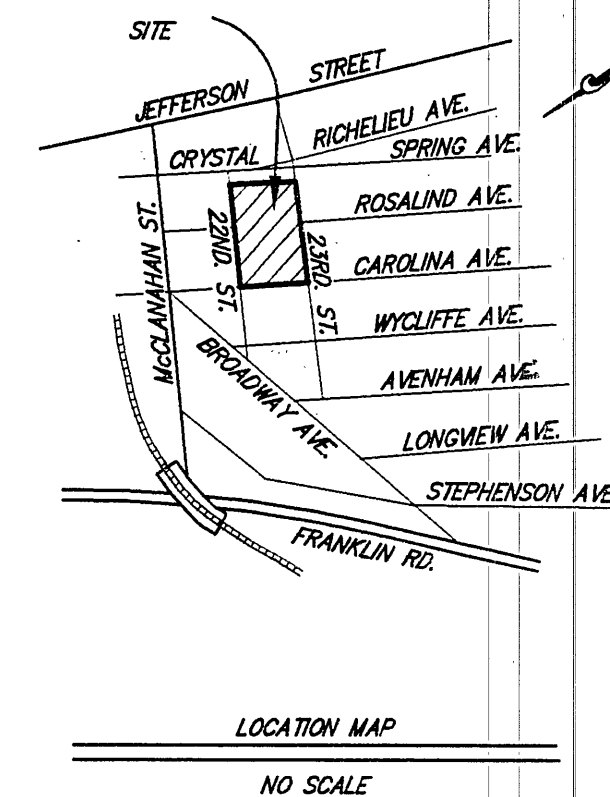


CRYSTAL SPRING LAND COMPANY  
M.B. 1, PG. 102-103

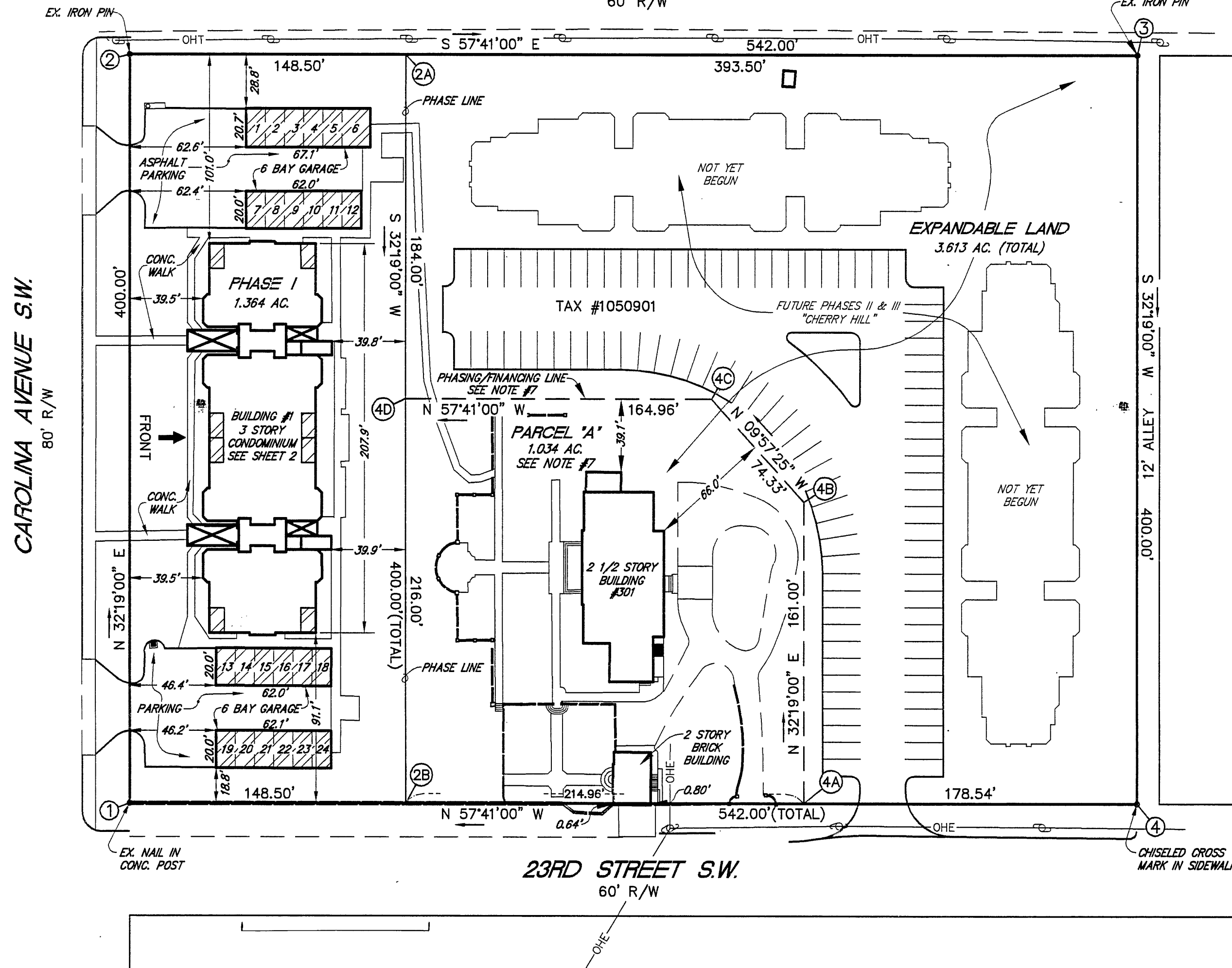
LEGEND	
	LIMITED COMMON AREA
	GENERAL COMMON AREA
	ORIENTATION FOR PLAN VIEW
M.B.L.	MINIMUM BUILDING LINE
OHT	OVERHEAD TELEPHONE LINE
OHE	OVERHEAD ELECTRIC LINE
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
M.B.	MAP BOOK
*	LAMP POST
(6)	NUMBER OF PARKING SPACES

# 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. FLOOD ZONE "X".
2. FOR INTERIOR DIMENSIONS & ENGINEER'S CERTIFICATION OF BUILDINGS, SEE SHEET 2 OF 2.
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:  
"CHERRY HILL", A CONDOMINIUM, PROPERTY OF WESTWIN OF ROANOKE, LLC, A VIRGINIA CORPORATION, D.B. 1775, PAGE 1930.
6. IRON PINS WERE FOUND AT ALL CORNERS UNLESS DENOTED OTHERWISE.
7. LINES 4A THRU 4D TO 2A TO 4A, INCLUSIVE FORMING PARCEL "A" ARE PHASING/FINANCING LINES ONLY AND ARE PART OF EXPANDABLE LAND.
8. TOTAL AREA SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1 IS 4.977 ACRES.
9. PARKING SPACES AND STORAGE WILL BE ASSIGNED AT A LATER DATE AND ARE A LIMITED COMMON ELEMENT.



22ND STREET S.W.  
60' R/W



## SURVEYORS CERTIFICATE

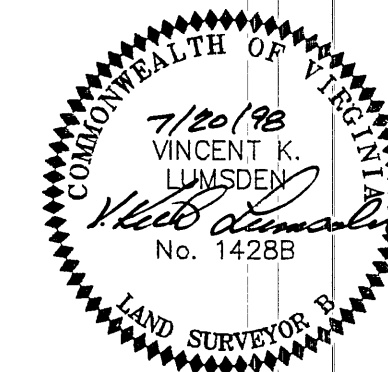
I HEREBY CERTIFY THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF 2 SHEETS, IS CORRECT, THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED "PHASE I, CHERRY HILL", A CONDOMINIUM RECORDED AMONG THE LAND RECORDS OF THE CITY OF ROANOKE, VIRGINIA IN D.B. \_\_\_\_\_, PAGE \_\_\_\_\_, AND THAT THE IMPROVEMENTS LOCATED THEREON CONSISTING OF ONE (1) BUILDING CONTAINING 24 UNITS AND FURTHER THAT IT HAS BEEN PREPARED PURSUANT TO AND IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF CHAPTER 4.2 IN TITLE 55-79.5B (c) OF THE CODE OF VIRGINIA OF 1950, AS AMENDED, I.E., "THE DECLARATION OF 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 PHASE I "CHERRY HILL", A CONDOMINIUM IS 1.364 ACRES.

*V. K. Lumsden*  
VINCENT K. LUMSDEN, L.S. No. 14288

7/20/98  
DATE



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD ON JUL 27 1998 AT 3:10 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III

*Tall Child*  
DEPUTY CLERK

## PLAT OF PHASE I "CHERRY HILL" A CONDOMINIUM

PROPERTY OF  
WESTWIN OF ROANOKE, LLC

SITUATED ALONG CAROLINA AVE., S.W.

ROANOKE, VIRGINIA

SCALE: 1" = 50' DATE: 20 JULY 1998

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

COMM. #95-438C