

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE CAMBRIDGE, LLC IS THE OWNER OF THE 1.751 ACRE TRACT SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY VIRTUE OF DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NO. 000005948.

THAT FAIRLAWN ENTERPRISES, LLC IS THE OWNER OF CONDOMINIUM UNIT #404 SHOWN HEREON WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY VIRTUE OF DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1692, PAGE 1037.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE COMBINED THE LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2204 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES:

Worth H. Boone, Jr., Manager 3/15/07
WORTH H. BOONE, JR. AGENT, THE CAMBRIDGE, LLC DATE
R. Devereux Jarratt 3-6-07
R. DEVEREUX JARRATT, AGENT, FAIRLAWN ENTERPRISES, LLC DATE

STATE OF Virginia TO WIT:
City of Roanoke
I, Amelia L. McCoy, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT R. Devereux Jarratt HAS APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 6th DAY OF March, 2007.
Amelia L. McCoy July 31, 2010
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF Virginia TO WIT:
County of Roanoke
I, DAVID C. HELSCHER, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT Worth H. Boone Jr. HAS APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 15th DAY OF March, 2007.
David C. Helscher 11/30/2009
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVED:
Thrup C. Baurin 3-21-07
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE
H. Brian Townsend 3-20-07
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

**ACS
DESIGN**

Engineering • Planning • Surveying
Construction Management

2203 Peters Creek Road, NW
Roanoke, Virginia 24017
Phone: 540-562-2345
Fax: 540-562-2344
Email: survey@acsdesignllc.com
www.acsdesignllc.com

D-06154

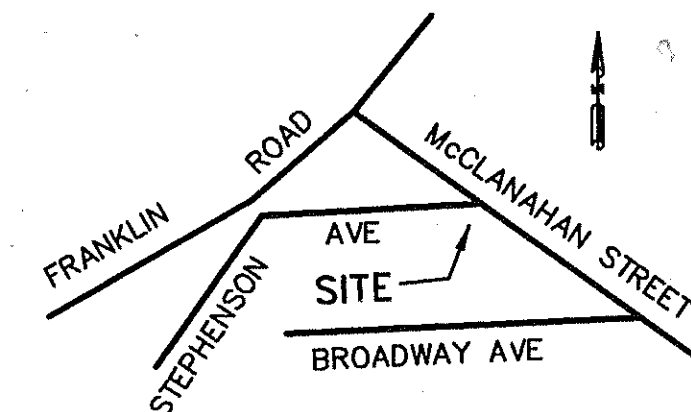
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATES OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 1:57 O'CLOCK P.M. ON THIS 22 DAY OF MARCH, 2007.

TESTE: BRENDA S. HAMILTON, CLERK

BY: Melinda M Thomas
DEPUTY CLERK

NOTES:

- LEGAL REFERENCE: DEED BOOK 1692, PAGE 1037
TAX MAP NO. 1052701
CURRENT OWNER: FAIRLAWN ENTERPRISES, LLC
LEGAL REFERENCE: INSTRUMENT NO. 000005948
TAX MAP NO. 1052703
TAX MAP NO. 1052702
CURRENT OWNER: CAMBRIDGE, LLC
- THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE 'X' AS DESIGNATED BY FEMA.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE 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.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- ORIGINAL PHASE 1 LINES BOUNDED BY CORNERS "A" THRU "F" ARE BEING VACATED HEREON.



VICINITY PLAT
NO SCALE

SHEET 1 OF 2
PLAT OF SURVEY AND COMBINATION MADE FOR
THE CAMBRIDGE CONDOMINIUM

SHOWING THE COMBINATION OF PHASE 1 (0.468 ACRE) AND EXPANDABLE LAND (1.283 ACRES), THE CAMBRIDGE CONDOMINIUM (M.B. 1, PG. 1247), CREATING HEREON PARCEL 1-A (1.751 ACRES), SITUATE AT THE SOUTHWEST INTERSECTION OF STEPHENSON AVENUE, S.W. & McCLANAHAN STREET, S.W.

ROANOKE, VIRGINIA
DATED: AUGUST 2, 2006
LAST REVISED: DECEMBER 13, 2006

SCALE: 1" = 30'

MAP BOOK 1, PAGE 3130

