

# GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

MERIDIAN OF M.B. 1, PG. 2825

YELLOW MOUNTAIN ROAD, SE  
R/W VARIES

LOT 1A  
TAX #4060601  
PROPERTY OF  
WESTWIN OF ROANOKE, LLC  
2.055 ACRES  
BLOCK 67, CRYSTAL SPRING  
LAND COMPANY MAP  
M.B. 1, PG. 2825

22ND STREET, SE  
60' R/W

JEFFERSON STREET, SE  
80' R/W

## LEGEND

M.B.	MAP BOOK
PG.	PAGE
D.B.	DEED BOOK
I.N.	INSTRUMENT NUMBER
EX.	EXISTING
I.P.	IRON PIN
CONC.	CONCRETE
TYP.	TYPICAL
OHE	OVERHEAD ELECTRIC
R/W	RIGHT-OF-WAY
U.P.	UTILITY POLE
G.W.	GUY WIRE
CONC.	CONCRETE
↑	ORIENTATION FOR PLAN VIEW
♿	HANDICAP PARKING
7	NUMBER OF PARKING SPACES

## LOCATION MAP

NOT TO SCALE

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF 4 SHEETS, IS CORRECT, THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED "THE FAIRFAX", A CONDOMINIUM RECORDED AMONG THE LAND RECORDS OF THE CITY OF ROANOKE, VIRGINIA AND THAT THE IMPROVEMENTS LOCATED THEREON CONSISTING OF ONE (1) BUILDING CONTAINING 1 PARKING GARAGE UNIT AND 38 RESIDENTIAL UNITS AND FURTHER THAT IT HAS BEEN PREPARED PURSUANT TO AND IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF CHAPTER 4.2 IN TITLE 55-79.58 PARAGRAPH (A) OF THE CODE OF VIRGINIA OF 1950, AS AMENDED, I.e., "THE CONDOMINIUM ACT."

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 AS NOTED HEREON. THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF "THE FAIRFAX", A CONDOMINIUM IS 2.055 ACRES.

*V. Kirk Lumsden*  
V. KIRK LUMSDEN, L.S. No. 14288

9/14/07  
DATE

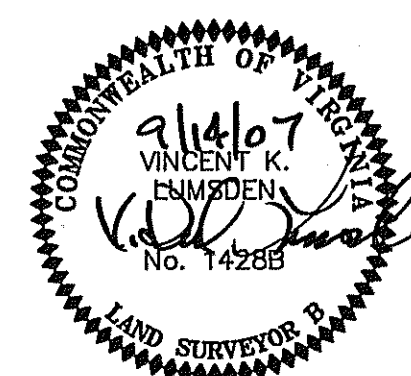
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS PLAT WAS PRESENTED ON THIS 18 DAY OF September, 2007, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 1:41 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III, CLERK

BY: *Cindy Narciso*  
DEPUTY CLERK

## NOTES

- 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 NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0048 D, MAP NUMBER 51161C0048 D, DATED OCTOBER 15, 1993. FLOOD ZONE "X".
- FOR INTERIOR DIMENSIONS & ENGINEER'S CERTIFICATION OF BUILDINGS, SEE SHEET 2 OF 4, 3 OF 4, AND 4 OF 4.
- SUBJECT TO ALL EASEMENTS, RESERVATIONS, CONDITIONS AND RIGHTS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND BY LAWS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.
- LEGAL REFERENCE: INSTRUMENT NUMBER 050011067.
- FOR PRIVATE STORMWATER MANAGEMENT FACILITY EASEMENTS SEE DEVELOPMENT PLANS FOR "THE FAIRFAX" PREPARED BY LUMSDEN ASSOCIATES, P.C. DATED OCTOBER 18, 2005.
- FOR SANITARY SEWER EASEMENT SEE PLAT ENTITLED "PLAT SHOWING NEW VARIABLE WIDTH SANITARY SEWER EASEMENT BEING GRANTED TO THE WESTWIN OF ROANOKE WATER AUTHORITY BY WESTWIN OF ROANOKE L.L.C., SITUATE ON LOT 1A "CHS, INC MAP" (MAP BOOK 1, PAGE 2825), #2120 SOUTH JEFFERSON STREET, ROANOKE VIRGINIA" PREPARED BY LUMSDEN ASSOCIATES, P.C. DATED APRIL 25, 2007.
- FRONT PARKING PAVING AND PARKING STRIPING NOT YET COMPLETE. PARKING STRIPING SHOWN HEREON IS PER THE DEVELOPMENT PLANS.
- DUMPSTER ACCESS AND SECOND LEVEL PARKING GARAGE ENTRANCE NOT YET COMPLETE (AREAS INDICATED BY DASHED LINES). PROPOSED IMPROVEMENTS SHOWN HEREON ARE PER THE DEVELOPMENT PLANS.
- FOR WATER LINE EASEMENT SEE PLAT ENTITLED "PLAT SHOWING NEW VARIABLE WIDTH WATER LINE EASEMENT BEING GRANTED TO THE WESTWIN OF ROANOKE WATER AUTHORITY BY WESTWIN OF ROANOKE, L.L.C., SITUATE ON LOT 1A, BLOCK 67 "CHS, INC MAP" (MAP BOOK 1, PAGE 2825) #2120 JEFFERSON STREET, S.E., ROANOKE VIRGINIA" DATED AUGUST 8, 2007.



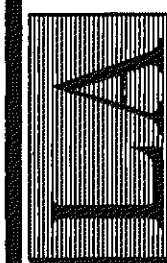
PLAT SHOWING  
**THE FAIRFAX**  
A CONDOMINIUM

PREPARED FOR  
**WESTWIN OF ROANOKE, LLC**

SITUATED AT THE INTERSECTION OF  
JEFFERSON ST, SE AND YELLOW MOUNTAIN ROAD, SE  
CITY OF ROANOKE, VIRGINIA

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

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



DATE: September 14, 2007  
COMM. NO.: 2004-226  
SCALE: 1" = 40'  
SHEET 1 OF 4

M.B. \_\_\_\_\_, PG. \_\_\_\_\_