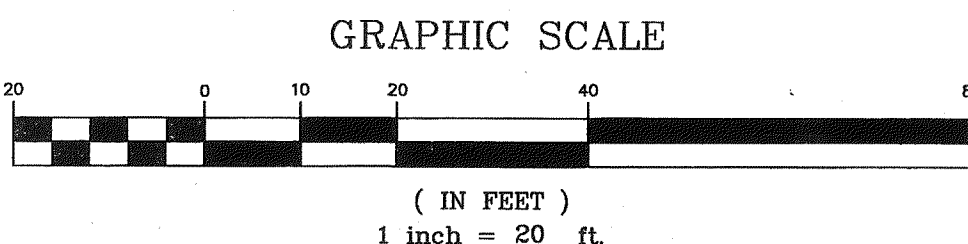


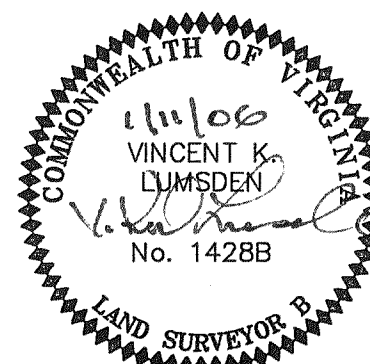
BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5000.00201	4999.99602
2	5106.33598	4941.65518
3	5139.61939	5110.63858
4	5042.14709	5125.15084
1	5000.00201	4999.99602
TOTAL AREA = 0.364 AC. (15,844 S.F.)		

ABBREVIATIONS	
EX.	EXISTING
M.B.	MAP BOOK
PG.	PAGE
S.F.	SQUARE FEET
AC.	ACRES
W.L.E.	WATERLINE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
-W-	EXISTING WATERLINE

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	375.00'	132.75'	67.08'	132.06'	S 71°23'22" W	20°16'59"
C2	375.00'	44.56'	22.31'	44.54'	S 78°07'36" W	6°48'31"
C3	375.00'	88.19'	44.30'	87.99'	S 67°59'06" W	13°28'28"
C4	375.00'	31.41'	15.71'	31.40'	S 72°19'23" W	4°47'54"



- 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. (ZONE X)
  - 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.
  - THIS PLAT IS A SUBDIVISION AND COMBINATION OF ORIGINAL ROANOKE CITY TAX #5480738 (LOT 19) AND TAX #5480739 (LOT 20).
  - 0.064 AC. PORTION OF ORIGINAL LOT 19 BOUNDED BY CORNERS 2A TO 4A TO 4B TO 4C TO 2A TO BE CONVEYED ROBERT S. RICHMOND AND TO BE ADDED TO AND COMBINED WITH ORIGINAL LOT 20 CREATING HEREON LOT 20A (0.231 AC.) AND LOT 19A (0.133 AC.)

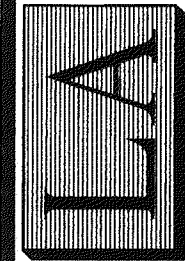


PLAT SHOWING THE RESUBDIVISION & COMBINATION OF  
ORIGINAL LOTS 19 & 20  
SOUTHMONT - SECTION #2  
(M.B. 1, PG. 1898-1899)  
CREATING HEREON  
**LOT 19A (0.133 AC.)**  
PROPERTY OF  
**ROBERT S. FREEMAN**  
AND  
**LOT 20A (0.231 AC.)**  
PROPERTY OF  
**ROBERT S. RICHMOND**  
SITUATED ALONG SOUTHMONT DRIVE, S.W.  
ROANOKE, VIRGINIA

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: JANUARY 11, 2006  
COMM. NO.: 05-297  
SCALE: 1" = 20'  
SHEET 2 OF 2