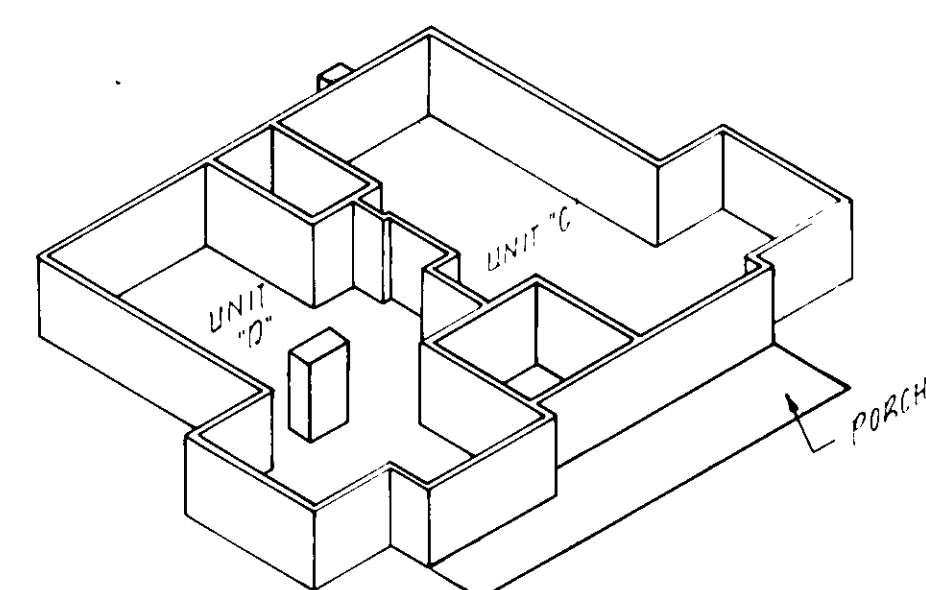
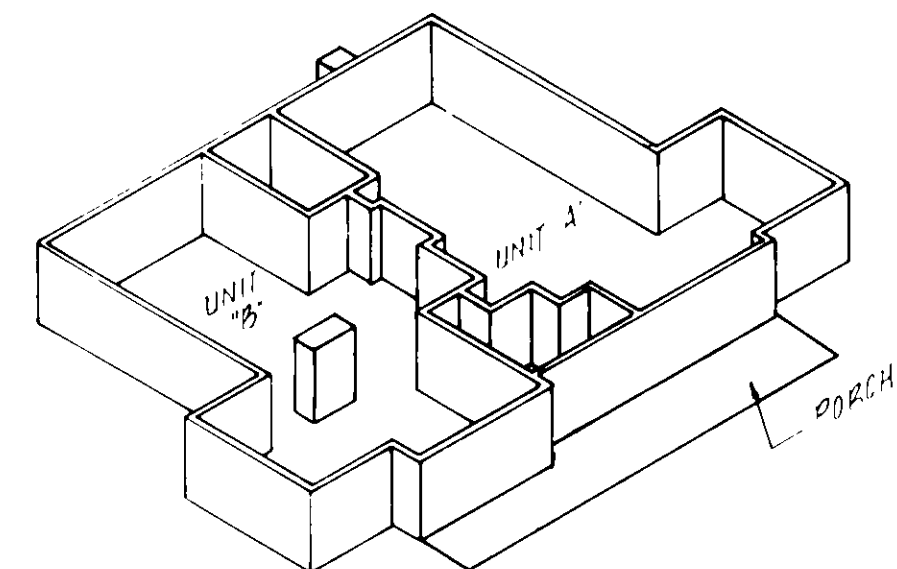


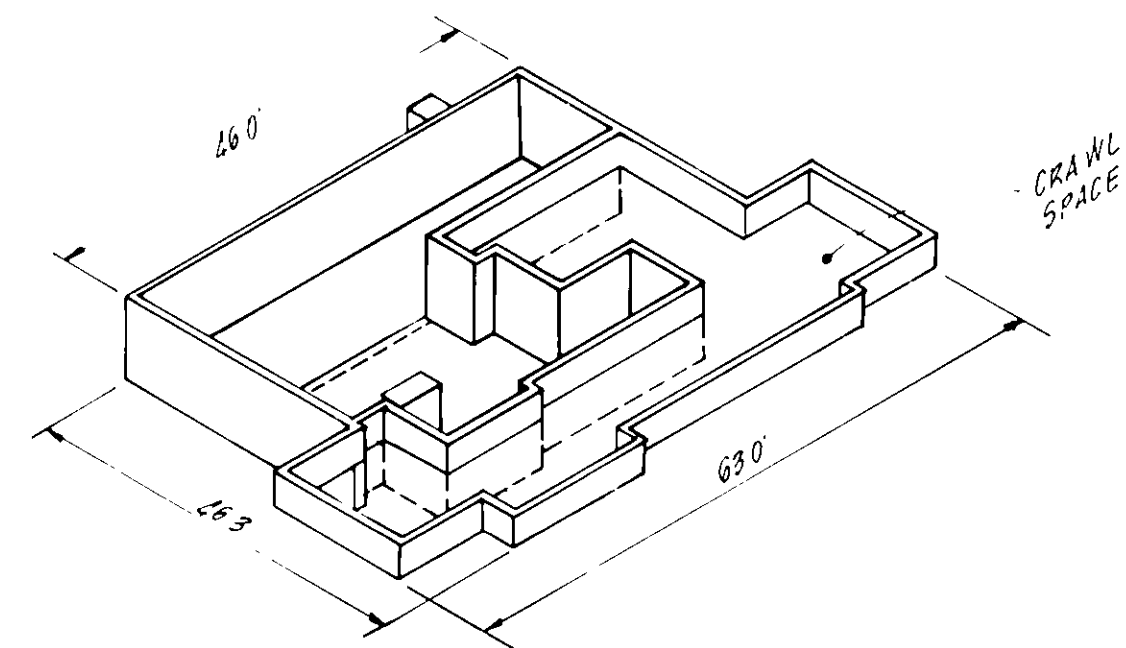
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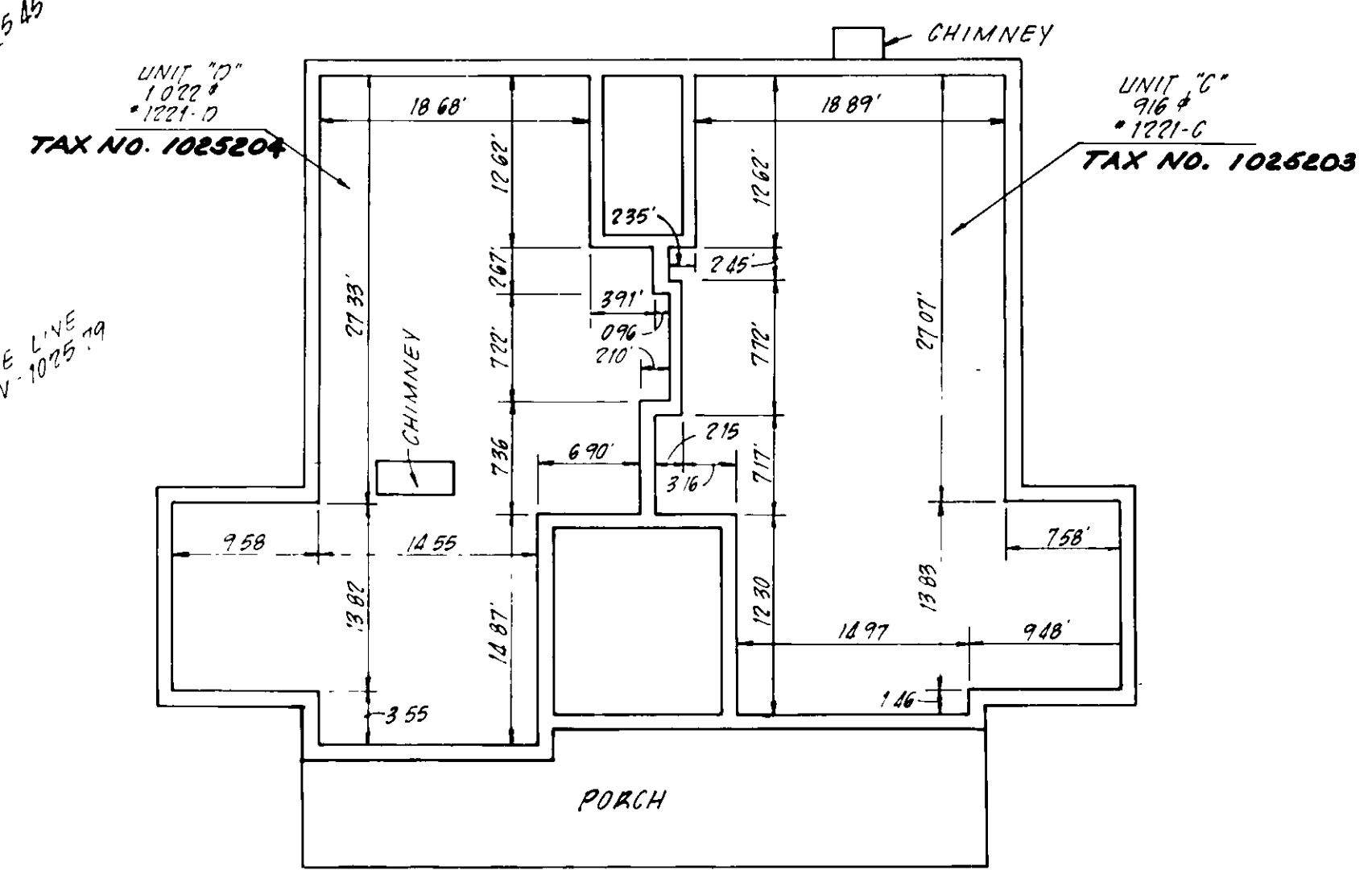
SECOND FLOOR



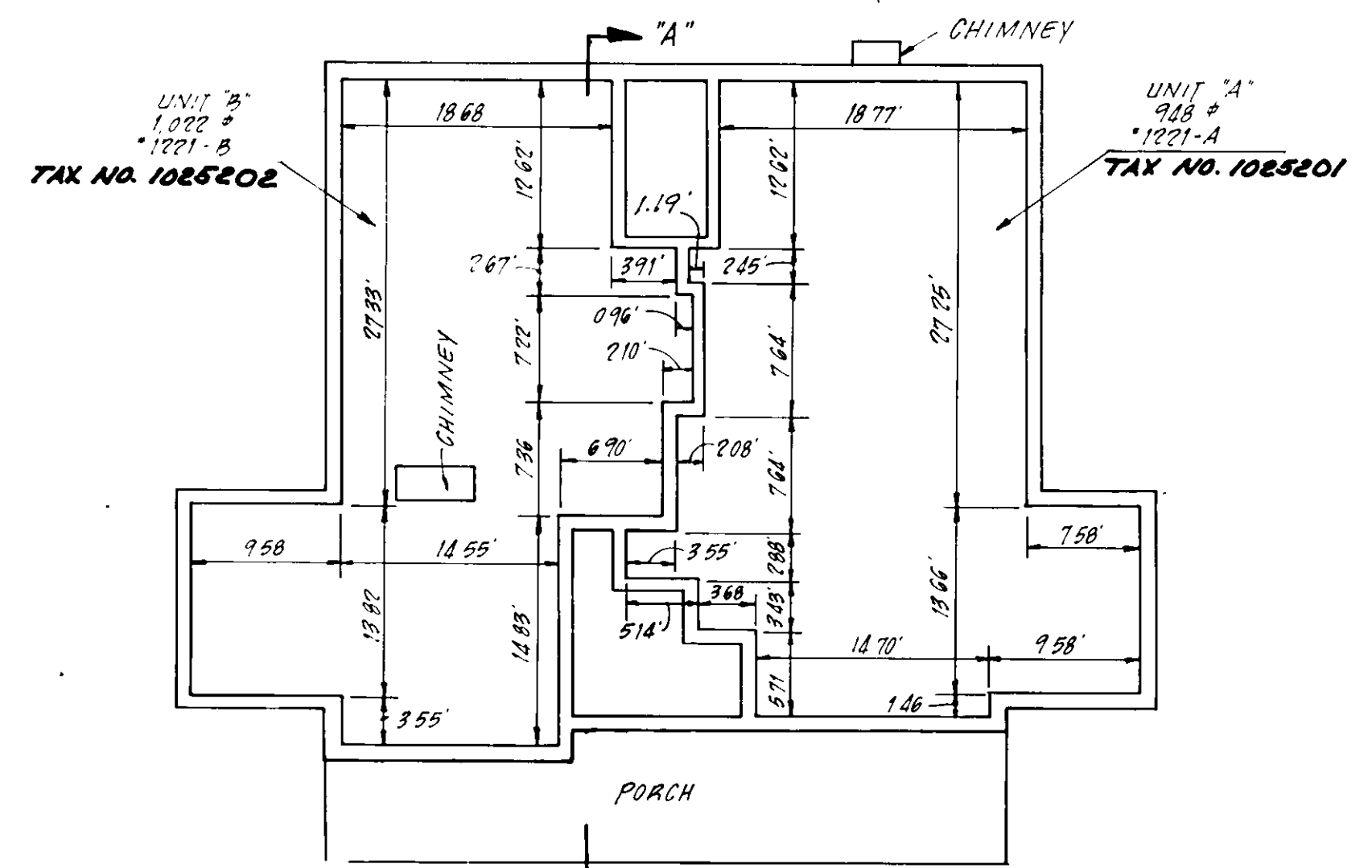
FIRST FLOOR



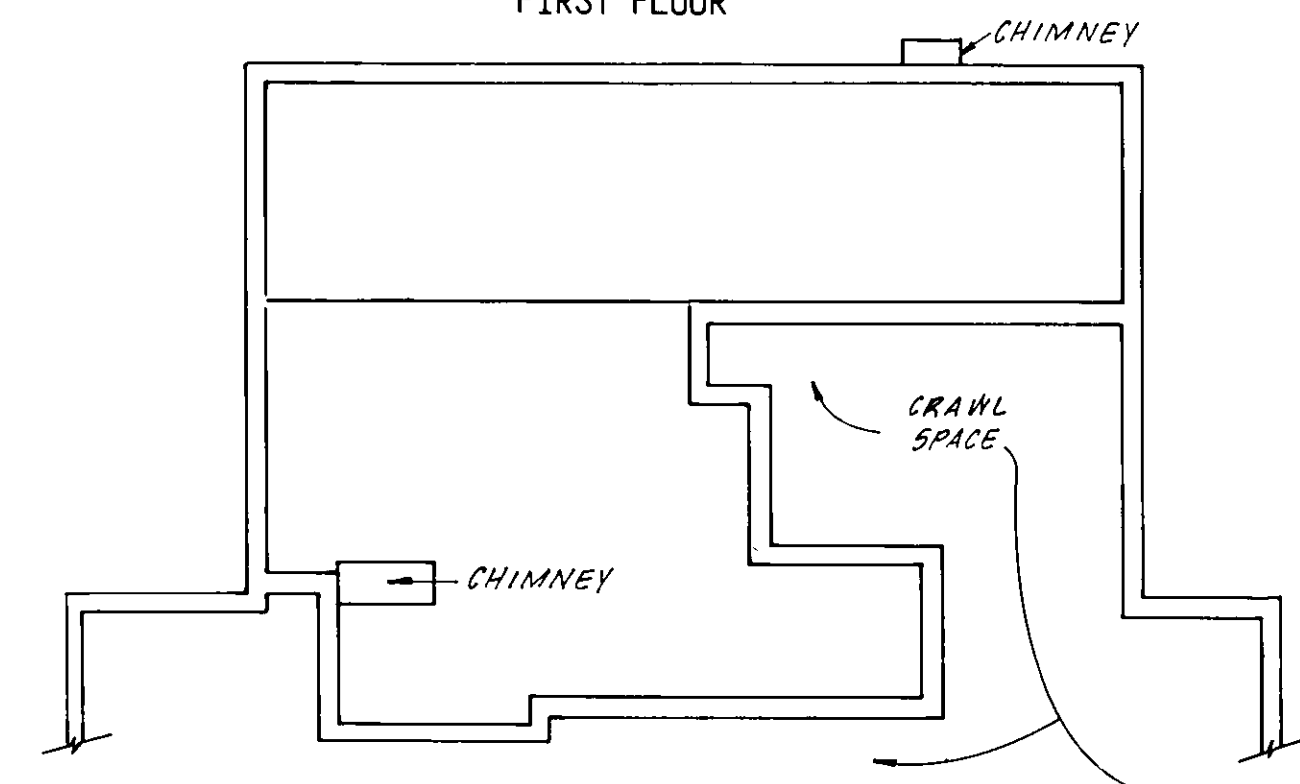
PARTIAL BASEMENT
SCALE 1" = 30'



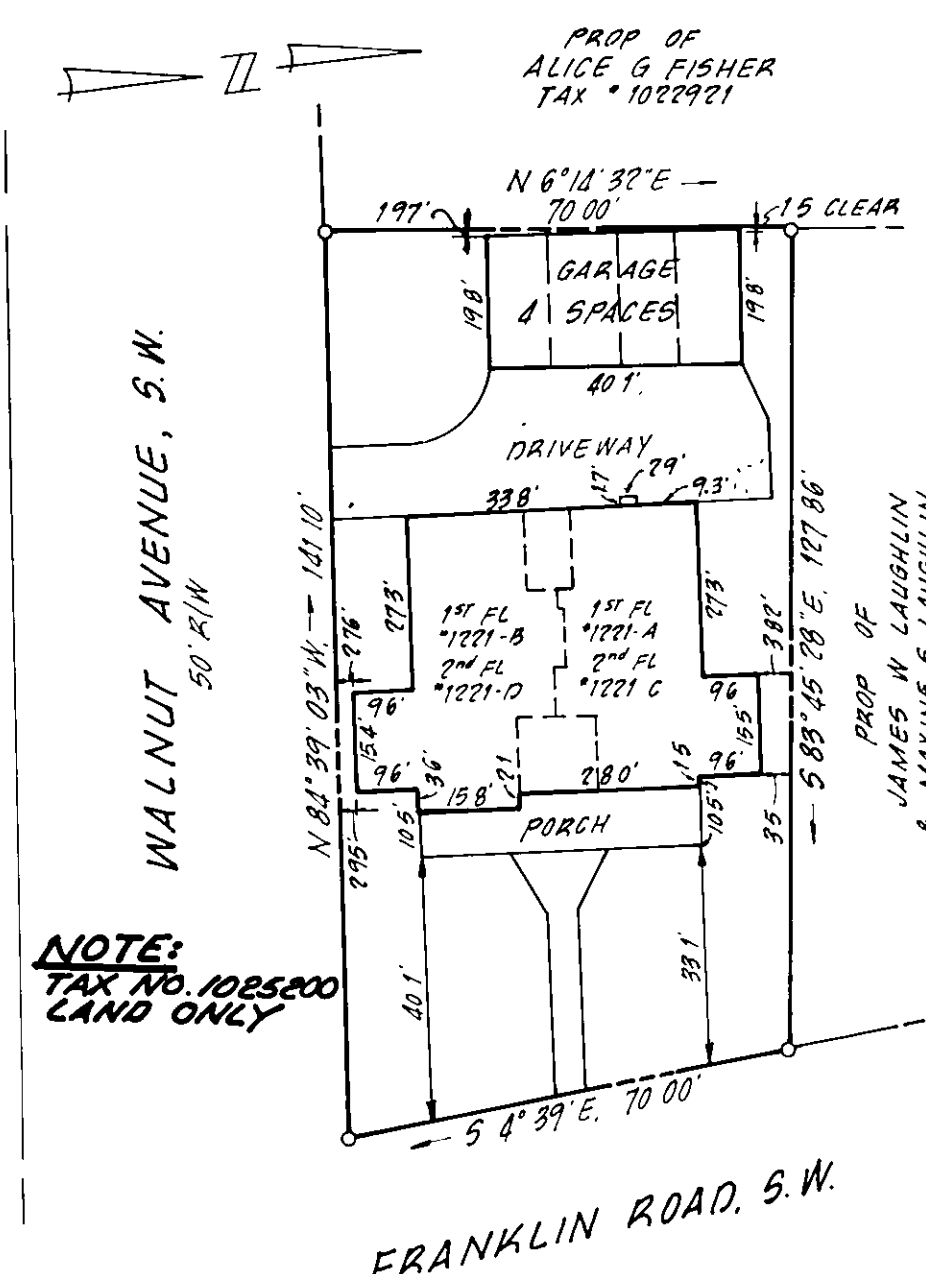
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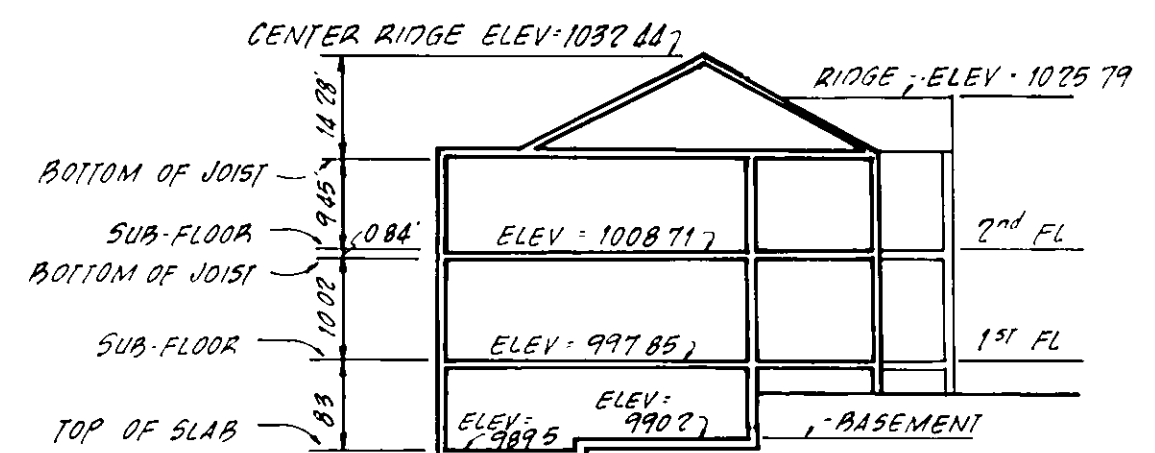
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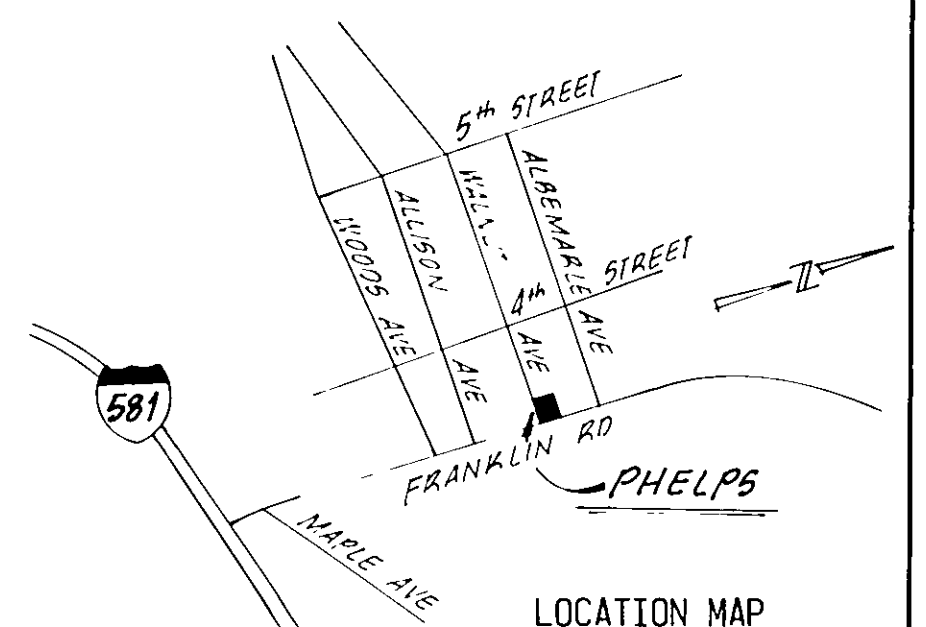
PARTIAL BASEMENT
SCALE 1" = 10'



SITE PLAN
SCALE 1" = 30'



SECTION AA
SCALE 1" = 30'



LOCATION MAP

SURVEYOR'S CERTIFICATE

NO SCALE

"I HEREBY CERTIFY THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF ONE (1) SHEET, IS CORRECT THAT IT IS A SUBDIVISION OF LAND AND BUILDING ENTITLED "PHELPS PLACE CONDOMINIUMS" AS RECORDED AMONG THE LAND RECORDS OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK PAGE AND OF THE IMPROVEMENTS LOCATED THEREON CONSISTING OF ONE (1) BUILDING AND A GARAGE CONTAINING FOUR (4) UNITS AND THAT IT HAS BEEN PREPARED PURSUANT TO AND IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF CHAPTER 4.2 IN TITLE 55 OF THE CODE OF VIRGINIA 1950, AS AMENDED, I.E., THE CONDOMINIUM ACT "

I FURTHER CERTIFY THAT THE LOCATIONS AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND THAT, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS. WE FURTHER CERTIFY THAT ALL CONDOMINIUM UNITS, OR PORTIONS THEREOF, DEPICTED ON THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION HAVE BEEN SUBSTANTIALLY COMPLETED.

THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF PHELPS PLACE CONDOMINIUMS CONTAINS 9,339 SQUARE FEET

Buford T. Lumsden, L.S.
BUFORD T. LUMSDEN, L.S.

26 AUG. 1980
DATE

NOTE

1 INCLUDED AS A PART OF EACH UNIT IS THE PLASTER WALL COVERING, ENCLOSING SUCH UNIT WHICH IS ASSUMED TO BE 3/4" THICK. ALL DIMENSIONS SHOWN ON THIS PLAT ARE INTERIOR DIMENSIONS CALCULATED FROM INSIDE OF WALL STRUCTURE TO INSIDE OF WALL STRUCTURE

LEGEND

"1221 A DEMOTES STREET ADDRESS AND UNIT NO.
948 # DEMOTES FLOOR AREA (SQ. FT.)
DEMOTES GENERAL COMMON ELEMENT

ENGINEER'S CERTIFICATE

I, GUY W. BUFORD, A REGISTERED ENGINEER IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THIS LOCATION PLAT, EXHIBIT "A", ACCURATELY SHOWS THE UNITS DELINEATED AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 PARAGRAPH (B) OF THE CONDOMINIUM ACT. I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED GIVEN UNDER MY HAND THIS 26 DAY OF AUGUST, 1980

Guy W. Buford
GUY W. BUFORD, P.E.

EXHIBIT "A"
**"PHELPS PLACE"
CONDOMINIUMS**
PROPERTY OF
**CAROLINA DEVELOPMENT CORPORATION,
A SOUTH CAROLINA CORPORATION**

SITUATED AT THE CORNER OF
WALNUT AVE. & FRANKLIN RD.
ROANOKE, VIRGINIA
SCALE: AS NOTED DATE: 14 AUG. 1980
BUFORD T. LUMSDEN & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA