

23 rd. STREET, S.W.
60' WIDE
(FORMERLY 2 nd. STREET)

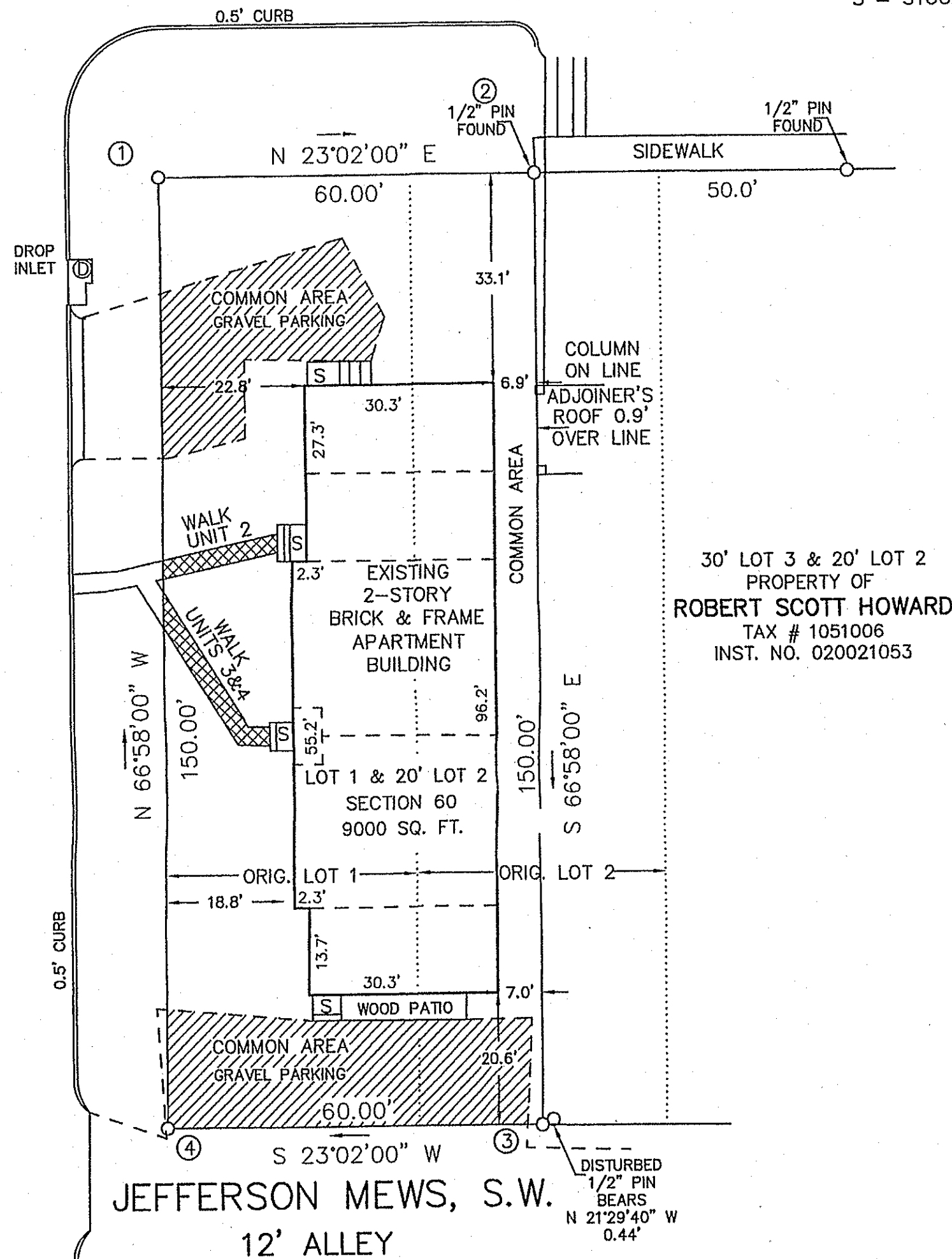
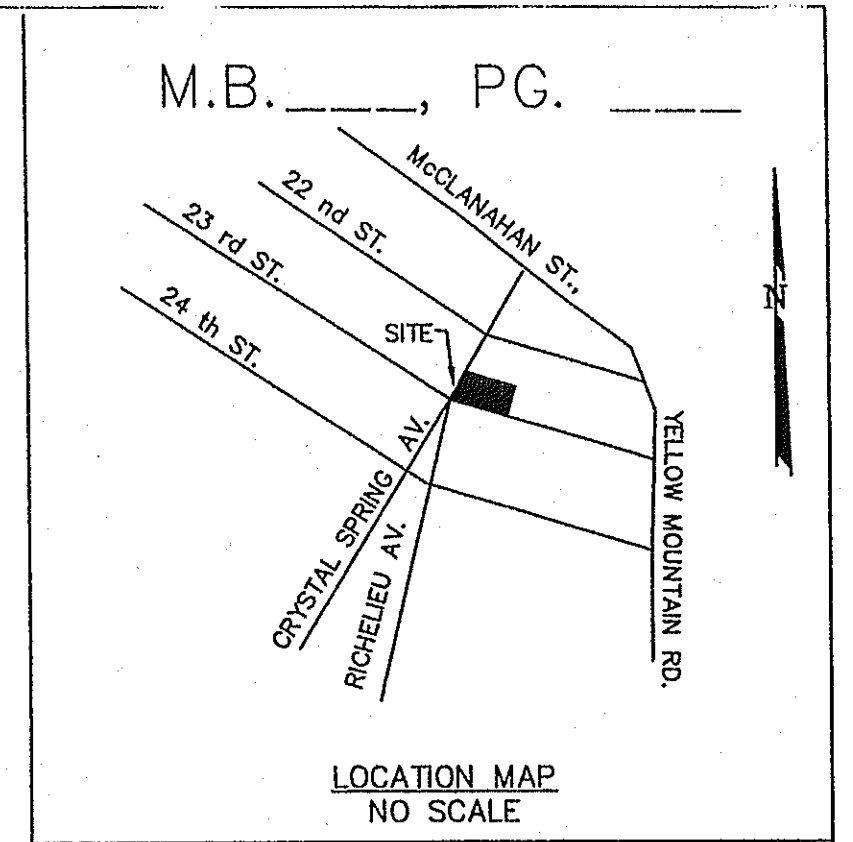
RICHELIEU AVENUE, S.W.
80' WIDE

MERIDIAN OF
CRYSTAL SPRING LAND CO.

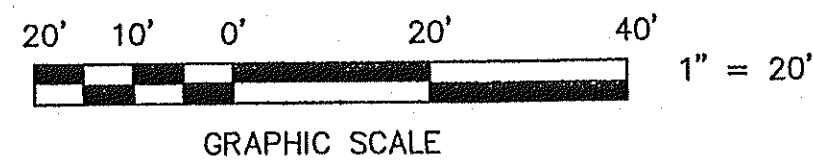
LEGEND
S = STOOP

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0044 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.



30' LOT 3 & 20' LOT 2
PROPERTY OF
ROBERT SCOTT HOWARD
TAX # 1051006
INST. NO. 020021053



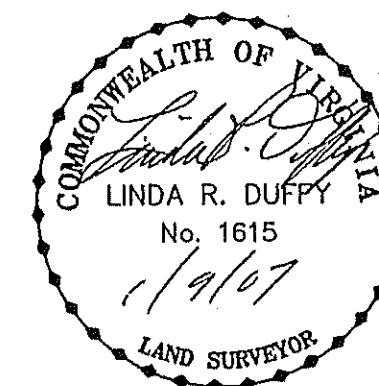
COMMON ELEMENTS (CE)
LIMITED COMMON ELEMENTS (LCE)

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT SHOWS ACCURATELY THE INFORMATION DEPICTED HEREON AND THAT IT COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58A OF THE CODE OF VIRGINIA 1950, AS AMENDED, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OTHER THAN AS SHOWN OR NOTED HEREON. I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

GIVEN UNDER MY HAND THIS 9th DAY OF Jan., 2007.

Linda R. Duffy, L.S.



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

CONDOMINIUM CONVERSION

PLAT OF SURVEY FOR

RICHELIEU PLACE

PROPERTY OF
RICHELIEU PLACE, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY
BEING LOT 1 AND 20 FEET OF LOT 2, SECTION 60
CRYSTAL SPRING LAND CO. MAP
P.B. 1, PGS. 102-103
SITUATE ON 23 RD. STREET, S.W. AND
RICHELIEU AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA

TAX # 1051007
DRAWN: TPP-LRD
N.B. JR-258

SCALE: 1" = 20'
W.O. 06-0356-01
DATE: SEPT. 5, 2006
REV: JAN. 9, 2007



SHEET 1 OF 3
M.B. 1, PG. 3150

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 3:38 O'CLOCK P.M. ON THIS 11 DAY OF April, 2007.

TESTE: BRENDA S. HAMILTON
CLERK

BY: Melinda M Thomas
DEPUTY CLERK