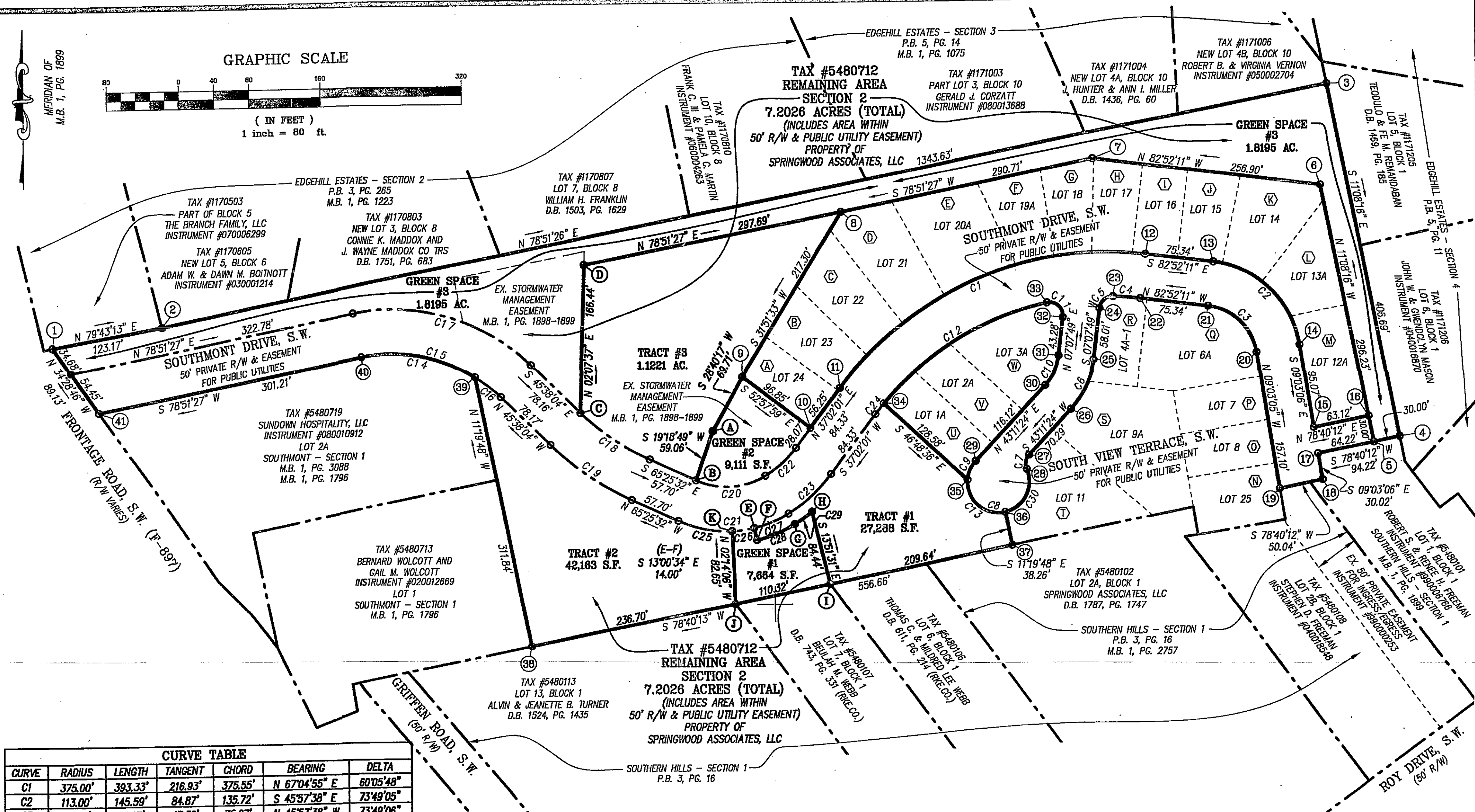
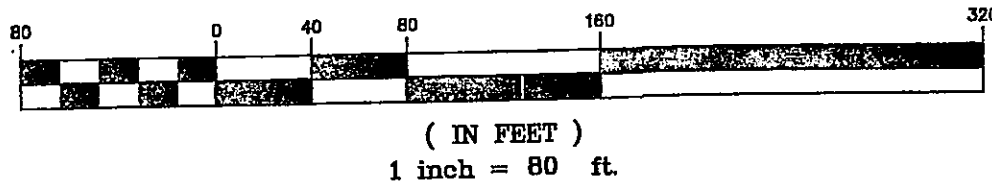


MERIDIAN OF  
M.B. 1, PG. 1899

## GRAPHIC SCALE



CURVE TABLE

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING       | DELTA      |
|-------|---------|---------|---------|---------|---------------|------------|
| C1    | 375.00' | 393.33' | 216.93' | 375.55' | N 67°04'55" E | 60°05'48"  |
| C2    | 113.00' | 145.59' | 84.87'  | 135.72' | S 45°57'38" E | 73°49'05"  |
| C3    | 63.00'  | 81.17'  | 47.32'  | 75.67'  | N 45°57'38" W | 73°49'06"  |
| C4    | 325.00' | 29.85'  | 14.93'  | 29.84'  | N 85°30'02" W | 5°15'43"   |
| C5    | 15.00'  | 22.18'  | 13.68'  | 20.22'  | S 49°29'58" W | 84°44'17"  |
| C6    | 100.00' | 62.94'  | 32.55'  | 61.90'  | S 25°09'37" W | 36°03'35"  |
| C7    | 15.00'  | 17.39'  | 9.82'   | 16.43'  | S 09°58'45" W | 66°25'19"  |
| C8    | 35.00'  | 150.53' | 53.46'  | 58.57'  | N 80°01'15" W | 246°25'19" |
| C9    | 35.00'  | 23.65'  | 12.30'  | 23.20'  | N 23°49'58" E | 38°42'53"  |
| C10   | 60.00'  | 37.76'  | 19.53'  | 37.14'  | N 25°09'37" E | 36°03'35"  |
| C11   | 15.00'  | 28.41'  | 20.84'  | 24.35'  | N 47°07'34" W | 108°30'46" |
| C12   | 325.00' | 220.75' | 114.83' | 216.53' | S 59°09'32" W | 38°55'03"  |
| C13   | 35.00'  | 65.21'  | 47.08'  | 56.18'  | S 48°53'59" E | 106°45'01" |
| C14   | 175.00' | 133.01' | 69.90'  | 129.83' | N 79°22'09" W | 43°32'49"  |
| C15   | 175.00' | 169.54' | 92.09'  | 162.99' | N 73°23'19" W | 55°30'29"  |
| C16   | 175.00' | 36.53'  | 18.33'  | 36.47'  | N 51°36'54" W | 11°57'40"  |
| C17   | 225.00' | 217.99' | 118.40' | 209.56' | N 73°23'14" W | 55°30'38"  |
| C18   | 275.62' | 95.20'  | 48.08'  | 94.73'  | S 55°31'48" E | 19°47'28"  |
| C19   | 325.62' | 112.48' | 56.80'  | 111.92' | S 55°31'48" E | 19°47'28"  |
| C20   | 83.92'  | 81.74'  | 44.44'  | 78.54'  | N 86°40'20" E | 55°48'16"  |
| C21   | 133.92' | 130.43' | 70.91'  | 125.34' | N 86°40'20" E | 55°48'16"  |
| C22   | 125.00' | 47.42'  | 24.00'  | 47.14'  | N 47°54'06" E | 21°44'11"  |
| C23   | 175.00' | 66.39'  | 33.60'  | 65.99'  | N 47°54'06" E | 21°44'11"  |
| C24   | 325.00' | 15.13'  | 7.56'   | 15.12'  | S 38°22'01" W | 2°39'59"   |
| C25   | 133.92' | 62.66'  | 31.92'  | 62.09'  | S 78°49'49" E | 26°48'34"  |
| C26   | 133.92' | 25.18'  | 12.63'  | 25.15'  | N 82°22'40" E | 10°46'28"  |
| C27   | 133.92' | 42.59'  | 21.48'  | 42.41'  | N 67°52'49" E | 18°13'14"  |
| C28   | 147.92' | 47.04'  | 23.72'  | 46.84'  | N 67°52'49" E | 18°13'14"  |
| C29   | 189.00' | 24.03'  | 12.03'  | 24.02'  | N 55°07'38" E | 7°17'08"   |
| C30   | 35.00'  | 61.67'  | 42.43'  | 54.00'  | S 27°14'48" W | 100°57'25" |

## NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
3. 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.
4. 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 51161C02516 & 2526, DATED SEPTEMBER 28, 2007. ZONE "X".
5. 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.
6. THE PROPERTY LINES BETWEEN CORNERS (9, A, B), (C, D, E) & (E THRU I AND J TO K) ARE NEW DIVISION LINES.
7. 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.
8. 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 MINIMUM REQUIREMENTS AS SET FORTH ON ABOVE PLANS.
9. 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.

## LEGEND

|      |              |
|------|--------------|
| R/W  | RIGHT OF WAY |
| EX.  | EXISTING     |
| D.B. | DEED BOOK    |
| M.B. | MAP BOOK     |
| P.B. | PLAT BOOK    |
| PG.  | PAGE         |
| S.F. | SQUARE FEET  |
| AC.  | ACRE         |

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.,

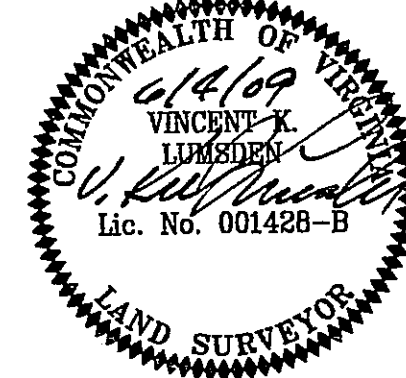
GREEN SPACE #2 - 9,111 S.F. &amp;

GREEN SPACE #3 - 1,8195 AC.

SITUATED ALONG SOUTHMONT DR., S.W. &amp;

SOUTH VIEW TERRACE, S.W.

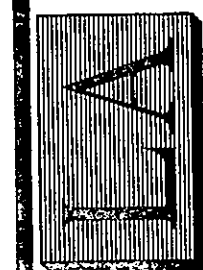
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ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA



DATE: June 4, 2009  
COMM. NO.: 08-249  
SCALE: 1" = 80'  
SHEET 2 OF 2