

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT RADFORD & COMPANY 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 ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JUNE 26, 2002 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #200213112, SAID PROPERTY BEING SUBJECT TO A DEED OF TRUST, SECURING BRANCH BANKING AND TRUST COMPANY OF VIRGINIA, DATED NOVEMBER 21, 2002, RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT NUMBER 200223715.

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

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE ALL EASEMENTS SHOWN HEREON WITHIN SAID BOUNDARY TO ROANOKE COUNTY, VIRGINIA FOR PUBLIC USE.

IN WITNESS THEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 20TH DAY OF DECEMBER 2002.

RADFORD & COMPANY, OWNER:

BY: David F. Radford
DAVID F. RADFORD, PRESIDENT

BY: Michael D. Carpenter
MICHAEL D. CARPENTER, VP
BB&T-VA COLLATERAL SERVICE CORPORATION, TRUSTEE

NOTES:
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON WHICH MAY AFFECT THIS PROPERTY.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
3. 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 BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY MAP NUMBER 51161C0062 D, PANEL NUMBER 510190 0062 D, DATED OCTOBER 15, 1993, ZONE X.
4. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THE SUBDIVISION.
5. SOUTH MOUNTAIN VILLAGE IS COMPRISED OF THE COMBINATION OF ROANOKE COUNTY TAX #87.19-2-8, #87.19-2-9, #87.19-2-10, #87.19-2-11 AND THE WESTERLY 25 FOOT PORTION OF SOUTHERN PINES DRIVE, WHICH WAS VACATED BY ORDINANCE #062502-7 AND RECORDED IN INSTRUMENT #2002213112.
6. THE STREETS SHOWN AS MOUNTAIN VILLAGE DRIVE AND SOUTH VILLAGE DRIVE ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. THESE STREETS SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION INTO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

STATE OF VIRGINIA
COUNTY OF ROANOKE
I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT DAVID F. RADFORD, PRESIDENT, OF RADFORD & COMPANY, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED SEPTEMBER 26, 2002 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON DECEMBER 19, 2002.

MY COMMISSION EXPIRES MARCH 31, 2004

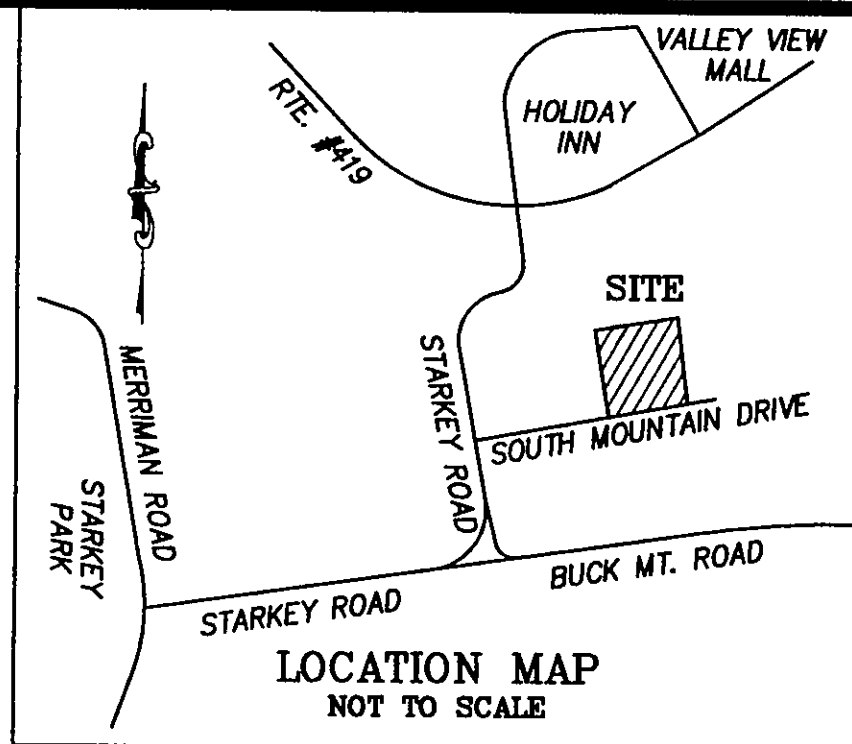
Arlene M. Skellington
NOTARY PUBLIC
(Commissioned as Arlene M. Thomas)

TAX #87.19-02-12
LOT 10, SECTION 2
PROPERTY OF
THOMAS L. & ROWENA H. BOEHLING
D.B. 1007, PG. 740

STATE OF VIRGINIA
COUNTY OF ROANOKE
I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT MICHAEL D. CARPENTER, VP OF BB&T-VA COLLATERAL SERVICE CORPORATION, TRUSTEE FOR BRANCH BANKING AND TRUST COMPANY OF VIRGINIA WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED SEPTEMBER 26, 2002 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON DECEMBER 20, 2002.

MY COMMISSION EXPIRES MARCH 31, 2004

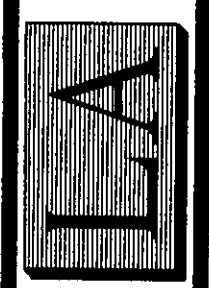
Arlene M. Skellington
NOTARY PUBLIC
(Commissioned as Arlene M. Thomas)



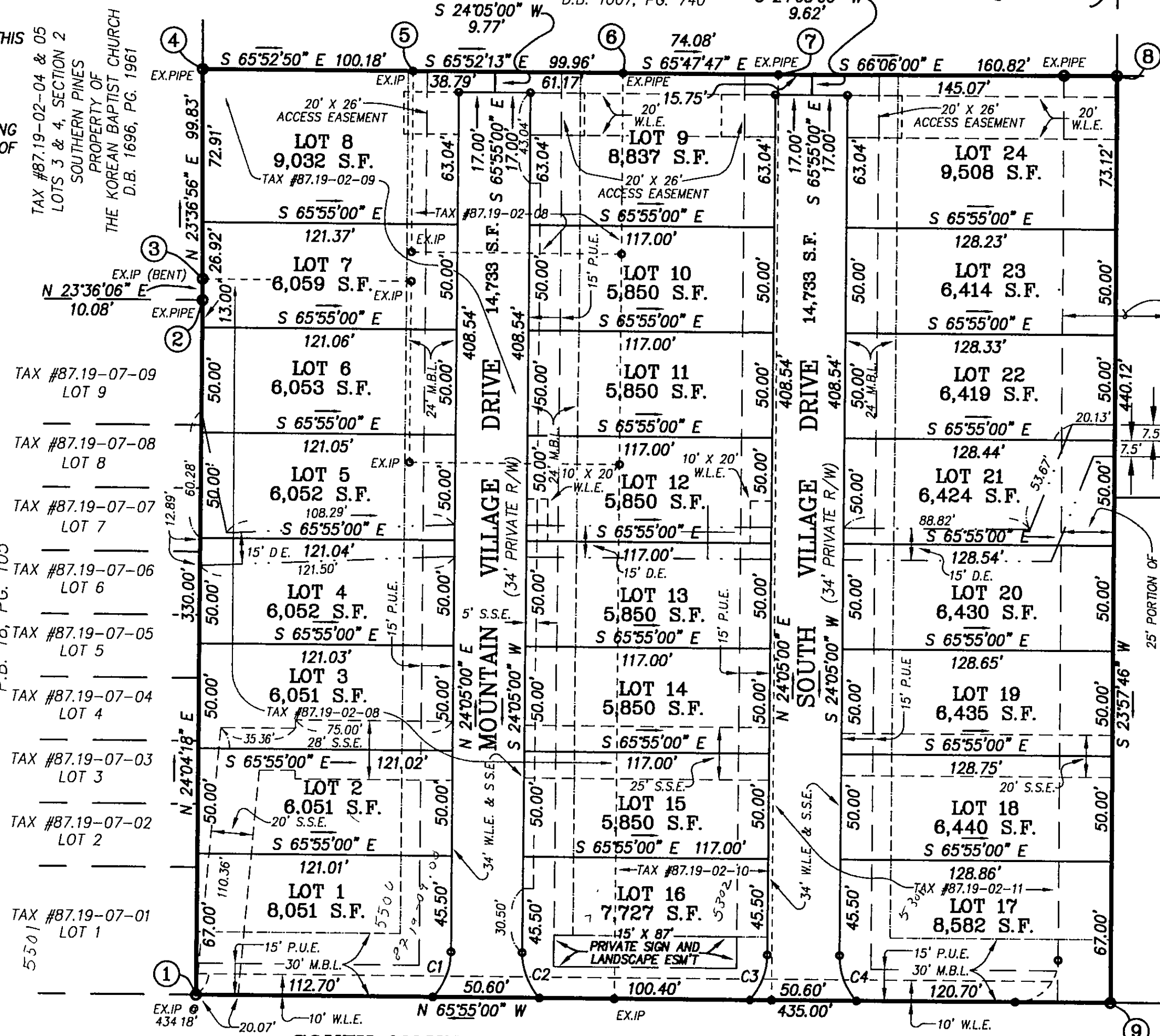
PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

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

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



DATE: SEPTEMBER 26, 2002
SCALE: 1" = 50'
COMM. NO.: 02-053
CADD FILE: F:\2002\02063\SUR\02053RPP.DWG
SHEET 1 OF 1



TAX #87.19-01-03
LOT 1, SECTION 5
SOUTHERN PINES
PROPERTY OF
OLD HERITAGE CORP.
D.B. 1263, PG. 25

EXISTING 50' WATER, SANITARY SEWER, DRAINAGE, PUBLIC UTILITY AND GREENWAY EASEMENT AND PUBLIC ACCESS TRAIL RECORDED IN INSTRUMENT #200213112

TAX #87.19-01-04
LOT 2A-1, SECTION 5
P.B. 21, PG. 144
PROPERTY OF
PERRY R. & JENNIFER N. CONNER
D.B. 1609, PG. 650

APPROVED: Denise J. Under 12/23/02
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON 12/23 2002, AT 15:59 O'CLOCK P.M.

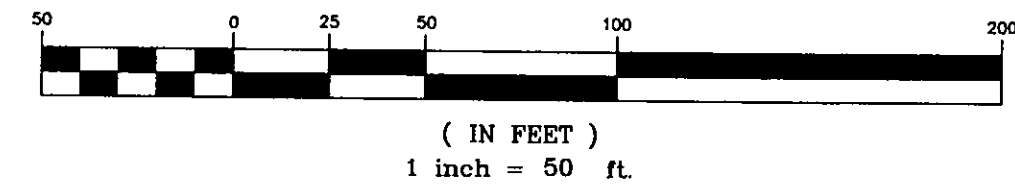
TESTEE: STEVEN A. MCGRAW, CLERK
DEPUTY CLERK

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	2274.69286	49896.27850
2	2575.99456	50030.87857
3	2585.23138	50034.91436
4	2676.70101	50074.90804
5	2635.76333	50166.34010
6	2594.89939	50257.56559
7	2564.52804	50325.13354
8	2499.37316	50472.16387
9	2097.18523	50293.41125
1	2274.69268	49896.27850
TOTAL AREA = 191,186 S.F. 4.389 ACRES		

LEGEND	
EX.	EXISTING
IP	IRON PIN
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
M.B.L.	MINIMUM BUILDING LINE

SOUTH MOUNTAIN DRIVE - VA. SEC. ROUTE #875
(50' R/W)

GRAPHIC SCALE



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	32.00'	23.58'	12.35'	23.05'	N 45°11'21" E	42°12'43"
C2	32.00'	23.58'	12.35'	23.05'	S 02°58'39" W	42°12'43"
C3	32.00'	23.58'	12.35'	23.05'	N 45°11'21" E	42°12'43"
C4	32.00'	23.58'	12.35'	23.05'	S 02°58'39" W	42°12'43"

PLAT SHOWING
THE SUBDIVISION OF (4.389 AC.)
THE PROPERTY OF
RADFORD & COMPANY
D.B. 1675, PG. 890
CREATING HEREON
"SOUTH MOUNTAIN VILLAGE"
SITUATED ALONG SOUTH MOUNTAIN DRIVE (VA SEC. RTE. 875)
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA