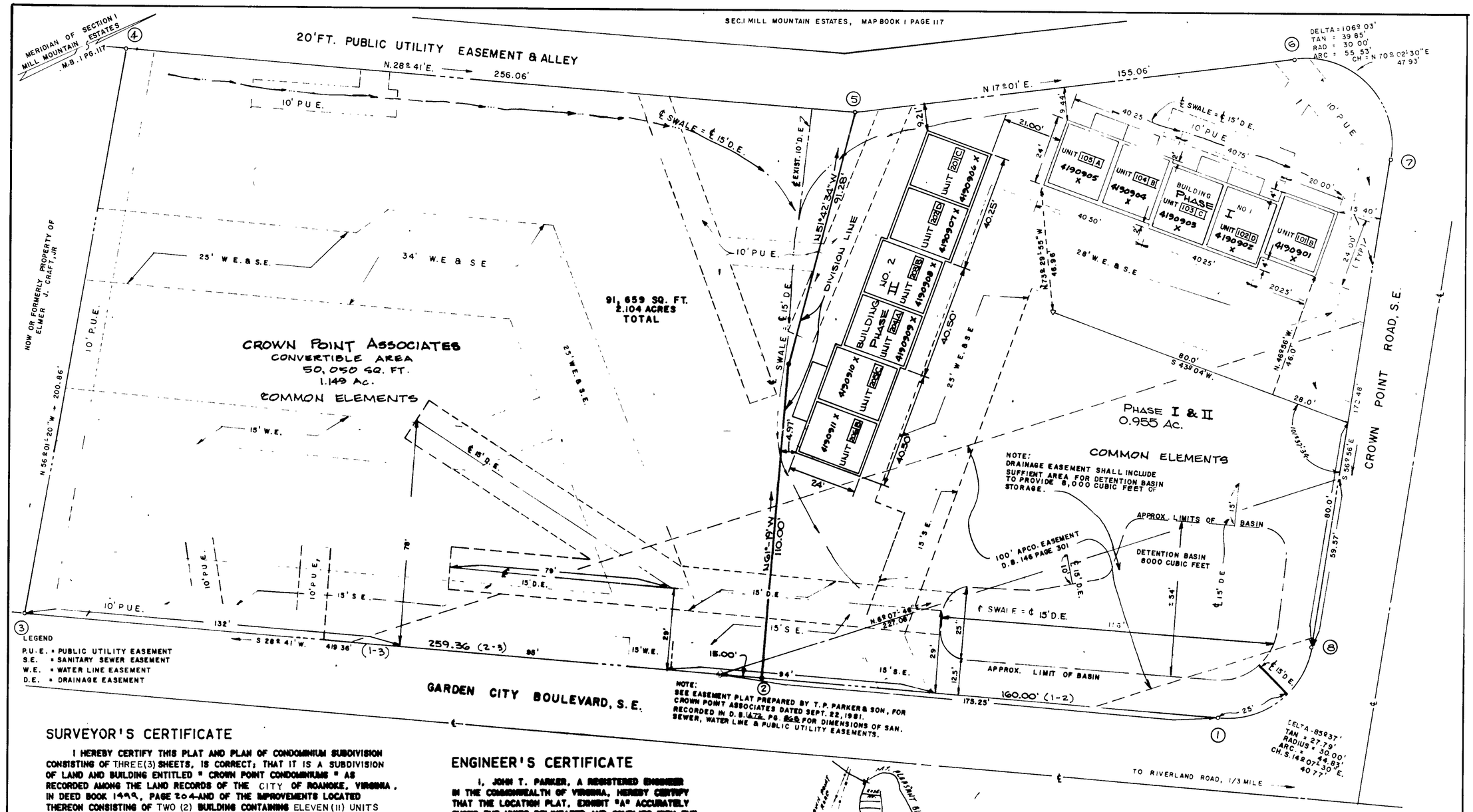


SURVEYOR'S CERTIFICATE

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 BUILDING ENTITLED " CROWN POINT CONDOMINIUMS " AS RECORDED AMONG THE LAND RECORDS OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1499, PAGE 204-AND OF THE IMPROVEMENTS LOCATED THEREON CONSISTING OF TWO (2) BUILDING CONTAINING ELEVEN (11) 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 FUTHER CERTIFY THAT THE LOCATIONS OF THE BUILDING 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. I FUTHER CERTIFY THAT CONDOMINIUM UNITS 101-B AND 102-D DEPICTED ON THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION HAVE BEEN SUBSTANTIALLY COMPLETED. ALL OTHER UNITS ARE NOT YET COMPLETE.

THE TOTAL AREA INCLUDED WITHIN THE BOUNDARY OF CROWN POINT CONDOMINIUM CONTAINS 91,659 SQUARE FEET.

John T. Parker — FEB. 23, 1984

JOHN T. PARKER, LAND SURVEYOR LIC. # 1076 — DATE

ENGINEER'S CERTIFICATE

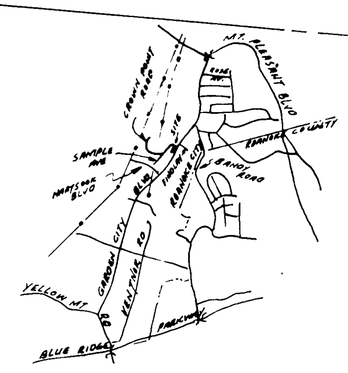
I, JOHN T. PARKER, A REGISTERED ENGINEER IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THE LOCATION PLAT, EXHIBIT "A" ACCURATELY SHOWS THE UNITS DELINEATED AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79-56, PARAGRAPH (B) OF THE CONDOMINIUM ACT. I FUTHER CERTIFY THAT UNITS 101-B AND 102-D THEREON DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED. ALL OTHER UNITS ARE NOT YET COMPLETE. GIVEN UNDER MY HAND THIS 23 DAY OF FEB. ,1984

John T. Parker

JOHN T. PARKER, P.E. LIC. #5447

COMMONWEALTH OF VIRGINIA — JOHN T. PARKER — CIVIL ENGINEER — CERTIFICATE NO. 5447 — CERTIFIED PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA — JOHN T. PARKER — LAND SURVEYOR — CERTIFICATE NO. 1076 — CERTIFIED LAND SURVEYOR



VICINITY MAP

EXHIBIT "A"

CROWN POINT CONDOMINIUMS

PROPERTY OF
CROWN POINT ASSOCIATES
ROANOKE, VIRGINIA

SCALE: 1 = 20'

BY: T. P. PARKER & SON

ENGINEERS & SURVEYORS, INC.
ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 3:07 PM O'CLOCK ON THIS 27TH DAY OF FEBRUARY, 1984
TESTE: PATSY TESTERMAN

BY: Susanne Gregory DEPUTY CLERK

SEPTEMBER 30, 1981
REVISED SEPT. 15, 1982
REVISED FEB. 23, 1984

SHEET 1 OF 3

M.B.1 PG.361

ILLEGAL SUBDIVISION