

# SURVEYORS 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 "THE DORCHESTER CONDOMINIUM" AS RECORDED AMONG THE LAND RECORDS OF ROANOKE, VIRGINIA, IN DEED BOOK        PAGE        AND OF THE IMPROVEMENTS LOCATED HEREON CONSISTING OF ONE (1) BUILDING CONTAINING TWO (2) UNITS, THAT IT HAS BEEN PREPARED PURSUANT TO AND IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF CHAPTER 4.2 IN TITLE 55-79.58(g) 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 CONDOMINIUM UNIT, DEPICTED ON THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION HAS BEEN SUBSTANTIALLY COMPLETED.

THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF THE DORCHESTER CONDOMINIUM IS 0.20 ACRES.

V. Kirk Lumsden  
V. KIRK LUMSDEN L.S. #1428B

10/19/94  
DATE

# GENERAL NOTES

1. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. SEE COMMUNITY PANEL NUMBER 51161C 0044 D, DATED OCTOBER 15, 1993.
2. FOR INTERIOR DIMENSIONS AND ENGINEER'S CERTIFICATION OF BUILDING, SEE SHEET 2 OF 2.
3. THE DORCHESTER CONDOMINIUM 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.
4. PARKING SPACES TO BE PROVIDED.
5. THE DORCHESTER CONDOMINIUM IS A FOR RESIDENTIAL USE.

# LEGAL REFERENCE: D.B. 1712, PG. 1510

ROY C. KINSEY, III - ORIGINAL LOT 6 REVISED SUBDIVISION SECTION #11 CRYSTAL SPRING LAND COMPANY (RKE. CO.) P.B. 1, PG. 102-103.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 25th DAY OF October, 1994, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD AT 10:20 O'CLOCK A. M.

TESTEE: ARTHUR B. CRUSH, III

Levy Testerman  
DEPUTY CLERK

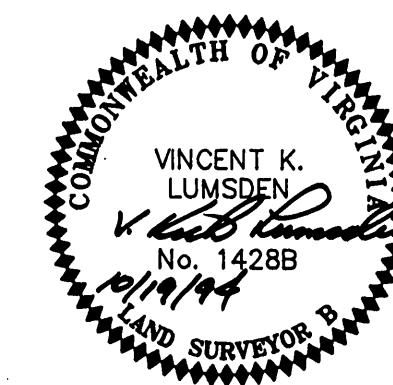
EXHIBIT "A"

# THE DORCHESTER CONDOMINIUM

PROPERTY OF

ROY C. KINSEY III

SITUATED ALONG AT THE INTERSECTION  
OF BROADWAY, S.W. & LONGVIEW AVE., S.W.  
ROANOKE, VIRGINIA



SCALE: 1" = 20' DATE: 19 SEPTEMBER 1994

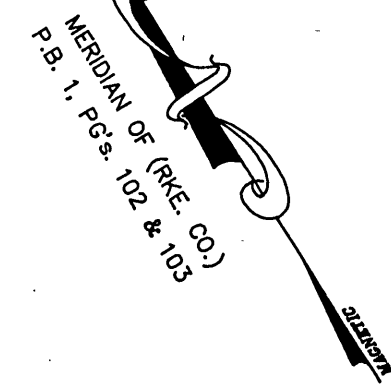
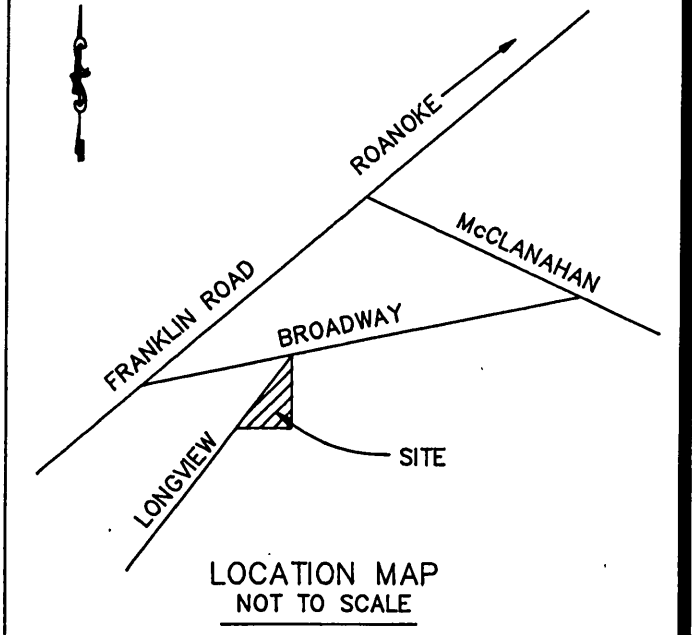
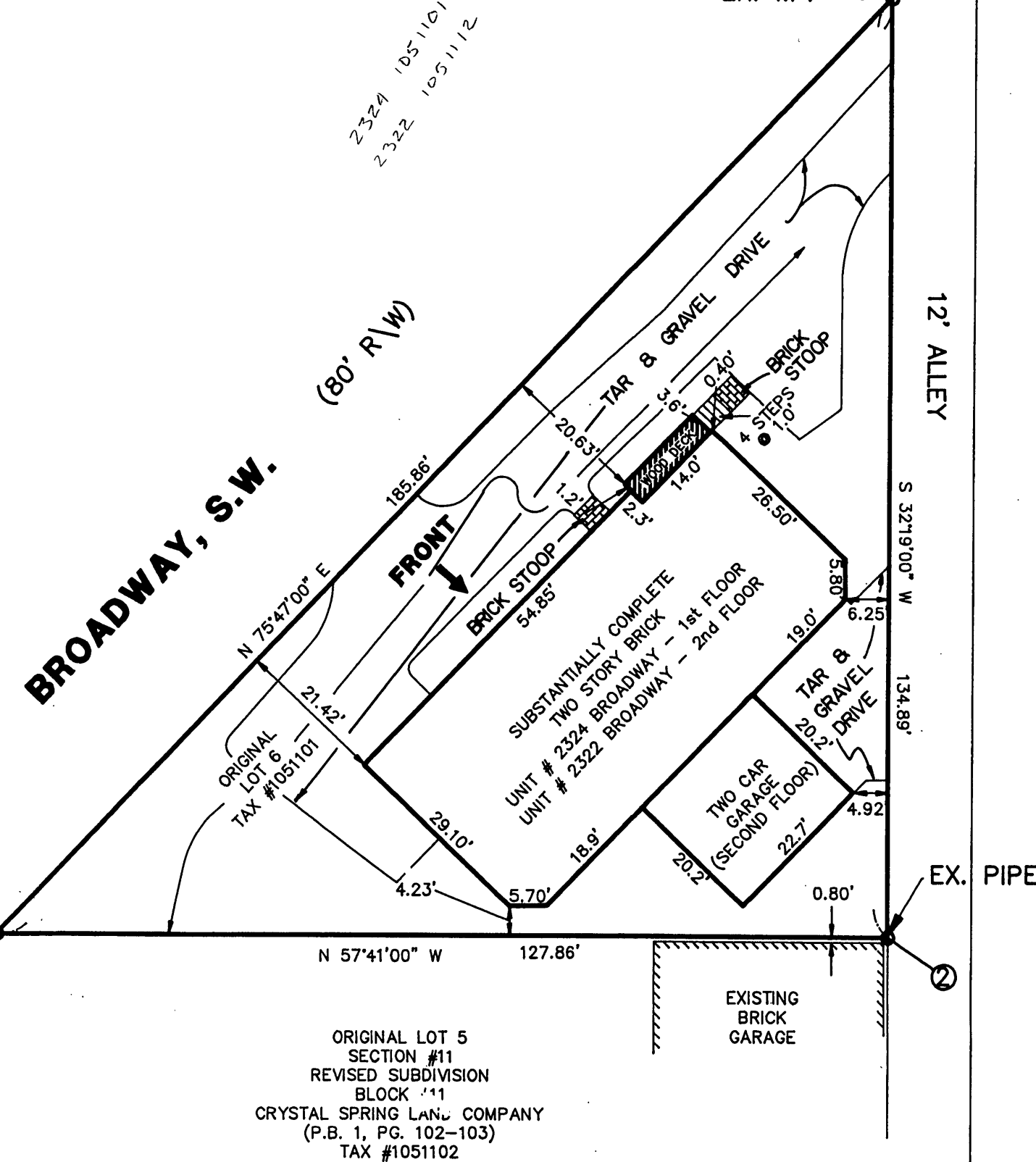
LUMSDEN ASSOCIATES, P.C.  
ENGINEERS - SURVEYORS - PLANNERS  
ROANOKE, VIRGINIA

COMM. #94-360

THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED

# LEGEND

- LIMITED COMMON AREA
- GENERAL COMMON AREA
- ORIENTATION FOR PLAN VIEW



LONGVIEW  
AVENUE, S.W.  
(80' R/W)