



NOTES:

1. THIS PROPERTY IS NOT LOCATED 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 NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. FLOOD ZONE "X".
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. THIS PLAT WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS SET FORTH BY THE COMMONWEALTH OF VIRGINIA FOR PHYSICAL IMPROVEMENT SURVEYS.
4. PROPERTY ADDRESS IS 2412 CRYSTAL SPRING AVENUE S.W.
5. LEGAL REFERENCE: DEED FROM MARTHA HIX SMITH AND CARL D. SMITH TO JOHNSON-MCREYNOLDS CORPORATION DATED 17 AUGUST, 1959 RECORDED IN D.B. 1059, PAGE 479.

In the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, this instrument is admitted to Record on January 25, 1979, at 11:27 o'clock A.M.

Teste: ARTHUR B. CRUSH, III, CLERK
By: *Arthur B. Crush, III*
Deputy Clerk



CRYSTAL SPRING APARTMENTS

AS BUILT
PLAT SHOWING
BEING
LOT 1 & LOT 2, RESUBDIVISION OF
ORIGINAL LOTS 1 THRU 6, BLOCK 54
CRYSTAL SPRING LAND CO. MAP & 12' CLOSED ALLEY
(D.B. 1054, PAGE 353)
ROANOKE, VIRGINIA
PROPERTY OF
BEN M. RICHARDSON
DORA V. RICHARDSON
SCALE: 1" = 20' DATE: 3 NOVEMBER, 1994

GRAPHIC SCALE
(IN FEET)



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