

NOTE: THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.

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 "WALNUT HILL CONDOMINIUMS" AS RECORDED AMONG THE LAND RECORDS OF ROANOKE, VIRGINIA IN DEED BOOK _____, PAGE _____ AND OF THE IMPROVEMENTS LOCATED THEREON CONSISTING OF ONE (1) BUILDING CONTAINING FOUR (4) 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 (2) OF THE 1950 CODE OF VIRGINIA, 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. I FURTHER CERTIFY THAT ALL CONDOMINIUM UNITS, OR PORTIONS THEREOF, DEPICTED ON THIS PLAT OR PLAN OF CONDOMINIUM SUBDIVISION HAVE BEEN SUBSTANTIALLY COMPLETED.

THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF WALNUT HILL CONDOMINIUMS IS 12,097 SQUARE FEET (AFTER DEDICATION OF AREA FOR STREET USE).

Jack G. Bess
JACK G. BESS, VA. L.S. NO. 1070

JULY 9, 1996
DATE

Stuart A. Barbour, Jr.
STUART A. BARBOUR, JR. OWNER

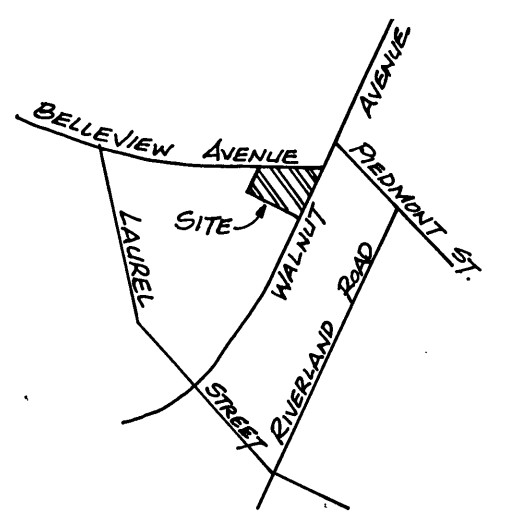
JULY 11, 1996
DATE

- NOTES: 1. SOURCE OF TITLE IS INSTRUMENT RECORDED IN THE ROANOKE CITY CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 1736 AT PAGE 192.
2. THE SUBJECT PROPERTY IS ZONED RM-2.
3. THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A.
4. INCLUDED AS A PART OF EACH UNIT IS THE DRYWALL COVERING ENCLOSING SUCH UNIT. ALL HORIZONTAL DIMENSIONS SHOWN ON THIS PLAT ARE INTERIOR DIMENSIONS CALCULATED FROM INSIDE FACE OF STUDS TO INSIDE FACE OF STUDS. ALL VERTICAL DIMENSIONS ARE CALCULATED FROM SUBFLOORING TO BOTTOM OF CEILING JOISTS.
5. 297 SQ. FT. IS DEDICATED HEREON TO THE CITY OF ROANOKE FOR STREET USE.

STATE OF VIRGINIA TO WIT:
COUNTY ROANOKE CITY ROANOKE

I, Deborah H. Coates, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT STUART A. BARBOUR, JR. HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 16TH DAY OF JULY, 1996.

Deborah H. Coates Nov. 30, 1997
NOTARY PUBLIC MY COMMISSION EXPIRES

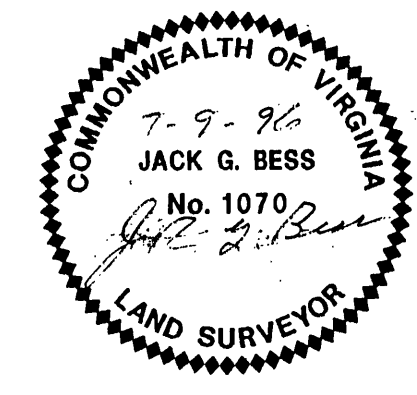


VICINITY MAP

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 2:35 O'CLOCK P.M. ON THIS 2nd DAY OF August, 1996.

TESTE: ARTHUR B. CRUSH, III, CLERK

BY: Jenna Testerman
DEPUTY CLERK



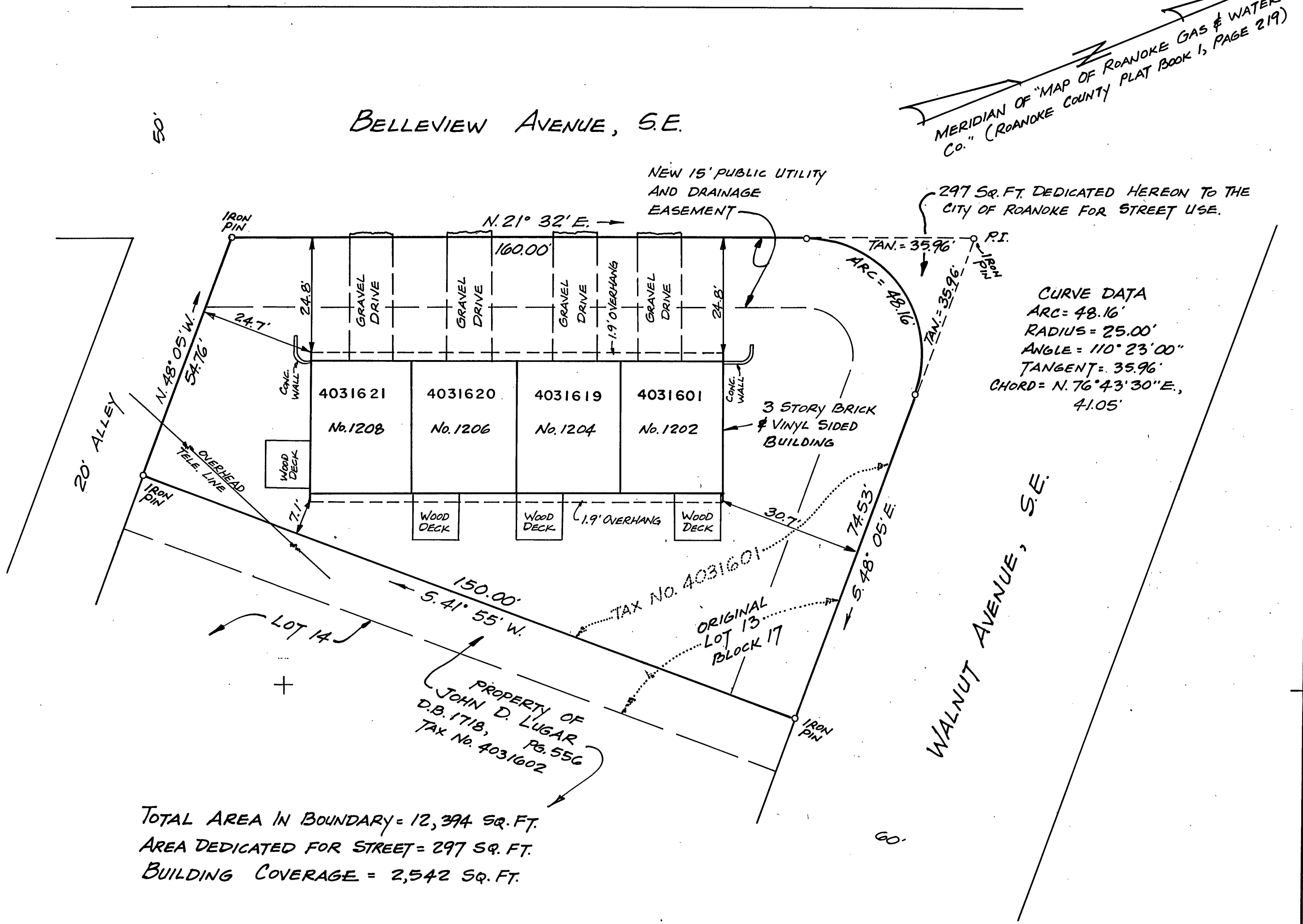
SHEET 1 OF 2
EXHIBIT "A"
WALNUT HILL CONDOMINIUMS - PHASE I
BEING A DIVISION OF THE MAJOR WESTERLY PORTION OF LOT 13, BLOCK 17, MAP OF ROANOKE, GAS & WATER CO. (ROANOKE CO. PLAT BOOK 1, PAGE 219)
OWNED BY STUART A. BARBOUR, JR.

ROANOKE,
SCALE: 1" = 20'

VIRGINIA
JULY 2, 1996

BY: JACK G. BESS
LAND SURVEYOR
5422 STARKEY RD. SW
ROANOKE, VA. 24014

N.B. J-20



CURVE DATA

ARC = 48.16'
RADIUS = 25.00'
ANGLE = 110° 23' 00"
TANGENT = 35.96'
CHORD = N. 76° 43' 30" E., 41.05'

TOTAL AREA IN BOUNDARY = 12,394 SQ. FT.
AREA DEDICATED FOR STREET = 297 SQ. FT.
BUILDING COVERAGE = 2,542 SQ. FT.