

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT QUEEN ANNE COURT OF SOUTHWOOD, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THROUGH 24, TO 1, INCLUSIVE, WHICH IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NUMBER 070013456, SAID DEED BEING THE LAST INSTRUMENT BY WHICH SAID OWNERS ACQUIRED THEIR INTEREST IN SAID PROPERTY.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE QUEEN ANNE COURT HOMEOWNERS ASSOCIATION THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR PRIVATE UTILITY EASEMENTS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE QUEEN ANNE COURT HOMEOWNERS ASSOCIATION THE PRIVATE INGRESS/EGRESS EASEMENT AS DESCRIBED HEREON.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA, AS AMENDED.

FOR QUEEN ANNE COURT OF SOUTHWOOD, INC.:

Veronica Van Deventer
VERONICA VAN DEVENTER - AUTHORIZED REPRESENTATIVE

5/20/2008
DATE

NOTARY'S STATEMENT:

FOR A PERSON WHO IS SIGNING ON BEHALF OF A CORPORATION:

STATE OF: Virginia

CITY/ COUNTY OF Roanoke

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
May 20, 2008 By Veronica Van Deventer

OF _____
A _____

CORPORATION ON BEHALF OF THE CORPORATION.

Edgar W. Wells
NOTARY PUBLIC
Expiration 5-31-09

310286
REGISTRATION No.

APPROVAL AND ACCEPTANCE:

UNDER AUTHORITY OF THE SUBDIVISION AND ZONING ORDINANCES OF THE CITY OF ROANOKE, VIRGINIA, THE HEREON SHOWN PLAT IS HEREBY APPROVED FOR RECORDATION.

[Signature]
AGENT, ROANOKE CITY PLANNING COMMISSION

5/20/08
DATE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS; THAT THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN; THAT 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 BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS, AND THE THE SUBDIVISION AND ZONING ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

Timothy S. Nash
TIMOTHY S. NASH, L.S. LIC. #1881

4-30-08
DATE

CLERK'S ATTESTATION:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:21 O'CLOCK A.M. ON THIS 21 DAY OF MAY, 2008.

TESTE: BRENDA S. HAMILTON
CLERK

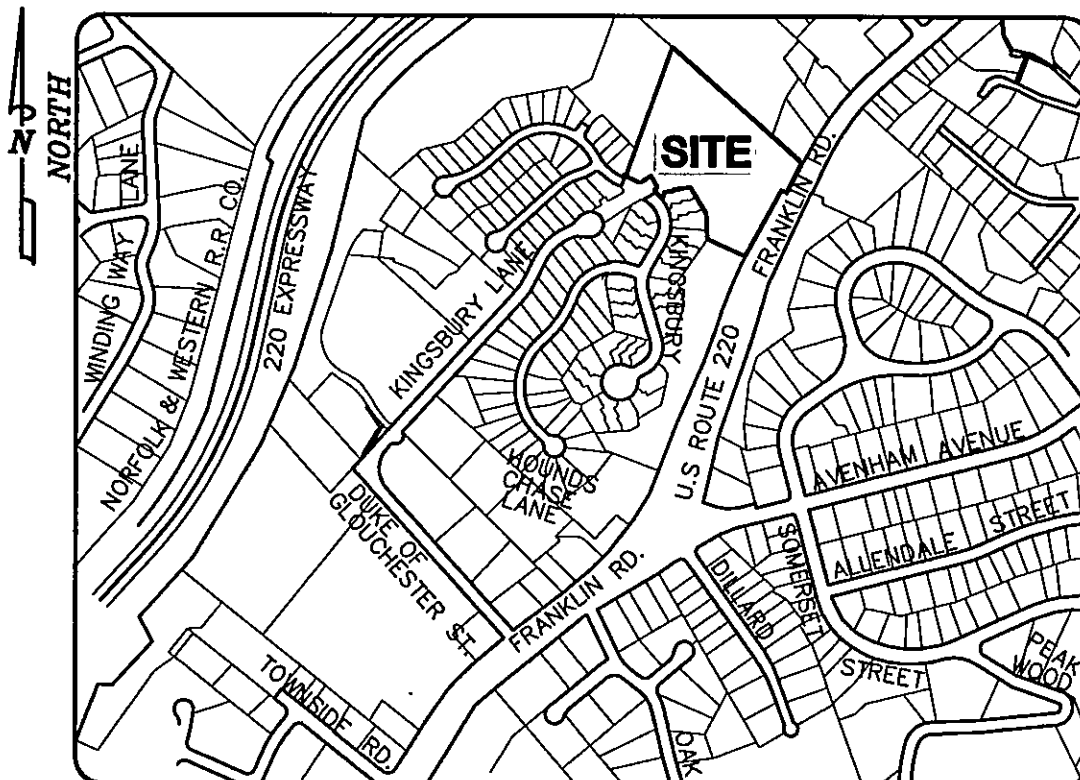
BY: *Katie Thomas*
DEPUTY CLERK

ABBREVIATIONS:

AC.=ACRE(S)
A.E.=ACCESS EASEMENT
AVE.=AVENUE
@=AT
BLVD.=BOULEVARD
CIR.=CIRCLE
CO.=COMPANY
CONC.=CONCRETE
D.B.=DEED BOOK
(DIST.)=DISTURBED
DR.=DRIVE
ELEC.=ELECTRIC
EM=ELECTRIC METER
ESMT.=EASEMENT
EX./EXIST.=EXISTING
FND.=FOUND
INC.=INCORPORATED
INST.=INSTRUMENT
LIC.=LICENSE
L.S.=LAND SURVEYOR
M.B.=MAP BOOK
MBL=MINIMUM BUILDING LINE
MI.=MILE(S)
NO./#.=NUMBER
OHU=OVERHEAD UTILITY LINE
PEDS.=PEDESTALS
PG./PGS.=PAGE/PAGES
P.U.E.=PUBLIC UTILITY EASEMENT
RD.=ROAD
R.R.=RAILROAD
R/W=RIGHT-OF-WAY
SQ. FT.=SQUARE FEET
ST.=STREET
STY.=STORY
S.W.=SOUTHWEST
TELE.=TELEPHONE
(TYP.)=TYPICAL
U.P.=UTILITY POLE
&=AND
±=PLUS OR MINUS

LEGEND:

238.11'
PROPERTY LINE
SPECIFIC DISTANCE
ADJOINING PROPERTY LINE
PROPOSED PRIVATE UTILITY EASEMENT
PROPOSED SANITARY SEWER & WATERLINE EASEMENT
EXISTING CURB
EXISTING CURB & GUTTER
EXISTING EDGE OF PAVEMENT
EXISTING BUILDING
OVERHEAD UTILITY LINE
PROPERTY CORNER
EASEMENT CORNER
UTILITY POLE
PROPERTY CORNER NUMBER



VICINITY MAP
SCALE: 1"=800'

BOUNDARY COORDINATES:

TAX PARCEL 1290107 (7.2867 ACRES)
(TRACT 3A-5B, M.B. 1 PGS. 2406 & 2407)

CORNER #	NORTHING	EASTING
1	3615339.8787	11056078.7565
2	3615315.3929	11056035.9210
3	3615315.4280	11056023.9495
4	3615340.9456	11055970.6142
5	3615882.2621	11056170.7817
6	3615403.8899	11056716.5061
7	3615269.3765	11056643.1822
8	3615281.3419	11056621.2316
9	3615003.9476	11056470.0227
10	3615076.4045	11056311.9696
11	3615185.9805	11056304.0761
12	3615292.1070	11056242.0560
13	3615287.7443	11056181.4929
14	3615285.7494	11056181.6366
15	3615285.2824	11056175.1534
16	3615277.3031	11056175.7282
17	3615274.4111	11056135.5823
18	3615268.0077	11056136.0435
19	3615267.8640	11056134.0487
20	3615257.2216	11056134.8153
21	3615247.0342	11056122.9088
22	3615272.4847	11056095.5689
23	3615292.5551	11056096.7434
24	3615296.4558	11056103.5672
1	3615339.8643	11056078.7538

COORDINATES LISTED ARE BASED ON CITY OF ROANOKE, VIRGINIA
GLOBAL POSITIONING PRIMARY CONTROL NETWORK.

AREA SUMMARY:

LOT 1	0.1522 AC.	6,630 SQ. FT.
LOT 2	0.1242 AC.	5,410 SQ. FT.
LOT 3	0.2313 AC.	10,075 SQ. FT.
LOT 4	0.1756 AC.	7,649 SQ. FT.
LOT 5	0.1450 AC.	6,316 SQ. FT.
LOT 6	0.1450 AC.	6,316 SQ. FT.
LOT 7	0.1450 AC.	6,316 SQ. FT.
LOT 8	1.0588 AC.	46,121 SQ. FT.
LOT 9	0.0919 AC.	4,003 SQ. FT.
LOT 10	0.3843 AC.	16,740 SQ. FT.
LOT 11 (COMMON AREA)	1.3151 AC.	57,286 SQ. FT.
LOT 12	3.3183 AC.	144,546 SQ. FT.
TOTAL AREA	7.2867 AC.	317,408 SQ. FT.

SHEET INDEX:

SHEET 1 OF 4: SIGNATURES, NOTES, ABBREVIATIONS, ETC.

SHEET 2 OF 4: SUBDIVISION OF LOTS 1 THROUGH 12

SHEET 3 OF 4: SUBDIVISION OF LOTS 1 THROUGH 12,
BOUNDARY LINE AND CURVE TABLES

SHEET 4 OF 4: PROPOSED EASEMENTS AND THEIR ASSOCIATED
LINE AND CURVE TABLES

Plat of Survey for
Queen Anne Court of Southwood, Inc.
Subdividing Tax Parcel 1290107 (7.2867 Acres)
(Tract 3A-5B, M.B. 1 PGS. 2406 & 2407)
Hereby Creating
Queen Anne Court
Lots 1 through Lot 12
Situating on Franklin Road, S.W.
City of Roanoke, Virginia



GAY AND NEEL, INC.

CIVIL ENGINEERING
LAND PLANNING
SURVEYING
328 Mountain Avenue S.W.
Roanoke, Virginia 24016

Phone: (540) 345-1110 Fax: (540) 345-5560
Email: info@gayandneel.com



CALC'D.: MTM
CHECKED: TSN
DRAWN: MTM, PLJ
SCALE: AS SHOWN
DATE: 08/28/07
REVISED: 04/30/08

JOB NO. 1788.1

SHEET 1 OF 4

M.B. PG.