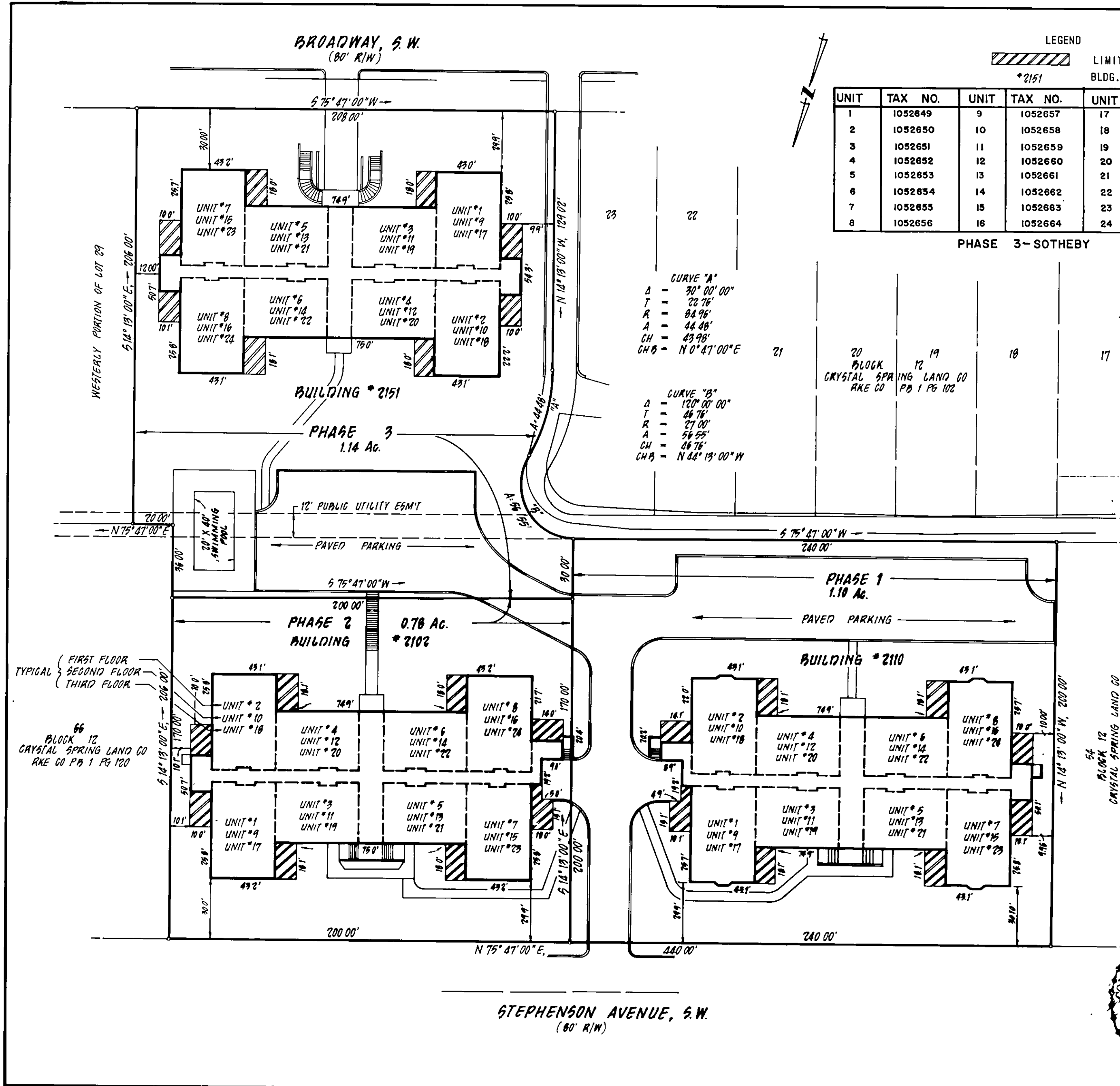




LEGEND

2151 LIMITED COMMON ELEMENT BLDG. NO. & STREET ADDRESS

UNIT	TAX NO.	UNIT	TAX NO.	UNIT	TAX NO.
1	1052649	9	1052657	17	1052665
2	1052650	10	1052658	18	1052666
3	1052651	11	1052659	19	1052667
4	1052652	12	1052660	20	1052668
5	1052653	13	1052661	21	1052669
6	1052654	14	1052662	22	1052670
7	1052655	15	1052663	23	1052671
8	1052656	16	1052664	24	1052672

PHASE 3-SOTHEBY

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF TWO (2) SHEETS, IS CORRECT: THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED, "SOTHEBY SQUARE CONDOMINIUM" AS RECORDED AMONG THE LAND RECORDS OF ROANOKE, VIRGINIA IN DEED BOOK 1522 PAGE 1 AND OF THE IMPROVEMENTS LOCATED THEREON CONSISTING OF ONE (1) BUILDING CONTAINING TWENTY-FOUR (24) UNITS IN PHASE 3, 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 OF 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 PHASE 3 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 SOTHEBY SQUARE CONDOMINIUM PHASE 3 IS 1.14 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 PLAT WAS PRESENTED ON THIS 28 DAY OF MARCH, 1986, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ANNEXED ADMITTED TO RECORD AT 1:25 O'CLOCK P.M.

TESTEE: Patsy Lumsden BY: Susan Gregory
CLERK DEPUTY CLERK

REFERENCE:

SOTHEBY SQUARE CONDOMINIUM, PHASE 1- M.B. 1 PG. 430
SOTHEBY SQUARE CONDOMINIUM, PHASE 2- M.B. 1 PG. 487

EXHIBIT "A"

**SOTHEBY SQUARE CONDOMINIUM
PHASE 3**

SITUATED BETWEEN STEPHENSON AVENUE, S.W.
AND BROADWAY, S.W.
ROANOKE, VIRGINIA

SCALE: 1" = 30' DATE: 10 MARCH 1986

BUFORD T. LUMSDEN & ASSOCIATES, PC
ENGINEERS-SURVEYORS
ROANOKE, VIRGINIA