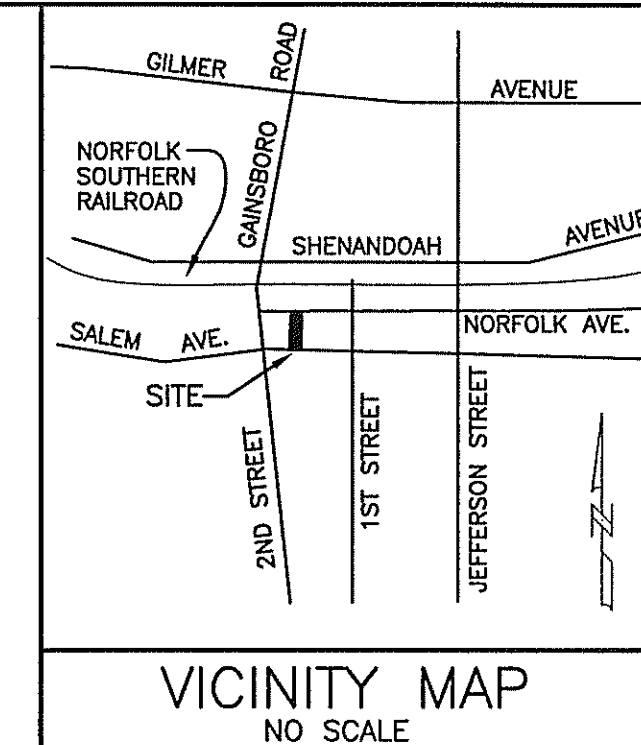


LEGEND

- △ - CORNER SET
 ○ - PLATTED CORNER (NOT SET)
 BC - BACK OF CURB
 BLDG - BUILDING
 CL - CENTERLINE
 PL - PROPERTY LINE
 OHU - OVERHEAD WIRE

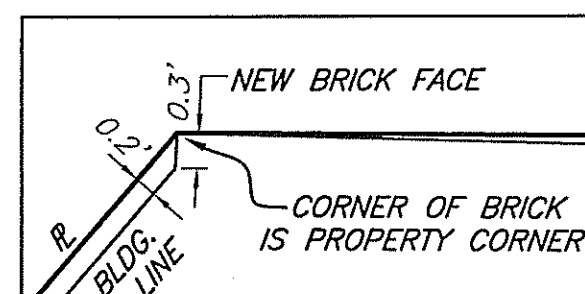
M.B. 1, PG. 3233



1 1/2 STREET, S.W. R/W VARIES

PAVEMENT

32.9' BACK OF CURB TO BACK OF CURB

ENCROACHMENT AREA
*SEE NOTE #6*ENCROACHMENT AREA
*SEE NOTE #6*ENCROACHMENT AREA
SEE NOTE #6

BACK OF CURB

METAL CANOPY
FOR
UPPER LEVEL

MAIN ENTRANCE

METAL CANOPY
FOR
UPPER LEVEL

SIDEWALK

BACK OF CURB

BLDG. CORNER
IS PROPERTY
CORNER
7.9' TO PL

LOT 8A
0.060 ACRE
(2,629 SQUARE FEET)
TAX MAP #1010419

2 STORY BRICK
#1292 STORY BRICK
#131
"J.P. TAILORING"

GRAPHIC SCALE



(IN FEET)
1 inch = 6 ft.

NOTES:

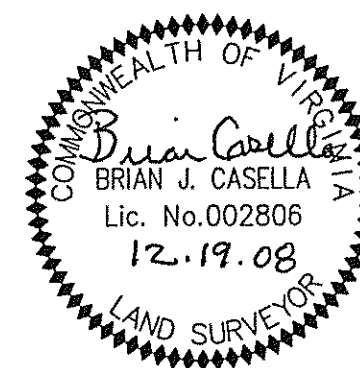
- OWNER OF RECORD: PROJECT FOUR, LLC
- LEGAL REFERENCES: INSTRUMENT #070017309 & MAP BOOK 1, PAGE 3233
SEE DECLARATION OF A CONDOMINIUM RECORDED IN INSTRUMENT #080014512
- ORIGINAL TAX MAP #1010419
- THIS PROPERTY DOES LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED AND SCALED FROM CURRENT F.E.M.A. MAPS. PROPERTY IS IN ZONE A. SEE MAP #51161C0046 D (EFFECTIVE DATE: OCT. 15, 1993)
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- ENCROACHMENT AREAS ARE AS SHOWN ON AN "ENCROACHMENT EXHIBIT SKETCH FOR PROJECT FOUR, L.L.C." PREPARED BY BALZER & ASSOCIATES, INC., DATED JUNE 9, 2008. THIS EXHIBIT WAS ATTACHED TO AN "APPLICATION FOR ENCROACHMENT PERMIT" AUTHORIZED BY DARLENE BURCHAM (CITY MANAGER) ON JULY 7, 2008.
- PROPERTY IS CURRENTLY ZONED DOWNTOWN DISTRICT.
- UNDERGROUND UTILITY SERVICE LINES.

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT
FIELD SURVEY AND IS CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

Brian Casella

BRIAN J. CASELLA

002806



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE,
VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT
THERETO ANNEXED IS ADMITTED TO RECORD AT 12:02 O'CLOCK
P.M. ON THIS 29 DAY OF December, 2008, IN

MAP BOOK 1, PAGES 3439-3441

TESTE: BRENDA S. HAMILTON

(CLERK)

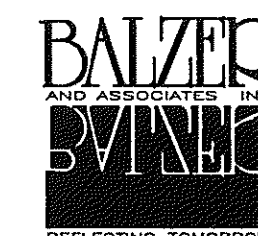
DEPUTY CLERK

CONDOMINIUM PLAT FOR
LANDMARK BUILDING
CONDOMINIUMS
PROPERTY OWNED BY PROJECT FOUR, LLC
BEING LOT 8A AS SHOWN ON
"RESUBDIVISION PLAT FOR
RUSSELL PRUSAK, ROY R. PRUSAK,
& IVAN S. PRUSAK"
MAP BOOK 1, PAGE 3233
CREATING HEREON

UNIT A (953 S.F.), UNIT B (970 S.F.),
UNIT C (1,276 S.F.), UNIT D (1,311 S.F.),
LIMITED COMMON AREA 1 (151 S.F.) &
LIMITED COMMON AREA 2 (267 S.F.)
SITUATED ON SALEM AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA
SURVEYED DECEMBER 19, 2008
JOB #R0600211.00

SCALE: 1"=6' SHEET 1 OF 3

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



PLANNERS ARCHITECTS
ENGINEERS SURVEYORS

SALEM AVENUE, S.W. 63' R/W