

**KNOW ALL MEN BY THESE PRESENTS TO WIT:**

That Springwood Associates, a Virginia Limited Liability Company, is the fee simple owner of the property shown hereon, bounded by corners A through H to A inclusive, as shown hereon, being a portion of the property conveyed to said owners by deed of record in the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, in Deed Book 1783 at page 1760.

Said owners certify that this platting and subdivision has been made with their consent and in accordance with their wishes and desires and those of the trustees in any deed of trust or other instrument imposing a lien upon the subject property, if any there be, and as required by Sections 15.2-2240 through 15.2-2279 of the Code of Virginia, 1950, as amended to date, and as required by the Subdivision and Zoning Ordinances of the City of Roanoke, Virginia.

Witness the following signatures:

For Springwood Associates, L.L.C.

Robert S. Freeman 8/31/99 Date  
Robert S. Freeman, Member

S. Douglas Freeman 8/31/99 Date  
S. Douglas Freeman, Member

**NOTARY'S CERTIFICATE**

STATE OF VIRGINIA AT LARGE

COUNTY/CITY OF Roanoke

I, Lisa A. Feagell, a NOTARY PUBLIC IN AND FOR THE  
AFORESAID County AND STATE, DO HEREBY CERTIFY THAT  
Robert S. Freeman and S. Douglas Freeman

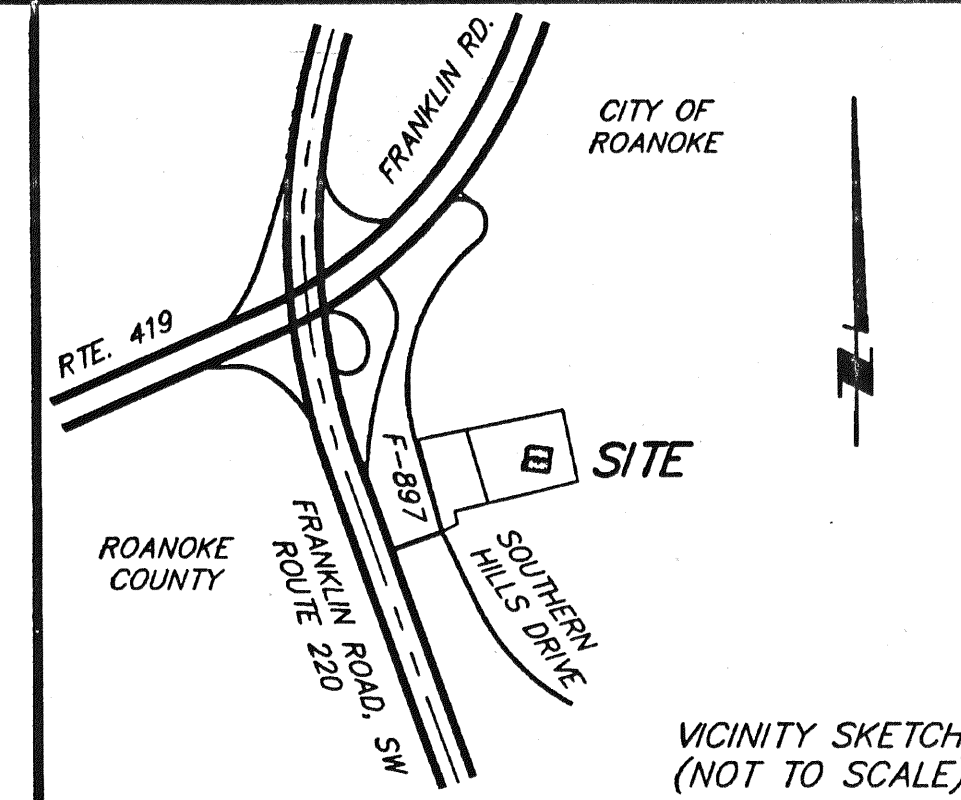
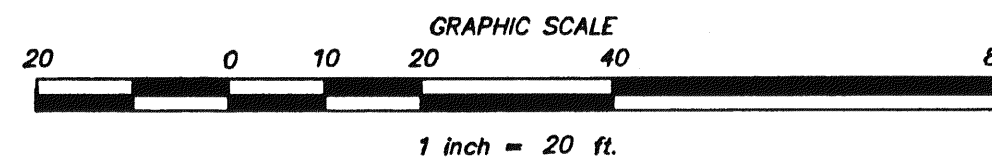
PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED  
THE SAME ON August 31, 1999

MY COMMISSION EXPIRES ON May 31, 2001

Lisa A. Feagell  
NOTARY PUBLIC

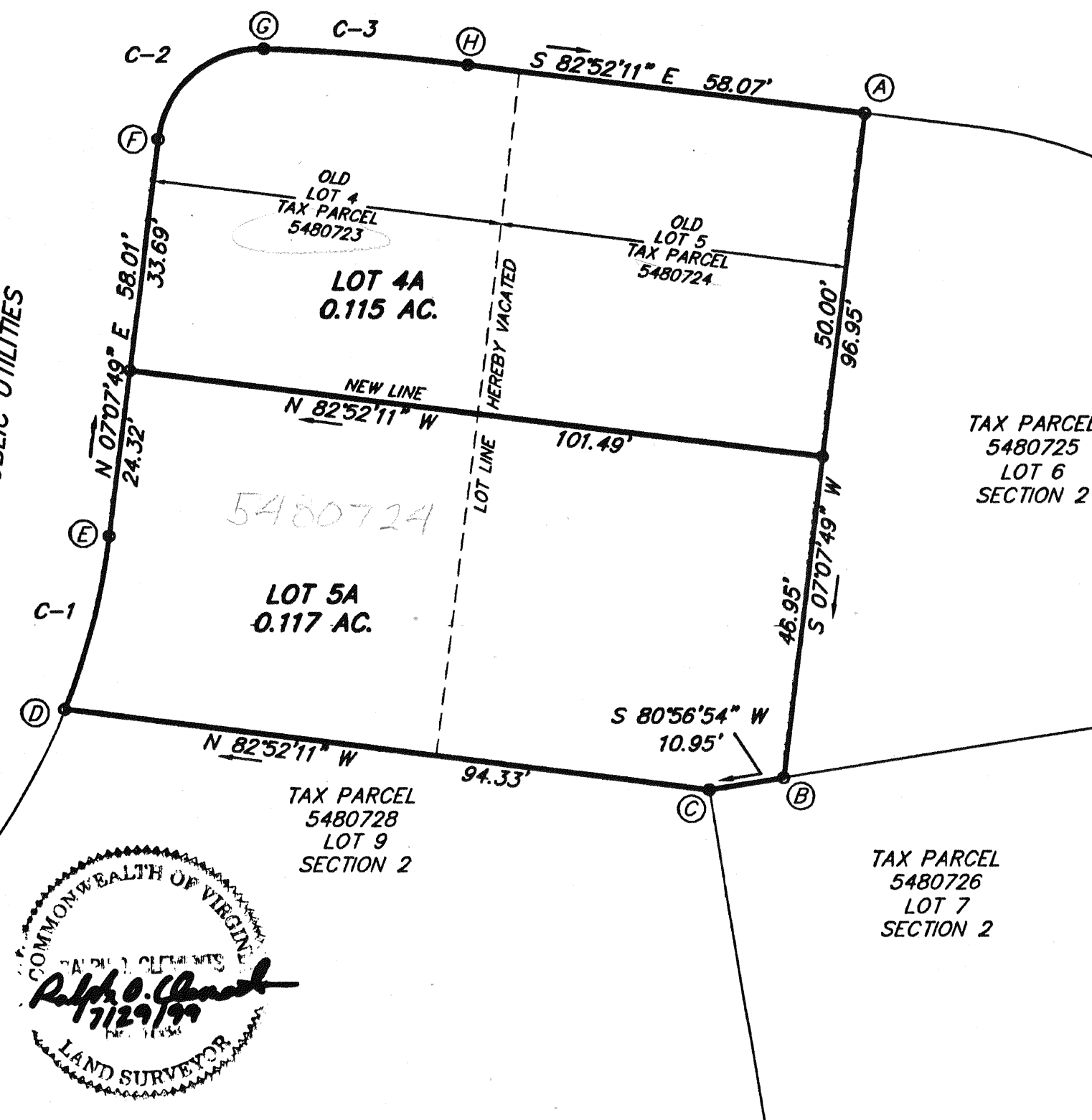
THIS ORIGINAL SCALE DRAWING HAS NOT BEEN REDUCED

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	100.00'	25.97'	13.06'	25.90'	N 14°34'14" E	14°52'50"
C-2	15.00'	22.18'	13.68'	20.22'	N 49°29'57" E	84°44'17"
C-3	325.00'	29.85'	14.93'	29.84'	S 85°30'03" E	05°15'43"



SOUTHMONT DRIVE, S.W.  
50' PRIVATE R/W & EASEMENT  
FOR PUBLIC UTILITIES

SOUTH VIEW TERRACE, S.W.  
40' PRIVATE R/W & EASEMENT  
FOR PUBLIC UTILITIES



**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION IS BASED ON A CURRENT FIELD SURVEY AND WAS MADE BY ME AT THE DIRECTION OF THE OWNERS, AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE SUBDIVIDERS. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT ACTUALLY HAVE BEEN PLACED AND THAT THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS (APELSCIDLA BOARD).

Ralph O. Clements  
RALPH O. CLEMENTS  
Land Surveyor # 1864

**NOTES:**

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF OCT. 15, 1993 F.E.M.A. STUDIES. THE PROPERTY IS WITHIN ZONE X AS SHOWN ON F.E.M.A. COMMUNITY PANEL No. 510130 0062 D.
- LOCATIONS SHOWN FOR ALL UNDERGROUND IMPROVEMENTS ARE APPROXIMATE ONLY AND ARE INTENDED EXPRESSLY FOR INFORMATIONAL PURPOSES.
- IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

**AREA SUMMARY**

NEW LOT 4	=	0.115 AC.
NEW LOT 5	=	0.117 AC.
TOTAL	=	0.232 AC.

**BOUNDARY COORDINATES  
( ASSUMED DATUM )**

A	N 5000.000	E 5000.000
B	N 4903.804	E 4987.967
C	N 4902.082	E 4977.153
D	N 4913.791	E 4883.552
E	N 4938.856	E 4890.068
F	N 4996.418	E 4897.268
G	N 5009.548	E 4912.641
H	N 5007.207	E 4942.386
A	N 5000.000	E 5000.000

Plat of Resubdivision  
Creating Hereon

LOT 4A 0.115 AC.  
LOT 5A 0.117 AC.

**SOUTHMONT  
SECTION 2**

M.B. 1 Pg. 1899

Property Of

**Springwood Associates, L.L.C.**

A Virginia Limited Liability Company

Situated in the  
City Of Roanoke, Virginia

**SHANKS ASSOCIATES, P.C.**  
SURVEYORS & PLANNERS  
313 LUCK AVENUE  
ROANOKE, VIRGINIA 24016  
(540) 343-6685

DATE: 7/29/99	SCALE: 1"=20'
CALC: JRA	DRAWN BY: JRA
CREW: N/A	F.B.: N/A
CALC. CHK: <u>Rec</u>	PLAT CHK: <u>Rec</u>
JOB NO.: 699020	

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA,  
THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED  
TO RECORD ON Sept 8, 1999, AT 2:44 O'CLOCK P.M.

TESTEE: Arthur B. Crush III, CLERK

Patty Humphreys  
DEPUTY CLERK

APPROVED: John Thomas Smith 9-2-99 DATE  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

Charles M. Huffine 9-2-99 DATE  
CITY ENGINEER, ROANOKE VIRGINIA