



5 83° 33' 12" E, — 236 80' (MAP)
5 83° 37' 27" E, — 236 98' (ACTUAL)

ALBEMARLE AVENUE, S.W.
50' B/W

FRANKLIN ROAD, S.W.

LEGEND:

*353-20 DENOTES STREET ADDRESS AND UNIT NO.
948 6 DENOTES FLOOR AREA (SQ. FT.)
 DENOTES LIMITED COMMON ELEMENT
 DENOTES GENERAL COMMON ELEMENT



NO SCALE

SURVEYOR'S CERTIFICATE

"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.

BUFORD T. LUMSDEN, L. 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

CERTIFIED CORRECT

BUFORD T. LUMSDEN
LAND SURVEYOR
ROANOKE, VA.
14 NOV. 1980

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