

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 THRU 41 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.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 6TH DAY OF JUNE, 2009.

SPRINGWOOD ASSOCIATES, L.L.C.

BY: S. Douglas Freeman MEMBER
S. DOUGLAS FREEMAN

STATE OF VIRGINIA

COUNTY OF ROANOKE

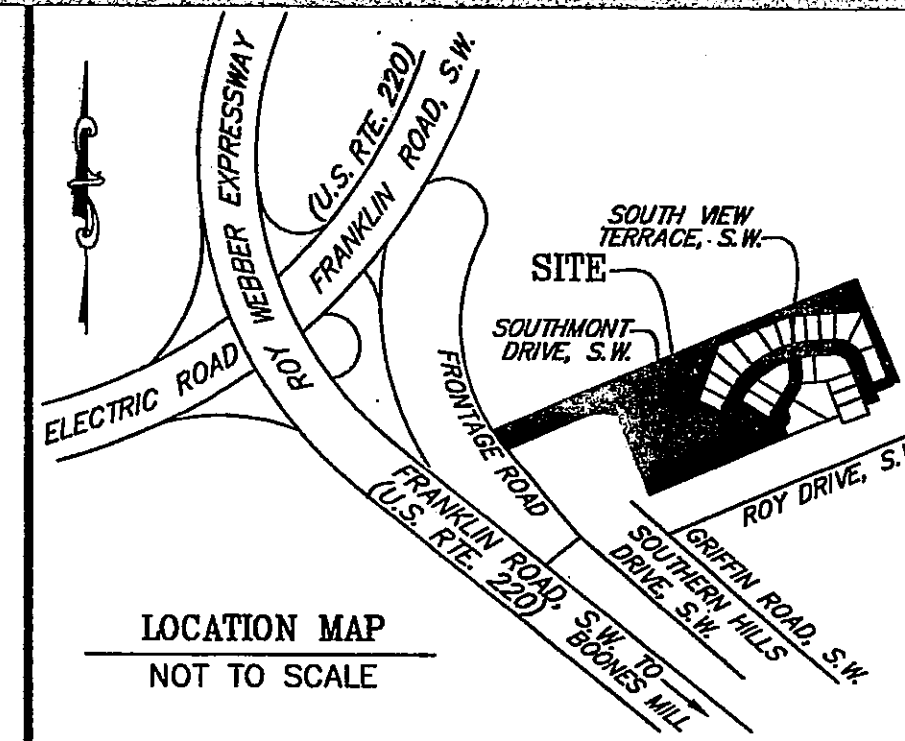
I, LARRY T. OGLE, JR., A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT S. DOUGLAS FREEMAN MEMBER, SPRINGWOOD ASSOCIATES, L.L.C., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED JUNE 4, 2009, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 6, 2009.

MY COMMISSION EXPIRES ON MAY 31, 2010 REGISTRATION # 7023385

Larry T. Ogle, Jr.
NOTARY PUBLIC



BOUNDARY COORDINATES ORIGIN OF COORDINATES ARE ASSUMED		
CORNER	NORTHING	EASTING
1	4992.72708	4875.91359
2	5014.70669	4997.10337
3	5274.36931	6315.40413
4	4875.33911	6393.96401
5	4869.44529	6364.54848
6	5160.09598	6307.32604
7	5191.98369	6052.41459
8	5135.80436	5767.18624
9	4951.23779	5652.48608
10	4892.90664	5729.79972
11	4937.81323	5763.68058
12	5084.05688	6109.58365
13	5074.70569	6184.33732
14	4980.35731	6281.90390
15	4886.47542	6296.86012
16	4869.44529	6364.54848
17	4856.82926	6301.58302
18	4827.17958	6306.30648
19	4817.34874	6257.24166
20	4972.49089	6232.52658
21	5025.09237	6178.13103
22	5034.44355	6103.37736
23	5036.78417	6073.63246
24	5023.65404	6058.25942
25	4966.09106	6051.05863
26	4910.06173	6024.74080
27	4858.81192	5976.63085
28	4842.62884	5973.76343
29	4852.77770	5916.10327
30	4937.43853	5995.57728
31	4971.05612	6011.36797
32	5013.99786	6016.73973
33	5030.56473	5998.89538
34	4919.55682	5812.98188
35	4831.55407	5906.72807
36	4794.62314	5949.06239
37	4757.10629	5956.57943
38	4647.74500	5410.76714
39	4953.50736	5349.50329
40	4977.45822	5221.90375
41	4919.24995	4926.37422
1	4992.72708	4875.91359
TAX #5480712 - REMAINING AREA SECTION 2 7.2026 ACRES (313,744 S.F.) INCLUDES AREA WITHIN 50' PRIVATE R/W & PUBLIC UTILITY EASEMENT (2.2815 AC.)		



SOUTHMONT SECTION 2 INTERIOR LOTS

- | | | |
|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| (A) TAX #5480743 - LOT 24
PHILLIP G. & KATHY C. RANDOLPH
INSTRUMENT #060012402 | (I) TAX #5480735 - LOT 16
ROBERT S. FREEMAN
INSTRUMENT #040005157 | (Q) TAX #5480725 - LOT 6A
JOHNNIE R. MACE
INSTRUMENT #070004471 |
| (B) TAX #5480742 - LOT 23
THOMAS E. & PAULA A. HORNBAKER
INSTRUMENT #010005782 | (J) TAX #5480734 - LOT 15
CATHY L. LAWRENCE
INSTRUMENT #040000551 | (R) TAX #5480724 - LOT 4A-1
SUSAN KERR
INSTRUMENT #070003678 |
| (C) TAX #5480741 - LOT 22
MAHTAB B. FOROOZESH
INSTRUMENT #080011844 | (K) TAX #5480733 - LOT 14
SANDRA S. HAWTHORNE
INSTRUMENT #990019155 | (S) TAX #5480728 - LOT 9A
MARC A. & ELAINE R. PLATT
INSTRUMENT #010003689 |
| (D) TAX #5480740 - LOT 21
JAMES A. & CINDY R. DALTON
INSTRUMENT #040014289 | (L) TAX #5480732 - LOT 13A
S. DOUGLAS FREEMAN
INSTRUMENT #050009720 | (T) TAX #5480730 - LOT 11
EDWARD A. & JANE S. BOSSHART
INSTRUMENT #000003512 |
| (E) TAX #5480739 - LOT 20A
ROBERT S. RICHMOND
INSTRUMENT #020008242 | (M) TAX #5480731 - LOT 12A
RALPH D. BLALOCK Jr.
INSTRUMENT #050018470 | (U) TAX #5480720 - LOT 1A
PAMELA B. WESTGATE
INSTRUMENT #060005018 |
| (F) TAX #5480738 - LOT 19A
ROBERT S. FREEMAN
INSTRUMENT #040005157 | (N) TAX #5480744 - LOT 25
JENNIFER ERIN FREEMAN BRADLEY
INSTRUMENT #040002289 | (V) TAX #5480721 - LOT 2A
PAMELA B. WESTGATE
INSTRUMENT #060005018 |
| (G) TAX #5480737 - LOT 18
S. DOUGLAS FREEMAN
INSTRUMENT #040005156 | (O) TAX #5480727 - LOT 8
JAYANTILAL R. & KANTA J. PATEL
INSTRUMENT #010001730 | (W) TAX #5480722 - LOT 3A
WILLIAM C. & BETTIE T. NEAL
INSTRUMENT #010005372 |
| (H) TAX #5480736 - LOT 17
J. DENNIS & KAREN S. HANCOCK
INSTRUMENT #070012557 | (P) TAX #5480726 - LOT 7
JAYANTILAL R. & KANTA J. PATEL
INSTRUMENT #010001730 | |

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 MAP NUMBER 51161C0251G & 252G, DATED SEPTEMBER 28, 2007. 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 (9, A, B), (C, D, 8) & (E THRU I AND J TO K) ARE NEW DIVISION LINES.
- LEGAL REFERENCE: D.B. 1783, PG. 1760, M.B. 1, PG. 1796, M.B. 1 PG. 1898-1899, M.B. 1, PG. 1962, M.B. 1, PG. 2165 & M.B. 1, PG. 3088.
- PURSUANT TO DEVELOPMENT PLAN BY SHANKS ASSOCIATES, P.C., APPROVED BY THE CITY OF ROANOKE, DATED OCTOBER 10, 1997, GREEN SPACE AS SHOWN TOTALS 2.2046 ACRES MEETING THE REQUIREMENTS AS SET FORTH ON ABOVE PLANS.
- TRACTS 1, 2 AND 3 AS SHOWN HEREON ARE IN SUBSTANTIAL CONFORMANCE WITH PROPOSED BUILDING SITE AND PROFFERED CONDITIONS AS NOTED ON APPROVED DEVELOPMENT PLANS FOR SOUTHMONT BY SHANKS ASSOCIATES, P.C., DATED OCTOBER 10, 1997.

APPROVED: [Signature]
AGENT, CITY OF ROANOKE PLANNING COMMISSION

6/23/09
DATE

CLERK'S CERTIFICATE:

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 JUNE 24, 2009, AT 10:12 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

[Signature]
DEPUTY CLERK



PLAT SHOWING THE RE-SUBDIVISION OF
TAX PARCEL #5480712
7.2026 ACRES
INCLUDES 2.282 AC. WITHIN SOUTHMONT DR., S.W.,
SOUTH VIEW TERRACE, S.W. & 30' TURN-AROUND
BEING (REMAINING AREA)
SOUTHMONT - SECTION 2
PROPERTY OF
SPRINGWOOD ASSOCIATES, L.L.C.
D.B. 1783, PG. 1760
CREATING
TRACT #1 - 27,288 S.F.,
TRACT #2 - 42,163 S.F.,
TRACT #3 - 1.1221 AC.,
GREEN SPACE #1 - 7,664 S.F.,
GREEN SPACE #2 - 9,111 S.F. &
GREEN SPACE #3 - 1.8195 AC.
SITUATED ALONG SOUTHMONT DR., S.W. &
SOUTH VIEW TERRACE, S.W.
ROANOKE CITY, VIRGINIA

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

DATE: June 4, 2009
COMM. NO.: 08-249
SCALE: NONE
SHEET 1 OF 2

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM