PROPERTY OF

TRUSTEES OF EMRIST

EMSCORAL CHURCH

\$ 83' 33' 12' E. — 236 80' (MAP)

\$ 83' 33' 12' E. — 736 90' (AGUAL)

\$ 83' 33' 12' E. — 736 90' (AGUAL)

\$ 83' 33' 12' W. 243 70'

ALBEMARLE AVENUE, S. W.

50 R/W

LEGEND:

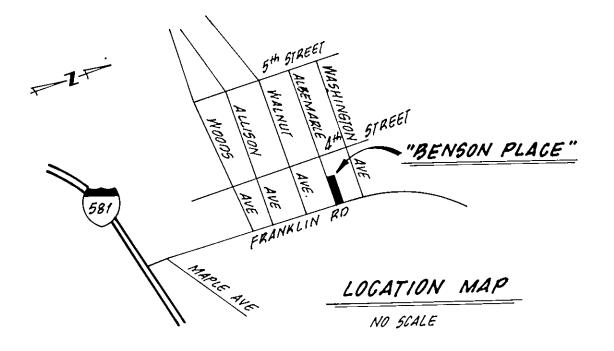
CERTIFIED CORRECT

BUFORD T. LUMSDEN

LAND SURVEYOR ROANOKE, VA.

14 NOV. 1980

* 353 · 20 948 ^{\$} DENOTES STREET ADDRESS AND UNIT NO.
DENOTES FLOOR AREA (SQ. FT.)
DENOTES LIMITED COMMON ELEMENT
DENOTES GENERAL COMMON ELEMENT



SURVEYOR'S CERTIFICATE

241.

"I HEREBY CERTIFY THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF THREE (3) SHEETS. IS CORRECT: THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED "BENSON 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 FOUR (4) BUILDINGS CONTAINING TWENTY (20) 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 "BENSON PLACE" CONDOMINIUMS IS 0.328 ACRES OF LAND.

IFORD	T	LUMSDEN.	1.	S.	DATE	

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS INSTRUMENT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON _______. 1981, AT _' ' O'CLOCK ___.M.

TESTE: PATSY TESTERMAN. CLERK

DEPUTY CLERK

EXHIBIT "A"

"BENSON PLACE" CONDOMINIUMS

PROPERTY OF

CAROLINA DEVELOPMENT CORPORATION, A SOUTH CAROLINA CORPORATION

SITUATED AT THE INTERSECTION OF FRANKLIN ROAD & ALBEMARLE AVE., S.W. ROANOKE, VIRGINIA

SCALE:1" = 20' DATE: 14 NOV. 1980

BUFORD T LUMSDEN & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYORS

ROANOKE, VIRGINIA

SHEET 1 OF 3 #80 218 B