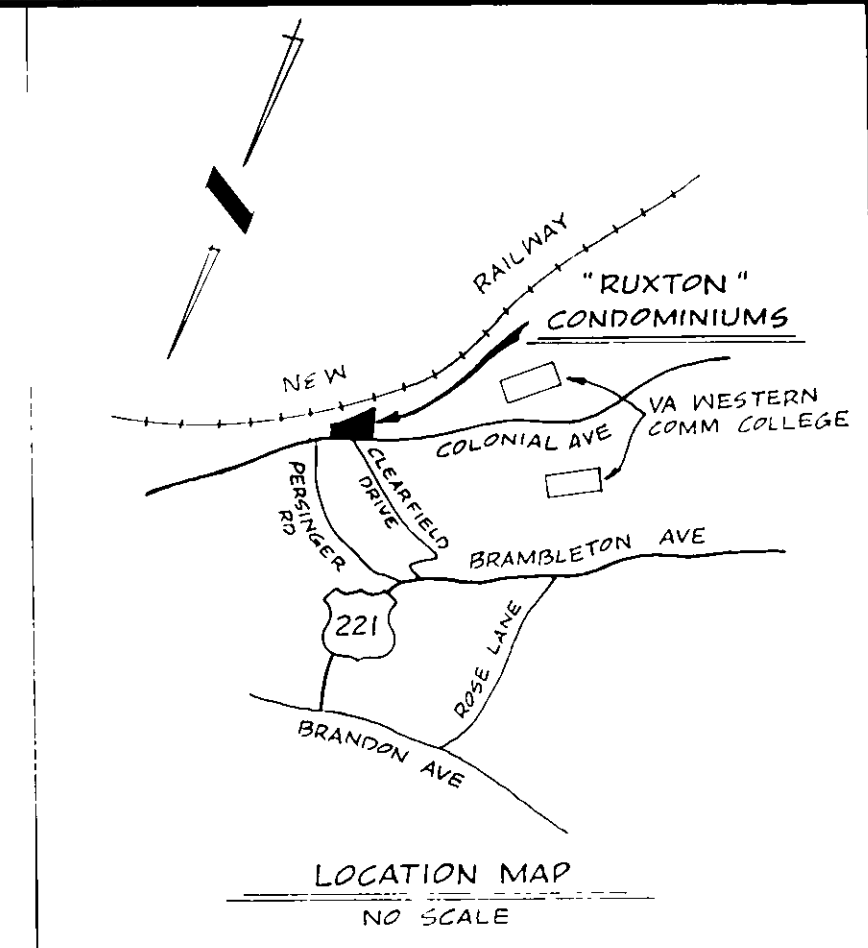
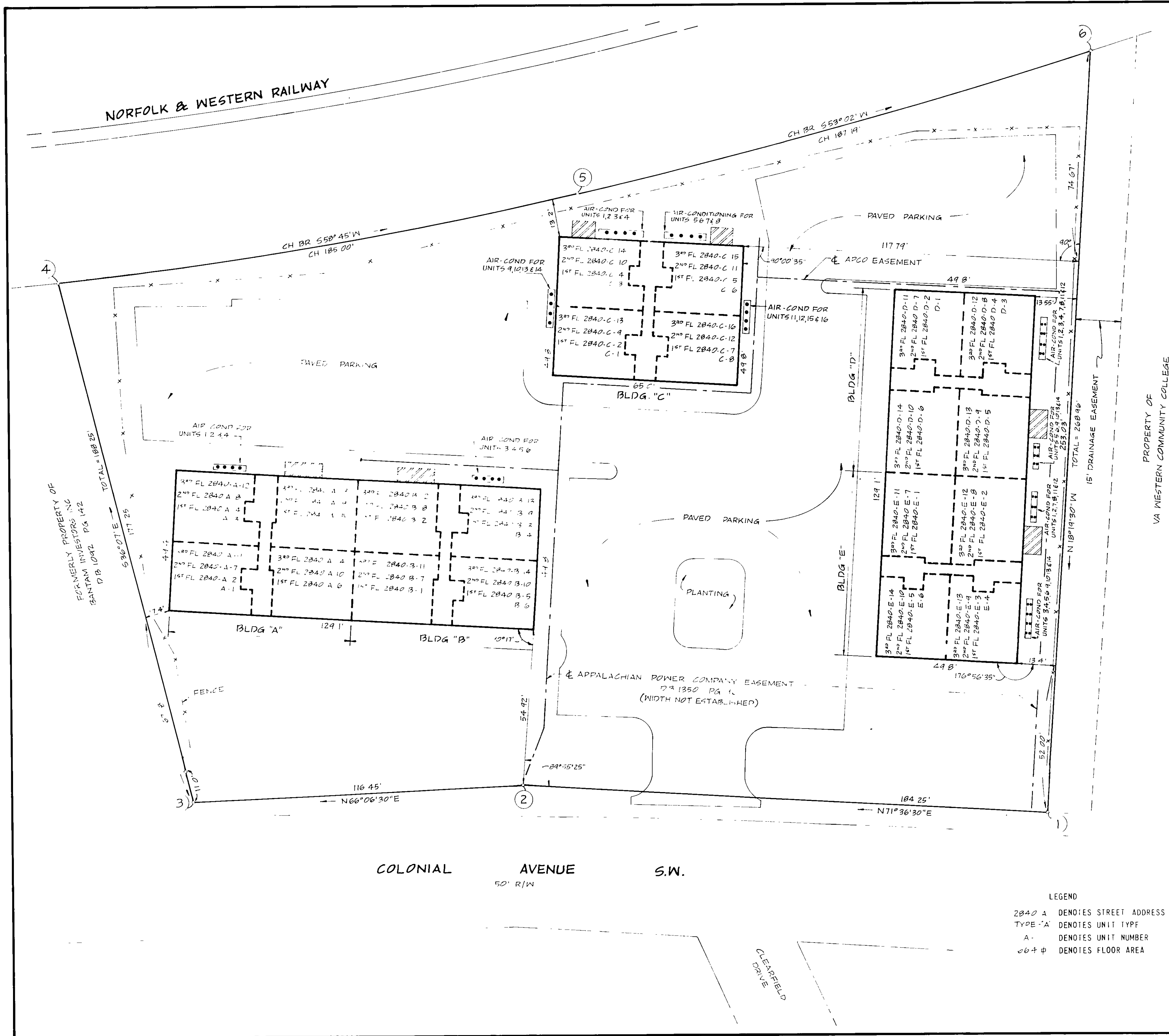




SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF THREE (3) SHEETS IS CORRECT: THAT IT IS A SUBDIVISION OF LAND AND BUILDING ENTITLED "RUXTON 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 FIVE (5) BUILDINGS AND THAT IT HAS BEEN PREPARED PURSUANT TO AND IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF CHAPTER 4.2 IN TITLE 55-79.58 (a) 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 RUXTON CONDOMINIUMS CONTAINS 72,745 SQUARE FEET (1.67 AC.).

BUFORD T. LUMSDEN, L. S.

DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ANNEXED IS ADMITTED TO RECORD ON THE . . . DAY OF . . . 1981, AT . . . O'CLOCK . . . M.
TESTE: PATSY TESTERMAN, CLERK

DEPUTY CLERK: . . .

EXHIBIT "A" RUXTON CONDOMINIUMS

OWNER
RUXTON ASSOCIATES,
A LIMITED PARTNERSHIP

SITUATED ALONG COLONIAL AVE SW
ROANOKE, VIRGINIA

SCALE 1" = 20' DATE 23 FEB 1981

BUFORD T. LUMSDEN & ASSOCIATES, PC
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA

LEGEND
2840 A DENOTES STREET ADDRESS
TYPE "A" DENOTES UNIT TYPE
A- DENOTES UNIT NUMBER
664 # DENOTES FLOOR AREA