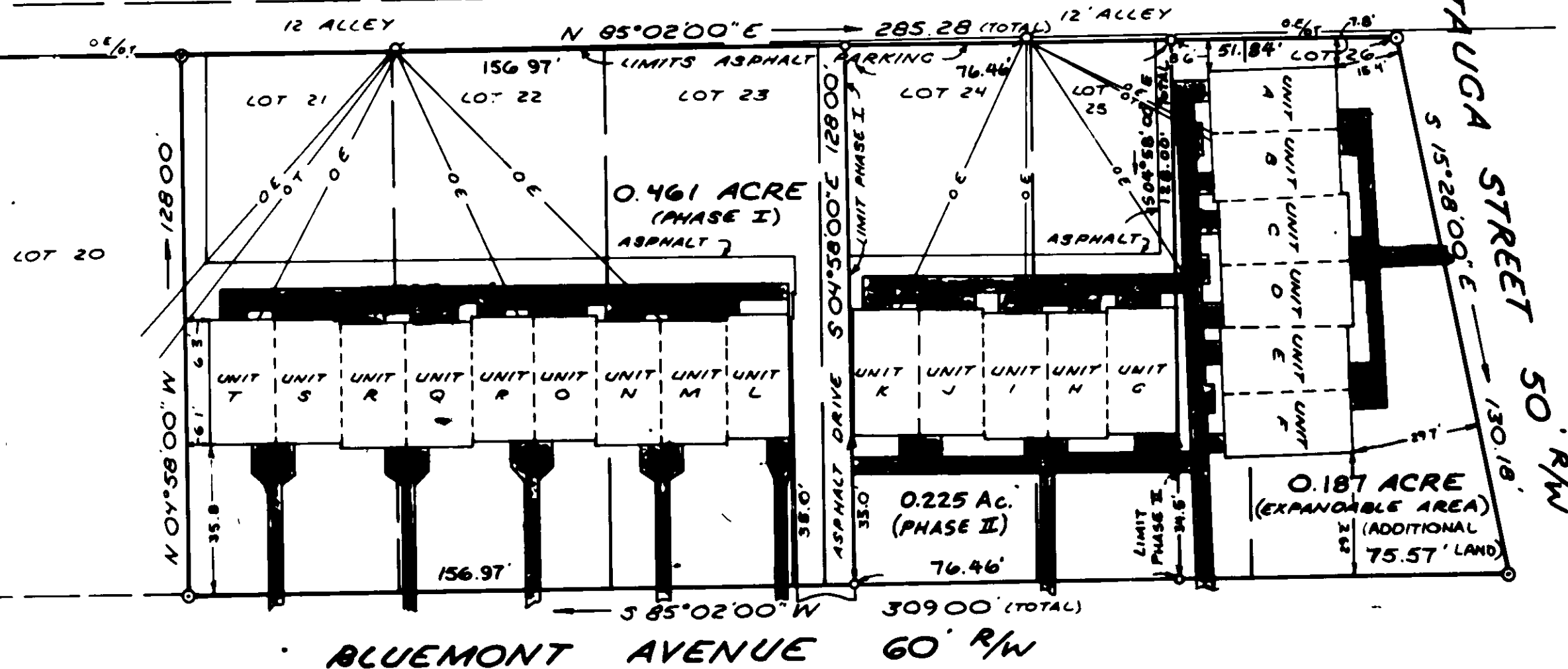


TOTAL ACREAGE - 0.873 ACRE
 PHASE I - 0.461 ACRE
 EXPANDABLE AREA - 0.187 ACRE
 PARKING SPACES - 18 (PHASE I)
 9 (PHASE II)
 PHASE II - 0.225 ACRE

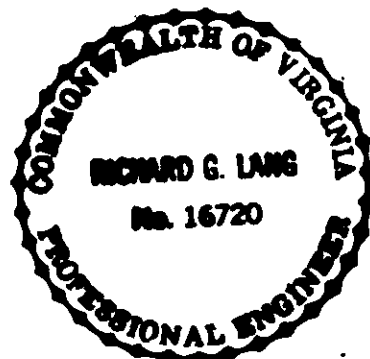


I HEREBY CERTIFY THAT THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF TWO (2) SHEETS, IS CORRECT. THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED RALEIGH PLACE, PHASE I, AS RECORDED AMONG THE LAND RECORDS OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK , PAGE AND OF IMPROVEMENTS LOCATED THEREON CONSISTING OF THREE (3) 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 55-79, 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 VISABLE 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 RALEIGH PLACE, PHASE I IS 0.225 ACRES OF LAND.

Kenneth E. Carlton
 KENNETH E. CARLTON, L.S. (1524)

12-20-88
 DATE



ENGINEER'S CERTIFICATE

I, *Richard G. Lang, P.E.*, A REGISTERED ENGINEER IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THIS LOCATION PLAT ACCURATELY SHOWS THE UNITS DELINEATED AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 PARAGRAPH (b) OF THE CONDOMINIUM ACT. I FURTHER CERTIFY THAT ALL UNIT OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

GIVEN UNDER MY HAND ON THIS 20 DAY OF DECEMBER, 1988.

NOTES

1. INCLUDED AS PART OF EACH UNIT IS THE DRYWALL COVERING ENCLOSING SUCH UNIT. ALL INTERIOR DIMENSIONS SHOWN ON THIS PLAT ARE MEASURED TO THE INSIDE FACE OF WALLS.
2. ALL VERTICAL DIMENSIONS ARE MEASURED FROM SUBFLOOR TO BOTTOM OF JOISTS.
3. UNIT DIMENSIONS SHOWN ARE TYPICAL AND ARE BASED UPON THE MEDIAN OF FIELD MEASUREMENTS OF ALL UNITS. SUBSTANTIALLY ALL DIMENSIONS FALL WITHIN A TOLERANCE OF .08 FEET OF THOSE SHOWN.
4. UNIT FLOOR AREAS ARE BASED ON THE BUILDING PLANS AND ARE WITHIN ONE PERCENT (1%) OF THE ACTUAL AREAS.

LEGEND

- SURVEYED PROPERTY LINE
- DEED LINE
- OVERHEAD UTILITIES
- UTILITY POLE
- SURVEYED TIE LINE
- EXISTING IRON FOUND
- SHADING DENOTES CONCRETE

NOTES

1. LEGAL REFERENCE: DEED BOOK 1227 PAGE 743
2. TAX MAP NUMBER: 1331321
3. PROPERTY NOT IN ANY HUD FLOOD HAZARD ZONE.



IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED ON THIS 20 DAY OF December, 1988, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ATTACHED, IS ADMITTED TO RECORD AT 2:15 O'CLOCK P.M.

TESTEE: *Kenneth E. Carlton*
 CLERK



EXHIBIT 'A'
 RALEIGH PLACE
 SITUATE AT THE INTERSECTION OF
 BLUEMONT AVENUE & MAURY ST.
 CITY OF ROANOKE, VIRGINIA
 SURVEYED MAY, 1988
 JOB NUMBER 987
 SHEET 1 OF 2

AUGUST 26, 1988 - PHASE II (0.225 AC.)