

04282rpo1-sheet 1.plt  
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KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BOONE HOMES, INC. OF ROANOKE (FORMERLY BOONE, BOONE & LOEB, INC.) IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 12 INCLUSIVE TO 1, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED MARCH 15, 2001 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN INSTRUMENT NUMBER 010003345 PAGE 212, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO RICHARD R. SAYERS, SOLE ACTING TRUSTEE SECURING, WACHOVIA BANK, NATIONAL ASSOCIATION, BENEFICIARY, DATED APRIL 9, 2001, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT NUMBER 010005171, PAGE 125.

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 VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER HEREBY GRANTS TO THE CITY OF ROANOKE ALL OF THE PUBLIC UTILITY EASEMENTS SHOWN FOR PUBLIC USE. ALL SANITARY SEWER EASEMENTS AND WATER LINE EASEMENTS ARE HEREBY GRANTED TO THE WESTERN VIRGINIA WATER AUTHORITY.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 16<sup>th</sup> DAY OF DECEMBER, 2006.

BOONE HOMES, INC. OF ROANOKE (FORMERLY BOONE, BOONE & LOEB, INC.)

Ronald J. Boothe  
RONALD J. BOOTHE, ITS VICE-PRESIDENT

Richard R. Sayers  
RICHARD R. SAYERS, SOLE ACTING TRUSTEE

STATE OF VIRGINIA

County of Roanoke

I, Vetta W. Bayse, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT RONALD J. BOOTHE, VICE-PRESIDENT OF BOONE HOMES, INC. OF ROANOKE (FORMERLY BOONE, BOONE & LOEB, INC.), WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED DECEMBER 14, 2006, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON DECEMBER 16, 2006.

MY COMMISSION EXPIRES JANUARY 31, 2009

Vetta W. Bayse  
NOTARY PUBLIC

STATE OF VIRGINIA

County of ROANOKE

I, VETTA W. BAYSE, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT RICHARD R. SAYERS, SOLE ACTING TRUSTEE SECURING WACHOVIA BANK, NATIONAL ASSOCIATION, BENEFICIARY WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED DECEMBER 14, 2006 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON DECEMBER 16, 2006.

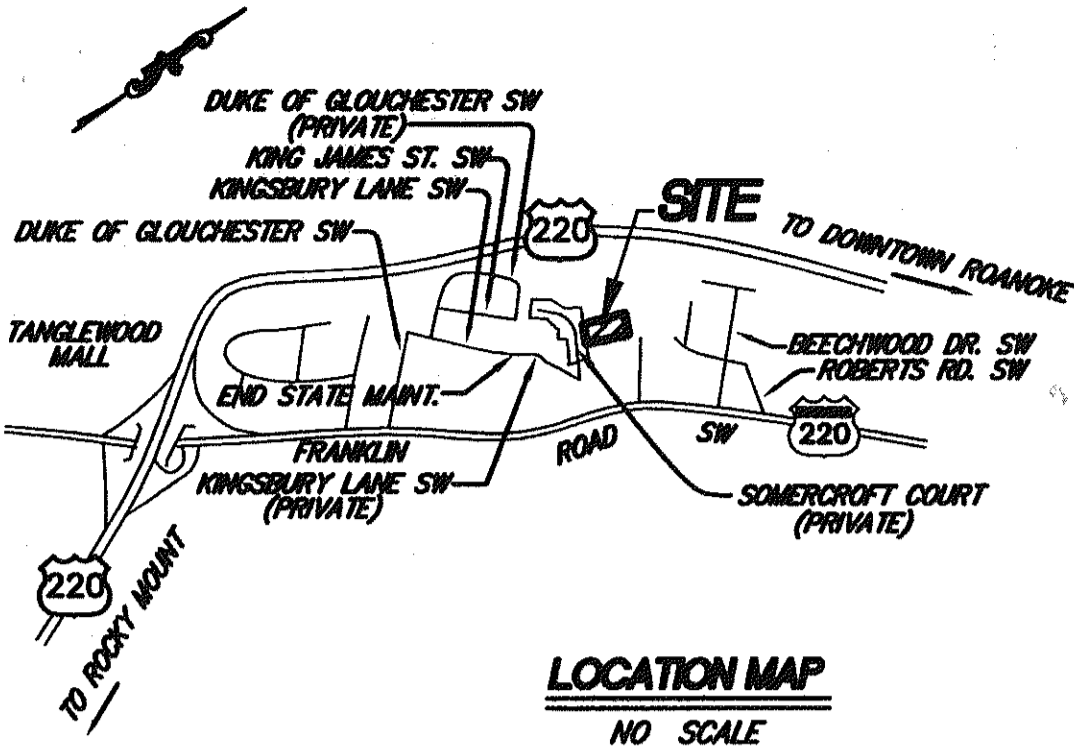
MY COMMISSION EXPIRES JANUARY 31, 2009

Vetta W. Bayse  
NOTARY PUBLIC

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. 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.
5. 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 BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL # 5116C0044 D, DATED OCTOBER 15, 1993, ZONE "X".
6. THIS IS A RESUBDIVISION OF TAX # 1290176, TRACT 3A-4 AND A PORTION OF TAX # 1290175, TRACT 3A-3 (MAP BOOK 1, PAGE 2389 & 2390).
7. 0.211 ACRES (9,190 SQ. FT.) PORTION OF TRACT 3A-3 AND 2.922 ACRES (127,275 SQ. FT.) PORTION OF TRACT 3A-4 TO BE COMBINED AND ADDED TOGETHER TO CREATE "SOUTHWOOD", SECTION No. 5, "THE COACH HOMES" = 3.133 TOTAL ACRES.
8. ALL NEW DRAINAGE EASEMENTS SHOWN HEREON ARE PRIVATE UNLESS NOTED OTHERWISE.
9. 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.
10. THE SUBJECT PROPERTY IS CURRENTLY ZONED RPUD PER THE CITY OF ROANOKE, PLANNING, BUILDING AND DEVELOPMENT DEPARTMENT.

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	10278.29058	8735.59324
2	10281.48813	8737.90590
3	10318.94845	8773.46255
4	10426.87488	8681.89867
5	10466.35192	8758.54738
6	10509.74760	8784.51942
7	10793.39030	8900.61599
8	10580.81366	9126.95899
9	10160.95305	8955.10765
10	10305.20208	8823.26175
11	10258.63243	8769.50680
12	10255.43489	8767.19414
1	10278.29058	8735.59324
3.133 AC. (136,465 S.F.) TOTAL		



APPROVED:

R. Brian Townsend 12-15-06  
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

Raymond C. Brown 12.15.06  
CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON Dec. 18, 2006, AT 11:22 O'CLOCK A.M.

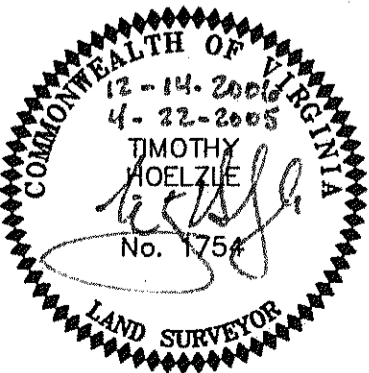
TESTEE: BRENDA HAMILTON

Cindy Mancuso  
DEPUTY CLERK

NOTE: THIS PLAT IS BEING REVISED TO CORRECT THE OWNER'S NAME FROM BOONE HOMES, INC. TO BOONE HOMES, INC. OF ROANOKE

REVISED  
PLAT OF SURVEY FOR  
BOONE HOMES, INC. OF ROANOKE  
COMBINING AND RESUBDIVIDING  
TRACT 3A-4 (2.922 AC.) & 3A-3 (10.224 AC.)  
MAP BOOK 1, PG. 2389 & 2390  
CREATING HEREON  
TRACT 3A-3B (10.013 AC.)  
AND

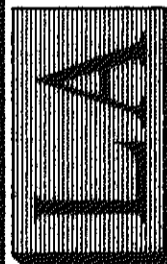
"THE COACH HOMES OF SOUTHWOOD"  
SECTION 5, LOTS 1-15  
SITUATED ON NORTHSHIRE COURT, S.W.  
CITY OF ROANOKE, VIRGINIA



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P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

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



DATE: REVISED: 12-14-2006 April 22, 2005  
COMM. NO.: 04-282  
SCALE: 1" = 50'

SHEET 1 OF 2

M.B. \_\_\_\_\_, PG. \_\_\_\_\_