

## LEGEND

LIMITED COMMON AREA GENERAL COMMON AREA ORIENTATION FOR PLAN VIEW

## SURVEYORS CERTIFICATE.

I HEREBY CERTIFY THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF TWO (2) SHEETS, IS CORRECT: THIS IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED "THE CAMBRIDGE CONDOMINIUM" AS RECORDED AMONG THE LAND RECORDS OF ROANOKE, VIRGINIA. IN DEED BOOK \_\_\_\_1692 \_\_\_\_, PAGE \_\_\_\_965 \_AND OF THE IMPROVEMENTS LOCATED HEREON CONSISTING OF ONE (1) BUILDING CONTAINING ONE ( 1 ) UNIT IN PHASE 1, 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 THE PHASE 1 CONDOMINIUM UNIT, DEPICTED ON THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION HAVE BEEN SUBSTANTIALLY COMPLETED.

THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF THE CAMBRIDGE CONDOMIMIUM PHASE 1 IS 0.468 ACRES AND 1.278 ACRES OF

EXPNDABLE LAND. U. Kub Sumsleve

V. KIRK LUMSDEN

L.S. #1428B

## GENERAL NOTES.

- THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. SEE COMMUNITY PANEL NUMBER 510130 0020 C, DATED JUNE 1, 1984.
- 2. FOR INTERIOR DIMENSIONS AND ENGINEER'S CERTIFICATION OF BUILDING, SEE SHEET 2 OF 2.
- 3. THE CAMBRIDGE CONDOMINIUM PHASE I IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, CONDITIONS AND RIGHTS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND BYLAWS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY SPECIFICALLY INCLUDING CROSS EASEMENTS FOR ACCESS AND PARKING.
- 4. A MINIMUM OF 39 PARKING SPACES TO BE PROVIDED FOR PHASE 1.
- THE CAMBRIDGE CONDOMINIUM PHASE 1 IS A COMMERCIAL CONDOMINIUM AND NO UNIT WILL BE SOLD FOR RESIDENTIAL USE.

66 THRU 75, BLOCK 12, MAP OF CRYSTAL SPRING LAND COMPANY AND ONE-HALF ALLEY VACATED BY ROANOKE CITY ORDINANCE #22674 CREATING PARCEL 1 (MAP BOOK 1, PAGE 1241).

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CIT ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS \_ 9\_\_\_DAY OF September, 1993, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT <u>·10:13</u> o'clock <u>A</u> .m.

TESTEE: ARTHUR P. CRUSH, III Tatty Humphreys

EXHIBIT "C"

THE CAMBRIDGE CONDOMINIUM PHASE 1

PROPERTY OF

KINSEY AND BOONE, A VIRGINIA GENERAL PARTNERSHIP

> SITUATED ALONG STEPHENSON AVENUE & McCLANAHAN STREET ROANOKE, VIRGINIA

SCALE: 1'' = 30'DATE: 25 AUGUST 1993

> LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA

> > COMM. # 93-130

THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED

\_\_\_'\_\_\_\_, PG. M. B.