

1ST STREET, S.W.
50' R/W0 10 20
SCALE 1" = 10'

EXPANDABLE LAND

TAX #1022407
PROPERTY OF
RALPH J. HELM, JR.
I.N. 05000638
LOT 7A
0.084 AC.
D.B. 1029, PG. 370TAX #1022406
PROPERTY OF
NARENDRA C. SHAH
I.N. 0980005614ALBEMARLE AVENUE, S.W.
50' R/W

FRONT

SURVEYOR'S CERTIFICATE:

I, VINCENT K. LUMSDEN, CERTIFY THAT THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF 2 SHEETS, IS CORRECT; THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED "STARVIEW CONDOMINIUM" AS RECORDED AMONG THE LAND RECORDS OF THE CITY OF ROANOKE, VIRGINIA, IN D.B. 1, PG. 3373 AND OF THE IMPROVEMENTS LOCATED THEREON CONSISTING OF ONE (1) BUILDING CONTAINING FOUR (4) UNITS AND THAT IT HAS BEEN PREPARED PURSUANT TO AND IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF CHAPTER 4.2 IN TITLE 55-79.50 (a) OF THE CODE OF VIRGINIA OF 1950, AS AMENDED I.E. "THE CONDOMINIUM ACT."

I FURTHER CERTIFY THAT THE LOCATIONS 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 THE 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 STARVIEW CONDOMINIUM IS 0.068 ACRES.

V. Kirk Lumsden 7/29/02
V. KIRK LUMSDEN, L.S. No. 14288 DATE

LEGEND

M.B.	MAP BOOK
PG.	PAGE
D.B.	DEED BOOK
I.N.	INSTRUMENT NUMBER
EX.	EXISTING
I.P.	IRON PIN
OTV	OVERHEAD TELEVISION
OE	OVERHEAD ELECTRIC
R/W	RIGHT-OF-WAY
U.P.	UTILITY POLE
↑	ORIENTATION FOR PLAN VIEW
■	CONCRETE

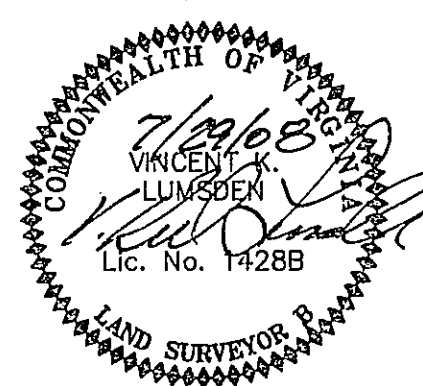
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS PLAT WAS PRESENTED ON THIS 30 DAY OF JULY, 2008, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 3:47 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON, CLERK

BY: V. Kirk Lumsden
DEPUTY CLERK

NOTES:

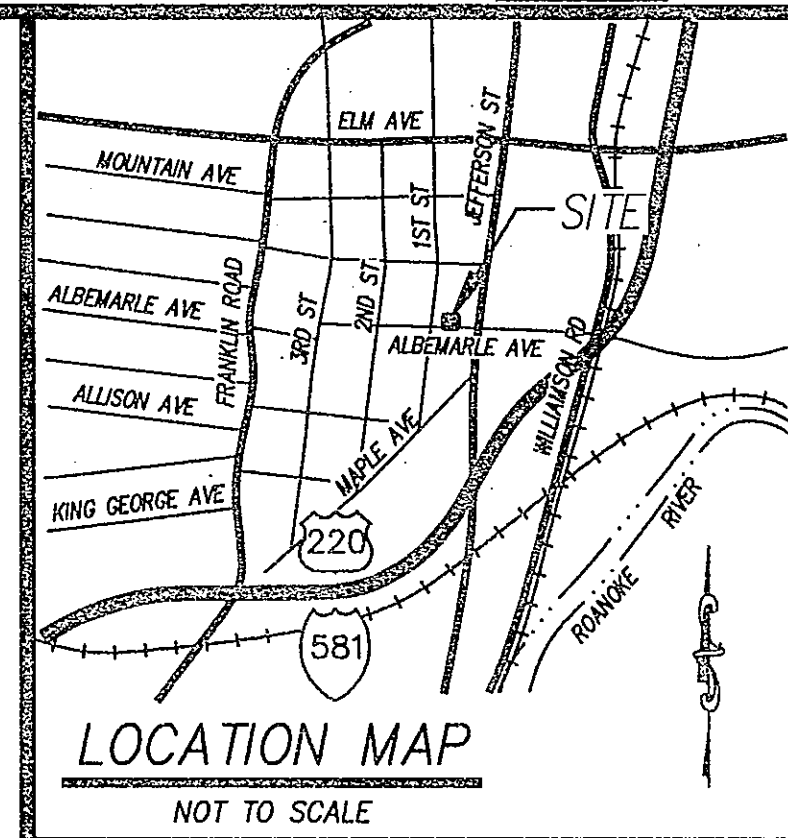
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- ALL PROPERTY CORNERS FOUND AS SHOWN HEREON.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0048 D, MAP NUMBER 51161C0048 D, DATED OCTOBER 15, 1993 - "ZONE X".
- LEGAL REFERENCES: INSTRUMENT NUMBER 05000638, LOT 7B D.B. 1029, PG. 370.
- BASE ZONING: MX, OVERLAY ZONING: H-2
- FOR INTERIOR DIMENSIONS & ENGINEER'S CERTIFICATION OF BUILDINGS, SEE SHEET 2 OF 2.
- 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, VIRGINIA.
- NO PARKING TO BE PROVIDED FOR UNITS AS SHOWN. PARKING TO BE PROVIDED ON PUBLIC STREETS.



STARVIEW CONDOMINIUM

BEING LOT 7B
HATTIE B. McCAMITTE SUBDIVISION
(D.B. 1029, PG. 370)

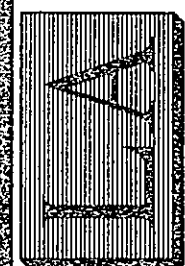
PROPERTY OF
RALPH J. HELM, JR.
SITUATED ALONG ALBEMARLE AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA



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

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P.O. BOX 20669
ROANOKE, VIRGINIA 24018



DATE: August 1, 2007
COMM. NO.: 2007-173
SCALE: 1" = 10'
SHEET 1 OF 2