

COES.	BEARING	DIST.	N.	S.	E.	W.
1-2	N. 47° 43' E.	622.91	419.09		460.86	
2-3	S. 79° 21' E.	490.16		90.59	481.71	
3-4	S. 87° 44' E.	663.93		26.26	663.41	
4-5	S. 87° 34' E.	105.90		4.50	105.80	
5-6	S. 3° 38' E.	174.12		173.77	11.16	
6-7	S. 86° 58' W.	41.06		2.17		41.00
7-8	S. 21° 07' 30" W.	916.93		855.30		330.46
8-9	S. 44° 43' E.	93.01		66.09	65.44	
9-10	S. 29° 27' 30" E.	363.81		316.77	179.92	
10-11	S. 83° 41' W.	222.95		28.93		261.35
11-12	N. 89° 42' W.	175.06	0.92			175.06
12-13	N. 84° 33' 30" W.	116.53	11.04			116.01
13-14	N. 87° 15' W.	50.01	2.40			49.95
14-15	N. 81° 03' 30" W.	233.22	36.25			230.39
15-16	N. 72° 11' 30" W.	409.85	125.34			390.21
16-17	N. 1° 14' W.	398.41	398.32			8.57
17-1	N. 32° 21' W.	679.26	573.18			364.45
TOTAL			1566.38	1967.29		1967.29

TOTAL AREA IN BOUNDARY: 38.14 ACRES

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FRANK AND FLORA, INC. IS THE SEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED KNOWN AS "SOUTHWOODS", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 17 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED OF EVEN DATE AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST OF EVEN DATE TO W.B. HOPKINS AND W.J. LEMON, TRUSTEES, SECURING MARY CROGHAN DEED.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND PURSUANT TO AND IN COMPLIANCE WITH SECTION'S 15-779 THROUGH 15-794.3 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES. THE SAID OWNER WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES, DOES, BY VIRTUE OF THE RECORDED OF THIS PLAT, DEDICATE IN SEE SIMPLE TO THE COUNTY OF ROANOKE ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY BE MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE ADDED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OF FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS, AND SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE BE OBLIGED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE OF THE SAID CORPORATION BY G.G. FRANK, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY CARL B. FLORA, ITS SECRETARY, AND THE SIGNATURE OF THE AFORESAID TRUSTEES, THIS 21ST DAY OF JANUARY, 1964.

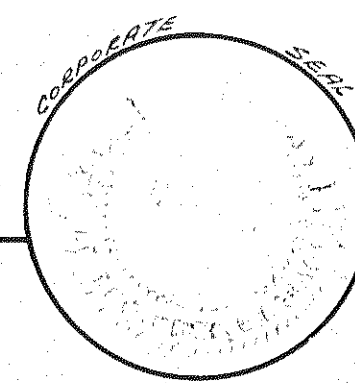
FRANK AND FLORA, INC.

By: G.G. Frank
PRESIDENT

By: W.B. Hopkins
TRUSTEE

Attest: Carl B. Flora
SECRETARY

By: W.J. Lemon
TRUSTEE

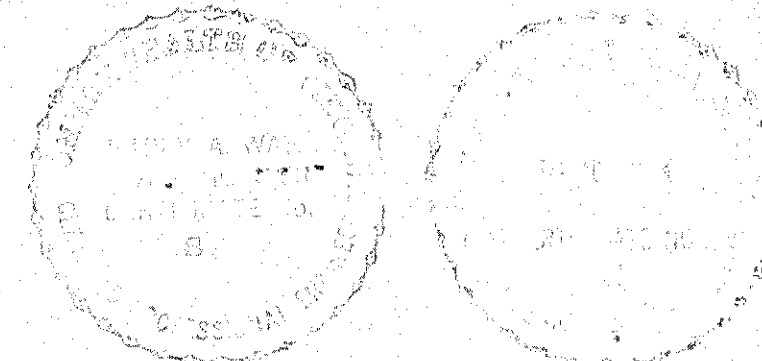


STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }

Frank B. Blum, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT G.G. FRANK AND CARL B. FLORA, PRESIDENT AND SECRETARY, RESPECTIVELY, OF FRANK AND FLORA, INC. AND W.B. HOPKINS AND W.J. LEMON, TRUSTEES, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED January 21, 1964, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON January 21, 1964.

August 19, 1966
NOTARY COMMISSION EXPIRES

Frank B. Blum
NOTARY PUBLIC



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON January 21, 1964 AT 10:00 A.M.

TESTED MISS. N.C. LOGAN

By: Mary P. Hallandsworth
CLERK

JANUARY 23, 1964
I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

By: David Dick
STATE CERT. ENGINEER NO. 10547

LEGEND:
P.U.E.: PUBLIC UTILITY EASEMENT
G.U.E.: GUY AND/OR EASEMENT
S.E.: SEWER EASEMENT
D.E.: DRAINAGE EASEMENT

NOTES: SEE PLANS AND PROFILES MADE BY DAVID DICK AND HARRY A. WALL, CIVIL ENGINEERS AND SURVEYORS, DATED OCTOBER 9, 1963, AND APPROVED JANUARY 17, 1964.

APPROVED:-

By: Walter B. Kuffer DATED: 1-27-64
CHAIRMAN, BOARD OF SUPERVISORS OF ROANOKE COUNTY

By: Frank B. Blum DATED: 1-23-64
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION

By: M. K. Sembach DATED: 1-28-64
AGENT, ROANOKE CITY PLANNING COMMISSION

By: E. James Sayler DATED: 1-29-64
CITY ENGINEER, ROANOKE, VIRGINIA

PLAT
of
SOUTHWOODS
PROPERTY OF
FRANK AND FLORA, INC.
ROANOKE COUNTY, VIRGINIA
BY: DAVID DICK AND HARRY A. WALL
CIVIL ENGINEERS AND SURVEYORS
DATE: JANUARY 21, 1964 SCALE: 1"=100'