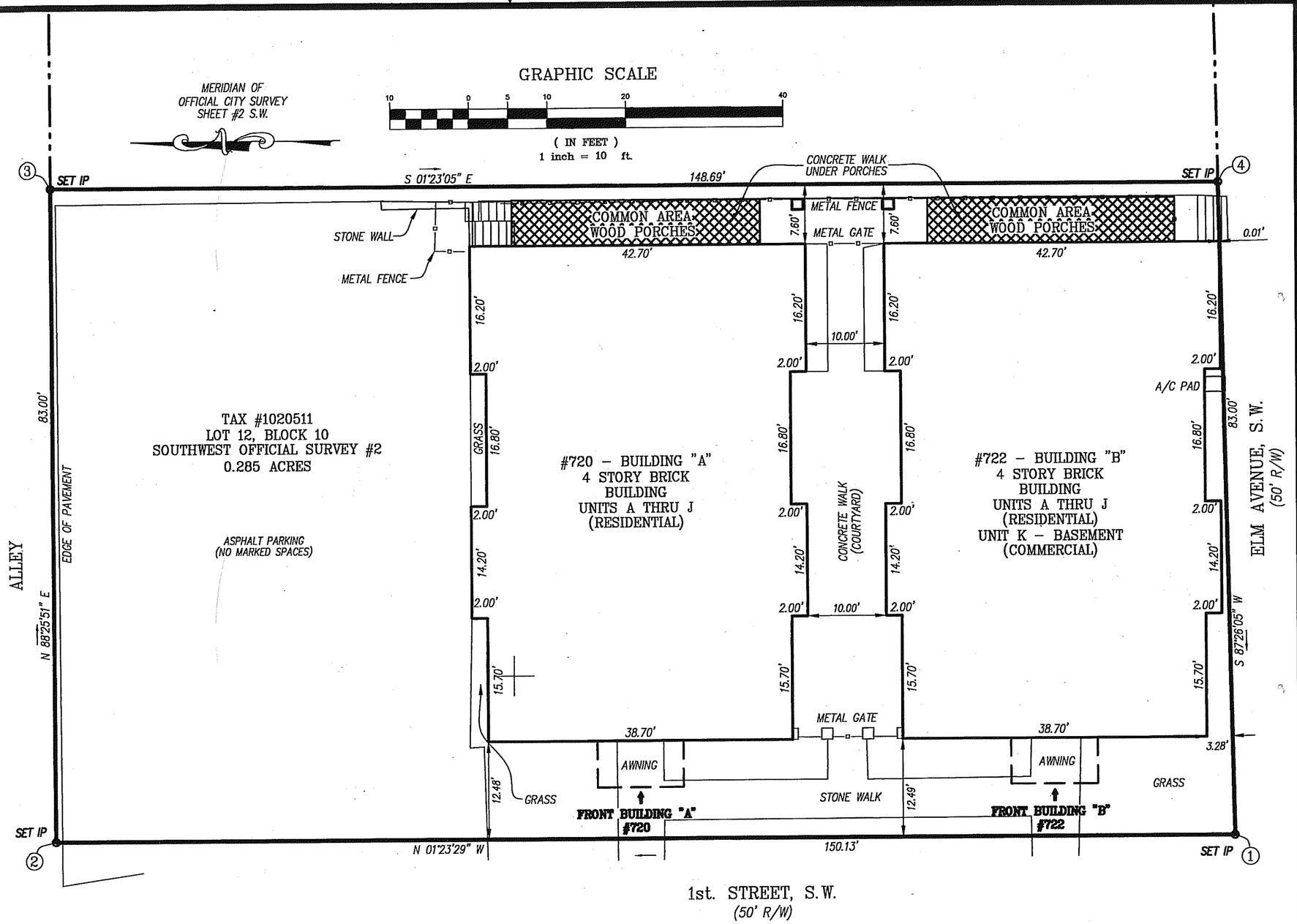
M.B. ____, PG. ____

06132base-cover.plt

LEGEND

	DENOTES LIMITED COMMON AREA
	DENOTES GENERAL COMMON AREA
743 S.F.	AREA OF UNIT (SQUARE FEET)
HT. = 9.90	DISTANCE FLOOR TO CEILING
↑	ORIENTATION FOR PLAN VIEW



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 BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510130 0046 D, MAP #51161C0046 D, FLOOD ZONE "X", DATED OCTOBER. 15, 1993.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. PROPERTY CORNERS AS SHOWN HEREON.
5. ELEVATIONS ARE BASED ON A ASSUMED DATUM.

SURVEYOR'S CERTIFICATE

I, VINCENT K. LUMSDEN HEREBY CERTIFY THAT THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF 7 SHEETS, IS CORRECT, THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED, "ONE ELM PLACE", AS RECORDED AMONG THE LAND RECORDS OF ROANOKE CITY, VIRGINIA IN DEED BOOK *, PAGE ____, AND OF THE IMPROVEMENTS LOCATED THEREON CONSISTING OF TWO (2) BUILDING AND 20 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT AND THAT IT HAS BEEN PREPARED PURSUANT TO AND INCOMPLIANCE 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 CONDOMINIUM ACT."

* AT INSTRUMENT # 070005658

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. THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF "ONE ELM PLACE", IS 0.285 ACRES.

VINCENT K. LUMSDEN, L.S. No. 1428B

COMMONWEALTH OF VIRGINIA
9/26/06
VINCENT K. LUMSDEN
No. 1428B
LAND SURVEYOR B

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON APRIL 11, 2007, 2006, AT 3:26 O'CLOCK P.M.

TESTEE: BRENDA HAMILTON

Melinda M Thomas
DEPUTY CLERK

EXHIBIT "A"

BOUNDARY & EXTERIOR DIMENSIONS

PLAT SHOWING

ONE ELM PLACE

A CONDOMINIUM

PROPERTY OF

VIRGINIA REALTY & AUCTION Co.

SITUATED ALONG FIRST STREET, S.W. & ELM AVE., S.W.
ROANOKE, VIRGINIA

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

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

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

DATE: September 6, 2006
COMM. NO.: 06-132
SCALE: 1" = 10'
SHEET 1 OF 7

w:\drawings\2006\06132\sur\06132base.dwg

M.B. 1, PG. 3143A