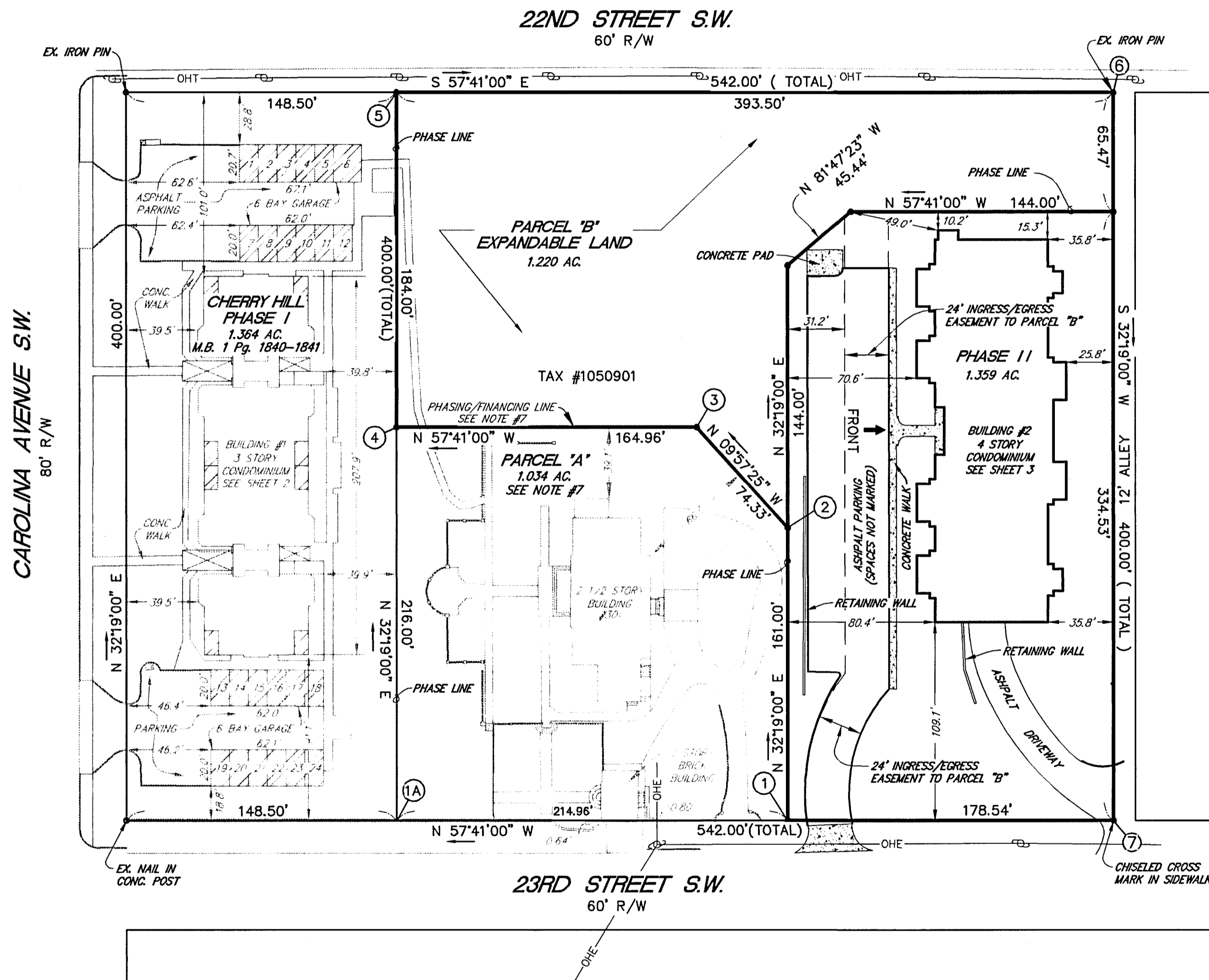
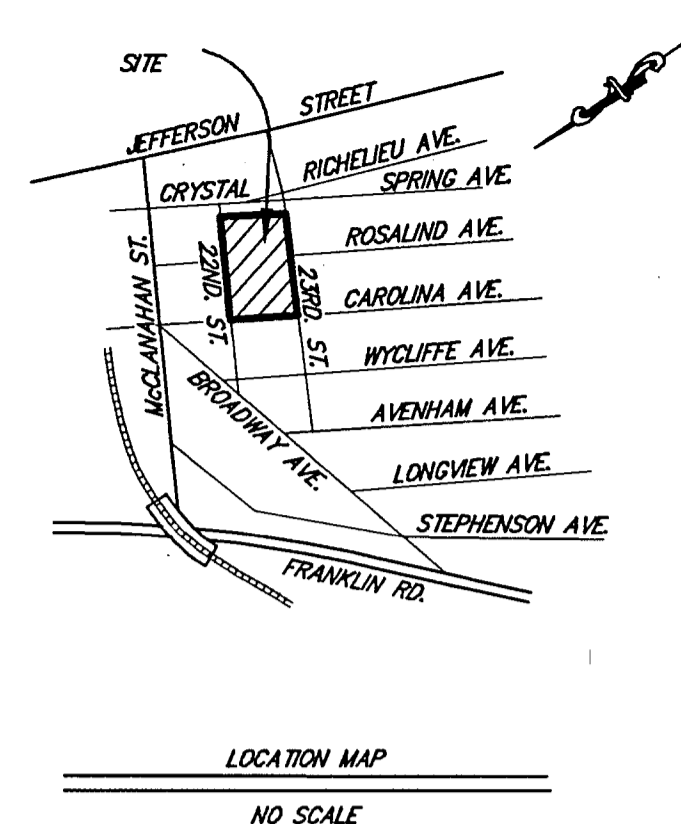


CRYSTAL SPRING LAND COMPANY
M.B. 1, PG. 102-103

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 3 AND SHEET 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:
"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 1A, 4, 3, 2, 1 TO 1A INCLUSIVE, FORMING PARCEL "A" ARE PHASING/ FINANCING LINES ONLY AND ARE PART OF EXPANDABLE LAND. TOTAL EXPANDABLE LAND IS 2.254 ACRES.
8. PARKING SPACES AND STORAGE WILL BE ASSIGNED AT A LATER DATE AND ARE A LIMITED COMMON ELEMENT.
9. 60 TOTAL PARKING SPACES - 24 ABOVE GROUND AND 36 WITHIN GARAGE.



SURVEYORS CERTIFICATE

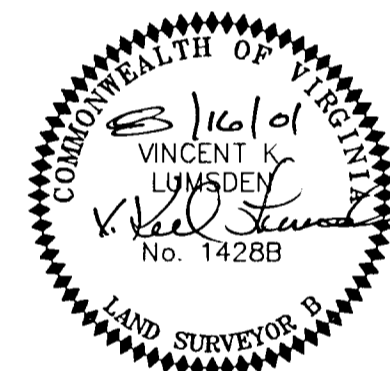
I HEREBY CERTIFY THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF 3 SHEETS, IS CORRECT, THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED "PHASE II, CHERRY HILL", A CONDOMINIUM RECORDED AMONG THE LAND RECORDS OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1775, PAGE 1930 AND THAT THE IMPROVEMENTS 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 55-79.58 (a) 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 II "CHERRY HILL", A CONDOMINIUM IS 1.359 ACRES.

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

8/16/01
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 AUGUST 23, 2001 AT 10:29 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

[Signature]
DEPUTY CLERK

PLAT OF PHASE II "CHERRY HILL" A CONDOMINIUM

PROPERTY OF
WESTWIN OF ROANOKE, LLC

SITUATED ALONG 22nd STREET, S.W.

ROANOKE, VIRGINIA

SCALE: 1" = 50' DATE: 16 AUGUST 2001

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

GRAPHIC SCALE

