

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT SPRINGWOOD ASSOCIATES L.L.C., OWNER IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 9 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1783, PAGE 1760.

THAT SOUTHMONT PROPERTY ASSOCIATION, INC., OWNER IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 4A TO 9B TO 9A TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JULY 7, 2006, FROM SPRINGWOOD ASSOCIATES, L.L.C., RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #060014321, AND HAS BEEN COMBINED WITH AND MADE PART OF REMAINING AREA SOUTHMONT SECTION 2 (M.B. 1, PG. 1899).

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 19 DAY OF December, 2006.

SPRINGWOOD ASSOCIATES, L.L.C.

BY: [Signature]
STEPHEN D. FREEMAN, MEMBER

SOUTHMONT PROPERTY ASSOCIATION, INC.

BY: [Signature]
PRESIDENT, MEMBER

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, LARRY T. OGLEJE, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT STEPHEN D. FREEMAN, MEMBER OF SPRINGWOOD ASSOCIATES, L.L.C., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED December 19, 2006, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON December 19, 2006.

MY COMMISSION EXPIRES ON MAY 31, 2010

[Signature]
NOTARY PUBLIC

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, LARRY T. OGLEJE, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT STEPHEN D. FREEMAN, PRESIDENT OF SOUTHMONT PROPERTY ASSOCIATION, INC., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED December 19, 2006, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON December 19, 2006.

MY COMMISSION EXPIRES ON MAY 31, 2010

[Signature]
NOTARY PUBLIC

BOUNDARY COORDINATES

ORIGIN OF COORDINATES WERE ASSUMED

CORNER	NORTHING	EASTING
1	4992.73680	4875.90691
2	5014.71724	4997.10125
3	5000.00000	5000.00000
4	5064.46199	5327.27194
5	4836.99303	5372.84860
6	4781.82915	5097.53065
7	4650.39088	5123.86287
8	4690.10833	5094.50479
9	4726.99364	5058.40679
1	4992.73680	4875.90691

AREA 98,549 S.F., 2.285 AC.

LEGEND

R/W	RIGHT OF WAY
EX.	EXISTING
D.B.	DEED BOOK
M.B.	MAP BOOK
P.G.	PAGE
S.F.	SQUARE FEET
AC.	ACRE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
N.D.L.	NEW DIVISION LINE

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- 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 IN THE FIELD. SEE COMMUNITY PANEL NO.510130 0062, 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 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.
- THE PROPERTY LINES BETWEEN CORNERS 9A TO 9B TO 4A ARE NEW DIVISION LINES.
- THE EXISTING DEED LINES BETWEEN CORNERS 2 TO 3 TO 4 TO 4A ARE HEREBY VACATED.
- 0.735 AC BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 4A TO 9B TO 9A TO 1 INCLUSIVE TO BE CONVEYED TO SOUTHMONT PROPERTY OWNERS ASSOCIATION, INC. BY SPRINGWOOD ASSOCIATES L.L.C. AND COMBINED WITH AND MADE PART OF REMAINING AREA SOUTHMONT SECTION 2 (M.B. 1, PG. 1899). SEE INSTRUMENT #060014321.
- LEGAL REFERENCE: D.B. 1783, PG. 1760, M.B. 1, PG. 1796, M.B. 1 PG. 1898 AND INSTRUMENT #060014321.

MERIDIAN OF
M.B. 1, PG. 1796

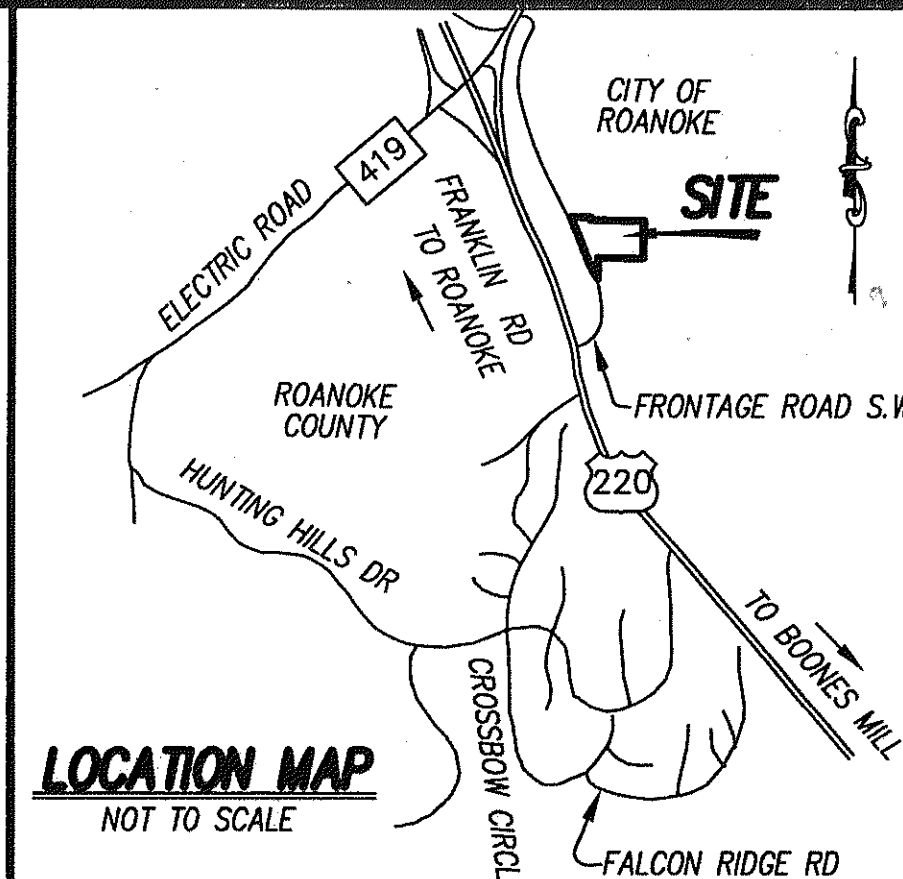
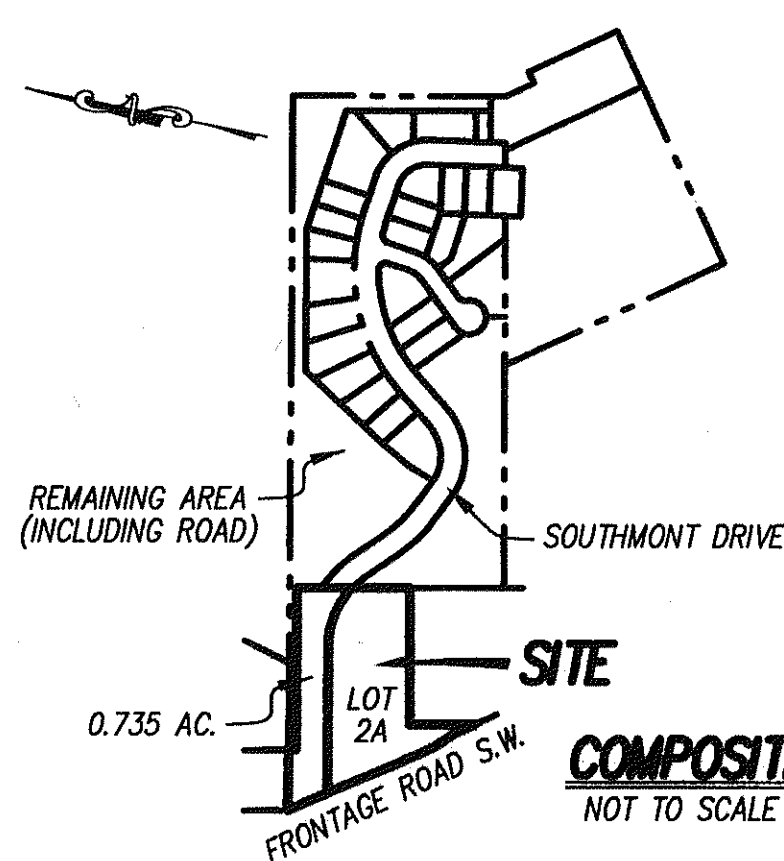
REMAINING AREA
"SOUTHMONT SECTION 2"
(M.B. 1, PG. 1898-1899)
TAX #5480712
PROPERTY OF
SOUTHMONT PROPERTY OWNERS
ASSOCIATION, INC.
INSTRUMENT #098004568
(SEE COMPOSITE ABOVE)

TAX #1170803
PROPERTY OF
CONNIE K MADDOX
D.B. 1751 PG. 683
LOT 3, BLOCK 8
SECTION 2

EDGEHILL ESTATES
SECTION 2
(P.B. 3, PG. 285)
(M.B. 1, PG. 1225)

TAX #1170605
PROPERTY OF
ADAM W. & DAWN M.
BOITNOTT
INSTRUMENT #0030001214
LOT 5, BLOCK 6
SECTION 2

TAX #1170503
PROPERTY OF
BRANCH-SHIVERS
N/F
D.B. 1373, PG. 34



APPROVED:

[Signature]
AGENT, CITY OF ROANOKE PLANNING COMMISSION
DATE 12-15-06

[Signature]
CITY ENGINEER, ROANOKE, VIRGINIA
DATE 12-15-06

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 December 19, 2006, AT 10:34 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

[Signature]
DEPUTY CLERK

PLAT SHOWING
THE RESUBDIVISION AND COMBINATION OF
ORIGINAL LOT 2
SOUTHMONT SECTION 1 (M.B. 1, PG. 1796)

PROPERTY OF
SPRINGWOOD ASSOCIATES L.L.C.

CREATING HEREON
LOT 2A (1.550 AC.)

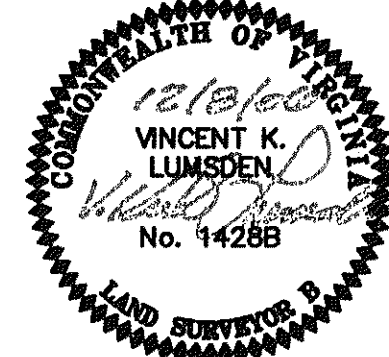
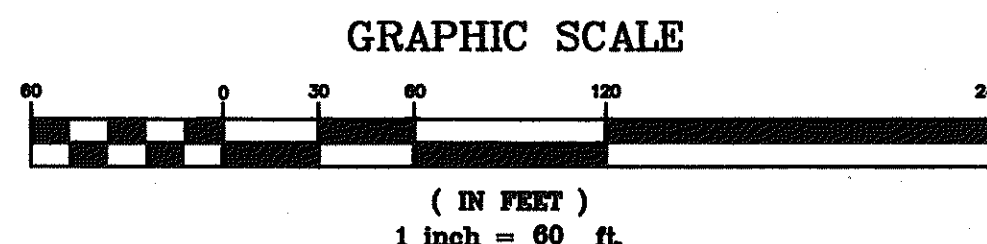
AND COMBINING
0.735 AC

(SEE NOTE #9)

WITH REMAINING AREA OF
SOUTHMONT SECTION 2 (M.B. 1, PG. 1898-1899)
(INSTRUMENT #060014321)

PROPERTY OF
**SOUTHMONT PROPERTY OWNERS
ASSOCIATION, INC.**

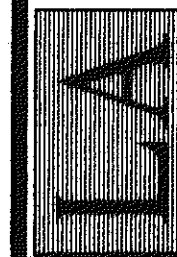
SITUATED AT THE INTERSECTION OF
FRONTAGE ROAD S.W. AND SOUTHMONT DRIVE S.W.
ROANOKE CITY, VIRGINIA



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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: December 8, 2006
COMM. NO.: 06-097
SCALE: 1" = 60'
SHEET 1 OF 1