

NOTES:

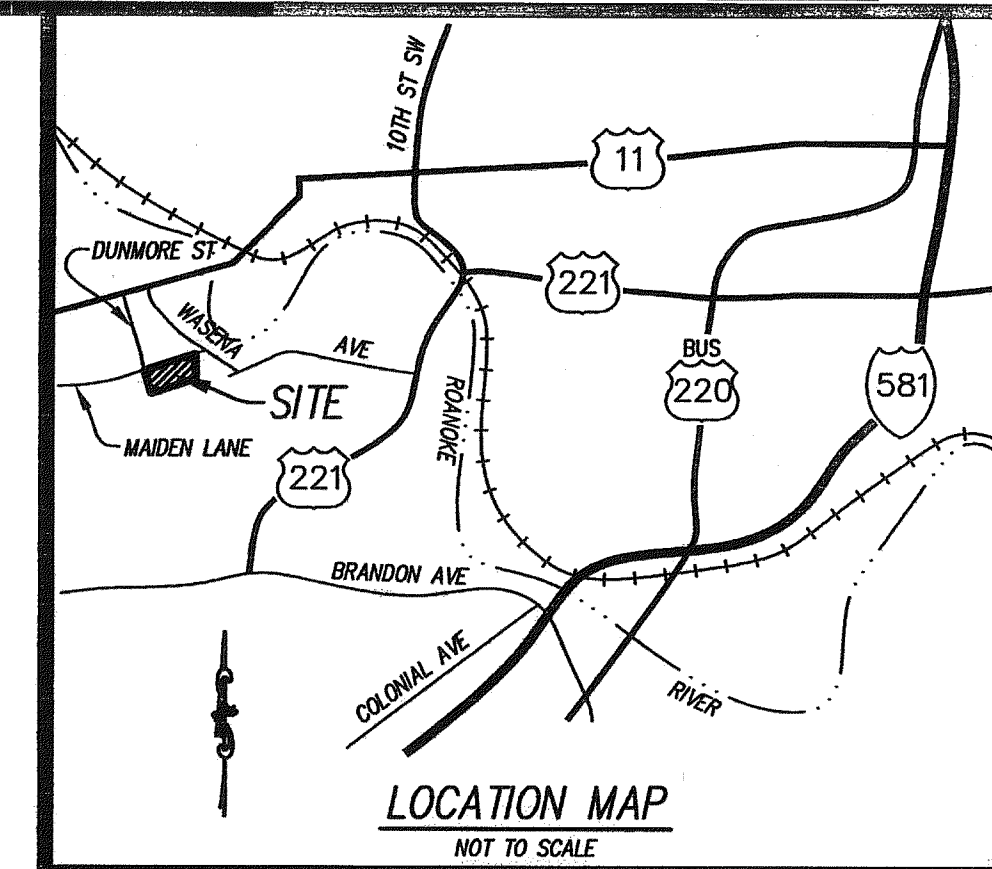
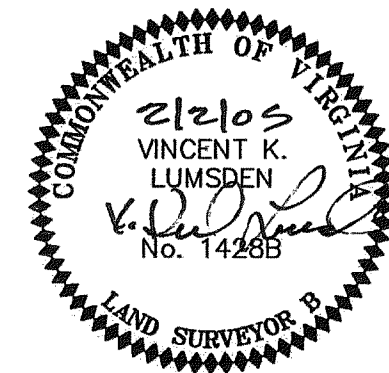
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510130 0044 D, MAP #51161C0044 D, DATED OCTOBER 15, 1993. "ZONE X"
4. LEGAL REFERENCES: DEED BOOK 1754, PAGE 886; STREET DEDICATION PLAT - DEED BOOK 871, PAGE 465.
5. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES, TELEPHONE, CABLE TELEVISION, GAS, ELECTRIC AND ALL OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES AND AVAILABLE UTILITY MAPS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
6. BUILDING AREAS AS SHOWN HEREON WERE COMPUTED FROM EXTERIOR DIMENSIONS MEASURED AT GROUND LEVEL.
7. THE TOTAL NUMBER OF PARKING SPACES SHOWN HEREON IS 182. 128 OF THESE SPACES ARE IN THE RIGHT-OF-WAY OF BLUEMONT AVENUE, SW.
8. THE SUBJECT PROPERTY IS ZONED RM-2 PER THE CITY OF ROANOKE ZONING ORDINANCE. THE CITY OF ROANOKE ZONING REGULATIONS FOR RM-2 ZONING ARE AS FOLLOWS:
FRONT YARD SETBACK - 30 FEET
SIDE YARD SETBACK - 10 FEET COMBINED TOTAL, MINIMUM OF 4 FEET ON EITHER SIDE
REAR YARD SETBACK - 25 FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM LOT COVERAGE - 40%
MINIMUM LOT AREA - 2,500 S.F PER UNIT
9. THIS SURVEY IS BASED ON ROCKY MOUNT TITLE, INC. REPORT OF TITLE #04-2870 DATED JANUARY 7, 2005.
10. THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL, OR TRACT OF LAND SHOWN HEREON MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
11. THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

SURVEY CERTIFICATION

TO: TERRACE APARTMENTS, L.P. AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 7b, 8, 9, 10, 11a, 13, AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

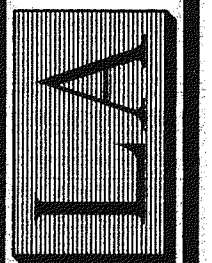
DATE: FEB. 2, 2005
V. K. Lumsden
 VINCENT K. LUMSDEN, LAND SURVEYOR #1428B



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4664 BRAMBLETON AVENUE, SW
 P.O. BOX 20669
 ROANOKE, VIRGINIA 24018

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



DATE: February 2, 2005
 COMM. NO.: 2005-002
 SCALE: 1" = 50'
 SHEET 1 OF 2

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	46.67'	33.77'	40.18'	S 51°59'00" E	106°58'00"
C2	140.00'	178.45'	103.66'	166.62'	S 38°01'00" W	73°02'00"
C3	25.00'	39.27'	25.00'	35.36'	N 60°28'00" W	90°00'00"
C4	25.00'	39.27'	25.00'	35.36'	N 29°32'00" E	90°00'00"
C5	220.00'	280.43'	162.89'	261.82'	N 38°01'00" E	73°02'00"
C6	27.30'	32.24'	18.30'	30.40'	N 35°20'00" E	67°40'00"
C7	111.15'	100.29'	53.85'	96.93'	S 84°59'00" E	51°42'00"
C8	25.00'	36.38'	22.26'	33.25'	S 43°11'00" W	83°22'00"
C9	25.00'	32.18'	18.75'	30.00'	N 58°15'30" W	73°45'00"
C10	25.00'	41.85'	27.72'	37.13'	N 26°34'30" E	95°55'00"

SYMBOL LEGEND	
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	UTILITY POLE (APCO OR C&P)
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	STORM DRAIN MANHOLE
	WATER MANHOLE
	ASPHALT PAVEMENT
	CONCRETE
	CHAIN LINK FENCE
	WOOD FENCE

ABBREVIATIONS	
CONC.	CONCRETE
D.B.	DEED BOOK
EX.	EXISTING
I.P.	IRON PIN
P.B.	PLAT BOOK
R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
TYP.	TYPICAL
OE	OVERHEAD ELECTRIC
OTV	OVERHEAD TELEVISION CABLE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS PLAT WAS PRESENTED ON THIS 23RD DAY OF April, 2005, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 2:57 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON, CLERK

BY: Laurie Bower
 DEPUTY CLERK

*** THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION ***
 *** UNDER THE CITY OF ROANOKE SUBDIVISION ORDINANCES ***

PLAT SHOWING
 "ALTA/ACSM LAND TITLE SURVEY"
 PREPARED FOR
TERRACE APARTMENTS, L.P.
 D.B. 1754, PG. 886
 BEING PROPERTY AS SHOWN ON
 STREET DEDICATION PLAT MADE FOR
ROANOKE APARTMENTS CORP.
 D.B. 871, PG. 465
 SITUATED ALONG MAIDEN LANE, SW AND
 BLUEMONT AVENUE, SW
CITY OF ROANOKE, VIRGINIA