

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WESTWIN OF ROANOKE, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 7 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JUNE 14, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN D.B. 1775, PG. 1930.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF VIRGINIA 1950, SECTIONS 15.2-2240 THROUGH 15.2-2779 (AS AMENDED TO DATE) AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES TO THE CITY OF ROANOKE FOR PUBLIC USE ALL OF THE EASEMENTS WITHIN THE BOUNDARY AS SHOWN HEREON, UNLESS OTHERWISE NOTED.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 23rd DAY OF JUNE, 2003.

BY: *James M. Skellington*  
WESTWIN OF ROANOKE, LLC IT'S

STATE OF VIRGINIA  
COUNTY OF ROANOKE

I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT JAMES BODY FOR WESTWIN OF ROANOKE, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED MARCH 31, 2003 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 23, 2003.

MY COMMISSION EXPIRES MARCH 31, 2004  
*Arlene M. Skellington*  
NOTARY PUBLIC  
(Commissioned as Arlene M. Thomas)

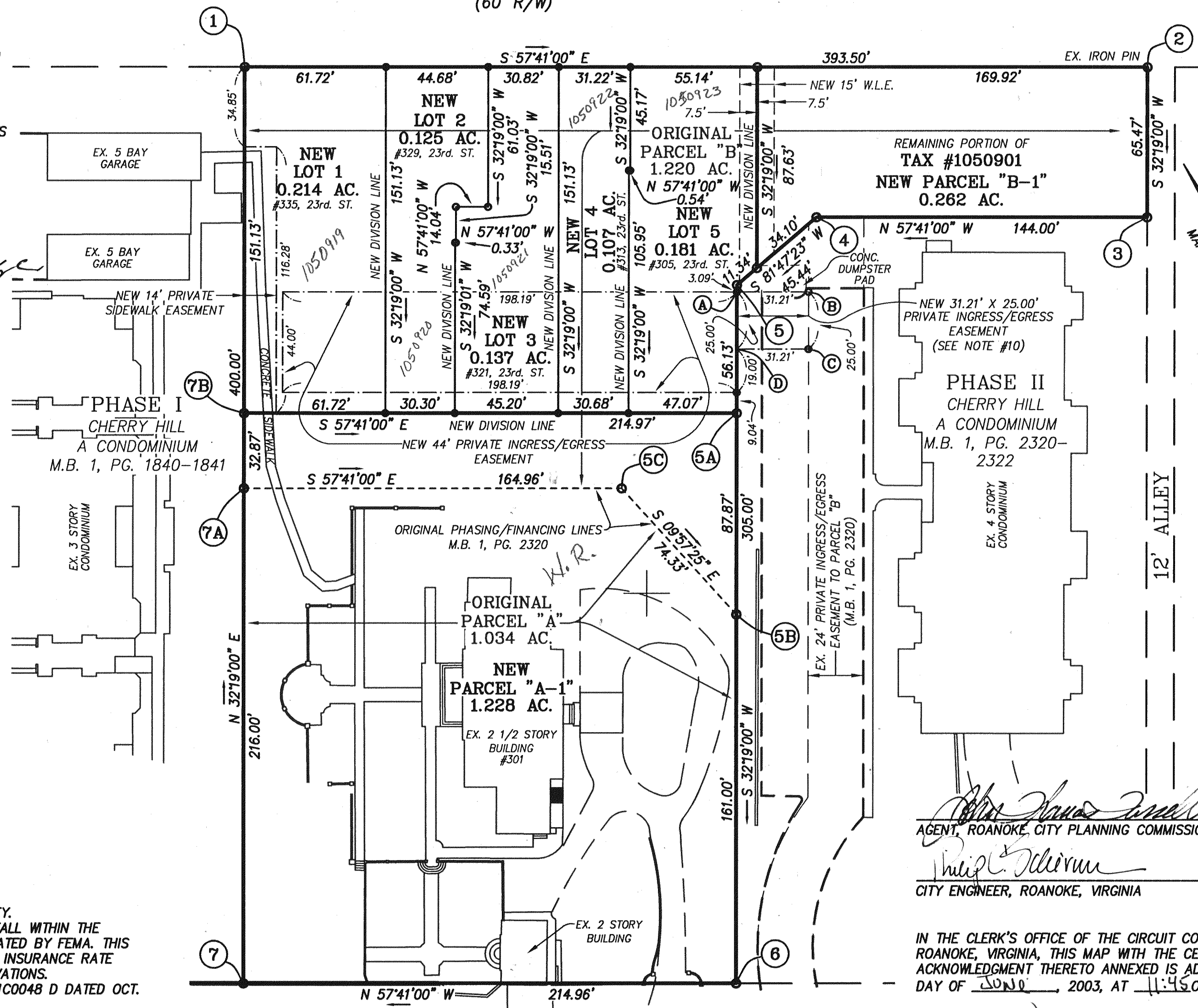
NEW 31.21' X 25.00' PRIVATE INGRESS/EGRESS EASEMENT		
LINE	BEARING	DISTANCE
A-B	S 57°41'00" E	31.20'
B-C	S 32°18'19" W	25.00'
C-D	N 57°41'00" W	31.21'
D-A	N 32°19'00" E	25.00'

GENERAL NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 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 #510130 0048 D, MAP #51161C0048 D DATED OCT. 15, 1993. ZONE "X".
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON.
- IRON PINS WERE SET AT ALL CORNERS UNLESS DENOTED OTHERWISE.
- THERE SHALL EXIST A 1.0 FOOT ENCROACHMENT EASEMENT EXTENDING BEYOND ALL INTERIOR SIDE PROPERTY LINES.
- 0.194 AC. PORTION OF ORIGINAL PARCEL "B" BOUNDED BY CORNERS 5A THRU 5C TO 7A TO 7B TO 5A INCLUSIVE TO BE ADDED TO AND COMBINED WITH ORIGINAL PARCEL "A" CREATING NEW PARCEL "A-1" (1.228 AC.).
- THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
- APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
- "CHERRY HILL" - TOWNHOMES IS A SUBDIVISION OF ROANOKE CITY TAX #1050901.
- NEW 31.21' X 25.00' PRIVATE INGRESS/EGRESS EASEMENT BOUNDED BY CORNERS A THRU D TO A INCLUSIVE TO BE GRANTED BY "CHERRY HILL" PHASE II HOMEOWNERS ASSOCIATION.

ROSALIND AVE., S.W.

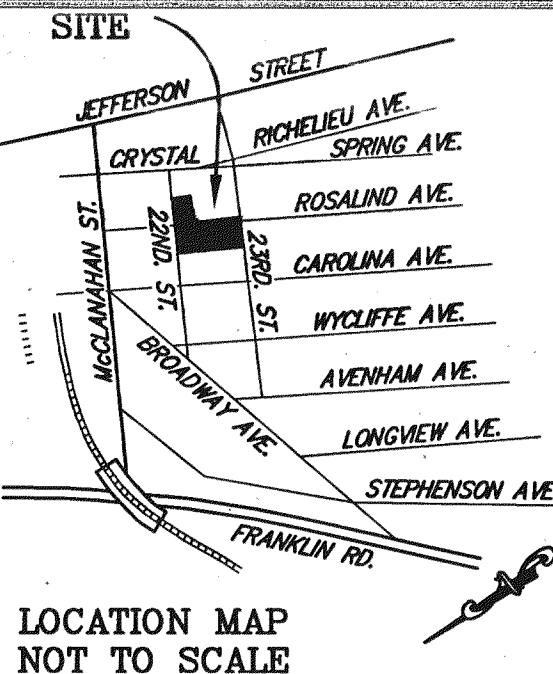
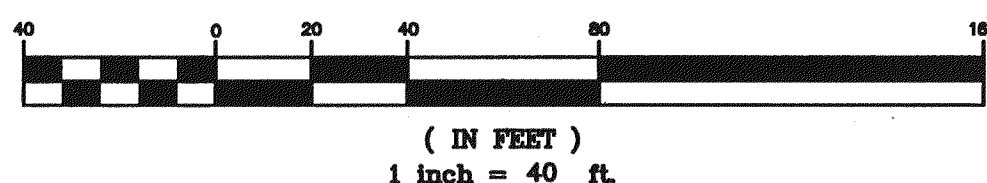
22ND STREET S.W.  
(60' R/W)



23RD STREET S.W.  
(60' R/W)

ROSALIND AVE., S.W.

GRAPHIC SCALE



LEGEND	
AC.	ACRE
EX.	EXISTING
D.B.	DEED BOOK
PG.	PAGE
M.B.	MAP BOOK
W.L.E.	WATER LINE EASEMENT

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	10548.48748	9881.34124
2	10338.12325	10213.89034
3	10282.79257	10178.88920
4	10359.77471	10057.19388
5	10353.28531	10012.21822
6	10095.52787	9849.16576
7	10210.44494	9667.50196
1	10548.48748	9881.34124
TOTAL AREA = 2.254 ACRES		

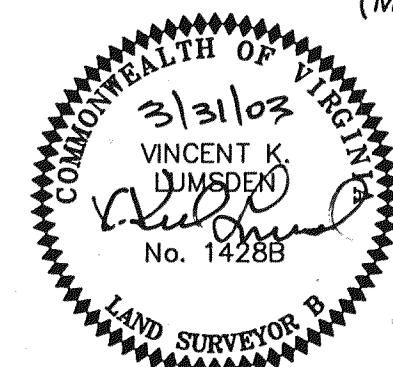
*Arlene M. Skellington*  
AGENT, ROANOKE CITY PLANNING COMMISSION  
*Philip J. Sullivan*  
CITY ENGINEER, ROANOKE, VIRGINIA

6/23/2003  
DATE  
6-23-03  
DATE

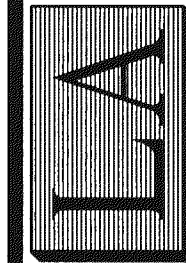
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON 25 DAY OF JUNE, 2003, AT 11:45 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III  
*Arthur B. Crush, III*  
DERUTY CLERK

PLAT SHOWING  
THE SUBDIVISION & COMBINATION OF  
THE PROPERTY OF  
**WESTWIN OF ROANOKE, LLC**  
PARCEL "A" - (1.034 AC.) &  
PARCEL "B" - (1.220 AC.)  
(M.B. 1, PG. 2320 - 2322: "CHERRY HILL" PHASE II)  
CREATING NEW  
"CHERRY HILL" - TOWNHOMES  
LOTS 1 THRU 5  
AND NEW  
PARCEL "A-1" - (1.228 AC.)  
PARCEL "B-1" - (0.262 AC.)  
SITUATED ALONG 22nd STREET, S.W.  
ROANOKE, VIRGINIA



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



DATE: MARCH 31, 2003  
SCALE: 1" = 40'  
COMM. NO.: 02-374  
CADD FILE: F:\2002\02374\SUB\02374RP.DWG  
SHEET 1 OF 1

PHONE: (540) 774-4411  
FAX: (540) 772-9445  
E-MAIL: MAIL@LUMSDENPC.COM

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