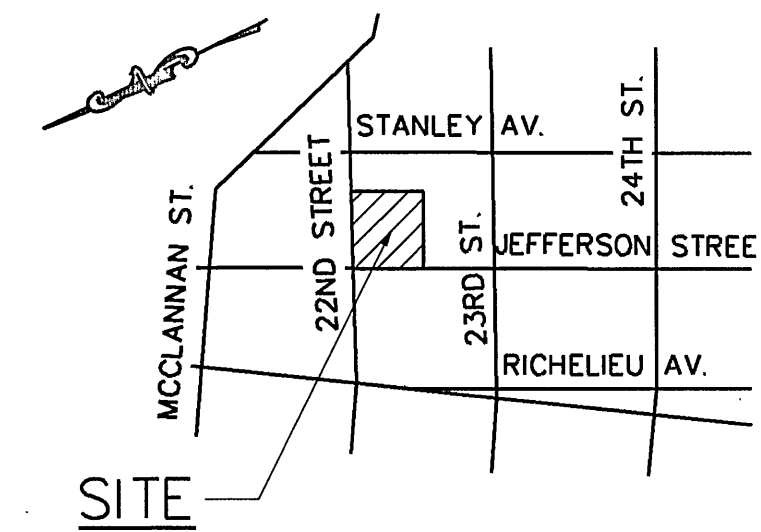


GENERAL NOTES:

1. THIS PROPERTY AS SHOWN HEREON DOES NOT FALL WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #51161C0048D DATED OCTOBER 15, 1993. FLOOD ZONE "X".
2. FOR INTERIOR DIMENSIONS & ENGINEER'S CERTIFICATION OF BUILDINGS, SEE SHEET 2 OF 3 AND 3 OF 3.
3. SUBJECT TO ALL EASEMENTS, RESERVATIONS, CONDITIONS AND RIGHTS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND BY LAWS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON.
5. LEGAL REFERENCES:
"SOUTH JEFFERSON PLACE", A CONDOMINIUM, PROPERTY OF RADFORD & COMPANY, A VIRGINIA CORPORATION, D.B. 1767, PAGE 1644.
6. IRON PINS WERE FOUND AT ALL CORNERS UNLESS DENOTED OTHERWISE.
7. ALL UNITS ARE SUBSTANTIALLY COMPLETE.

MERIDIAN OF
CRYSTAL SPRING LAND CO.
M.B. 1, PG. 102 & 103

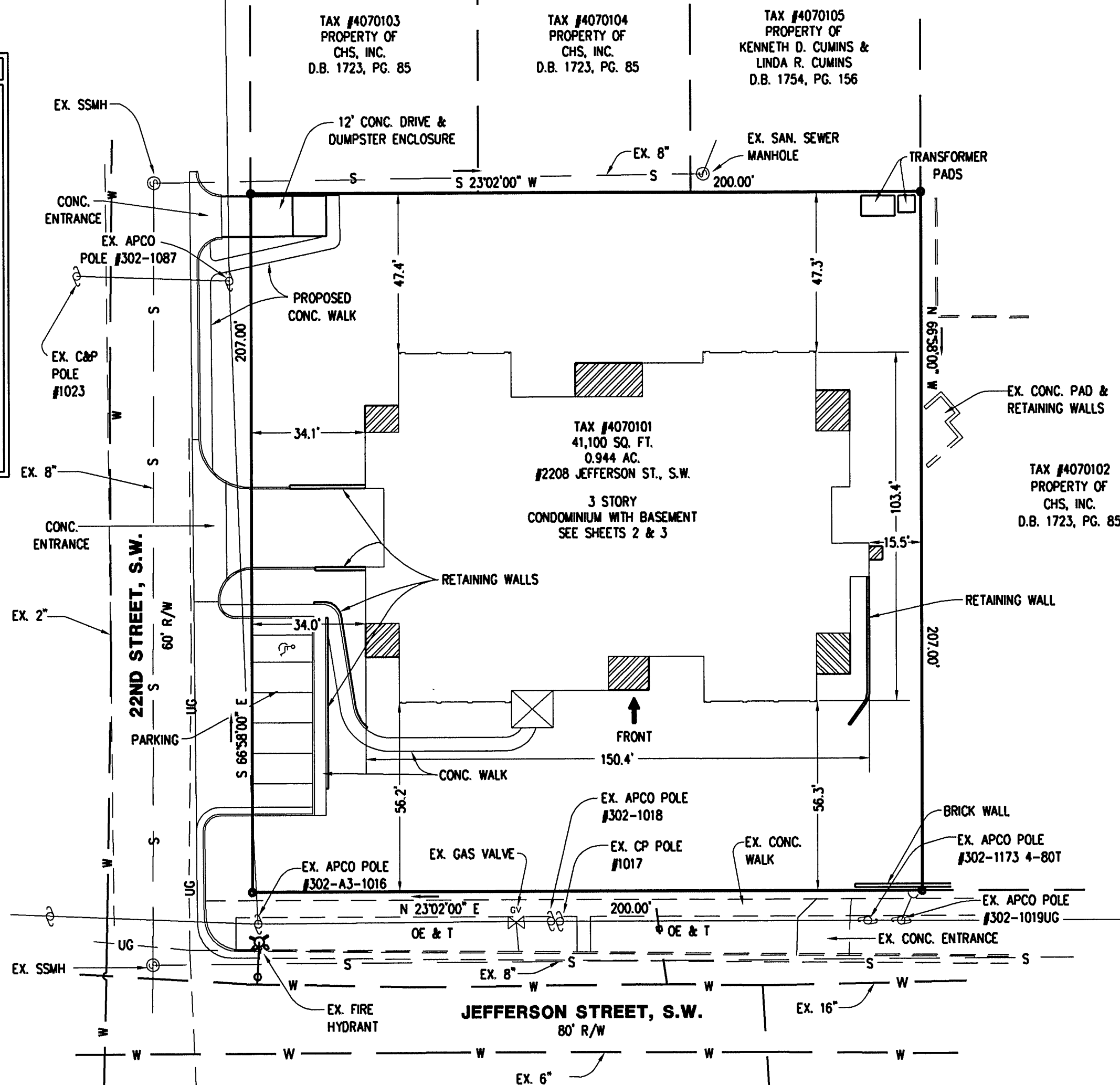


LOCATION MAP

NO SCALE

LEGEND

↑	ORIENTATION FOR PLAN VIEW
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
M.B.	MAP BOOK
☆	LAMP POST
EX.	EXISTING
-S-	SANITARY SEWER
-W-	WATER LINE
SSMH	SANITARY SEWER MANHOLE
—	GUY WIRE
UG	UNDERGROUND GAS LINE
OE & T	OVERHEAD ELECTRIC & TELEPHONE LINE
▨	DENOTES LIMITED COMMON AREA



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF 3 SHEETS, IS CORRECT, THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED "SOUTH JEFFERSON PLACE", A CONDOMINIUM RECORDED AMONG THE LAND RECORDS OF CITY OF ROANOKE, VIRGINIA IN D.B. _____, PAGE _____, AND THAT THE IMPROVEMENTS LOCATED THEREON CONSISTING OF ONE (1) BUILDING CONTAINING 17 UNITS AND FURTHER 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 LOCATION 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 CONDOMINIUM UNITS, OR PORTIONS THEREOF, DEPICTED ON THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION HAVE BEEN SUBSTANTIALLY COMPLETED AS NOTED HEREON. THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF "SOUTH JEFFERSON PLACE", A CONDOMINIUM IS 0.944 ACRES.

Timothy Hoelzle
TIMOTHY HOELZLE, L.S. No. 1754

August 8, 1997
DATE



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS PLAT WAS PRESENTED ON THIS 12 DAY OF August 1997, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 11:00 O'CLOCK A.M.

TESTEE: Arthur B. Crush, III
CLERK

BY: Patty Humphrey
DEPUTY CLERK

PLAT OF
"SOUTH JEFFERSON PLACE"
A CONDOMINIUM

PROPERTY OF
RADFORD & COMPANY

SITUATED ALONG JEFFERSON STREET
AND 22ND STREET
ROANOKE, VIRGINIA

SCALE: 1" = 30' DATE: 8 AUGUST 1997

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

COMM. #95-489