. & CAROLYN S. MARTIN BY INSTRUMENT # 980001640, DATED JANUARY 20, 1998 AND ALL OF THE LAND CONVEYED TO CHARLES A. KRSTYNIAK BY INSTRUMENT # 030013162, DATED JULY 10, 2003 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED AND SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR 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 10 DAY OF AUGUST, 2004.

BY: *James E. Martin, Jr.*
JAMES E. MARTIN, JR., OWNER

BY: *Carolyn S. Martin*
CAROLYN S. MARTIN, OWNER

BY: *Charles A. Krstyniak*
CHARLES A. KRSTYNIAK, OWNER

STATE OF VIRGINIA
County of ROANOKE

I, LARRY T. OGLE, JR., A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT JAMES E. MARTIN, JR. AND CAROLYN S. MARTIN, OWNERS HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON AUGUST 5, 2004.

MY COMMISSION EXPIRES ON May 31, 2006

Larry T. Ogle, Jr.
NOTARY PUBLIC

STATE OF VIRGINIA
County of ROANOKE

I, LARRY T. OGLE, JR., A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT CHARLES A. KRSTYNIAK, OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON AUGUST 10, 2004.

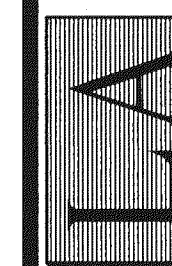
MY COMMISSION EXPIRES ON May 31, 2006

Larry T. Ogle, Jr.
NOTARY PUBLIC

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

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

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



DATE: AUGUST 5, 2004
SCALE: 1" = 50'
COMM. NO.: 04-169
CADD FILE: FA2004.04169.SURV.04169BAS
SHEET 1 OF 1