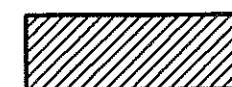



CAMPBELL AVENUE, S.W. 60' WIDE

 = COMMON ELEMENTS (CE)
 = LIMITED COMMON ELEMENTS (LCE)

CURB
WATER METER
GAS VALVE
LIGHT POLE

198' TO P.I. WITH
1ST. STREET, S.W.

N 83°31'00" E

MERIDIAN OF
INST. # 060005252

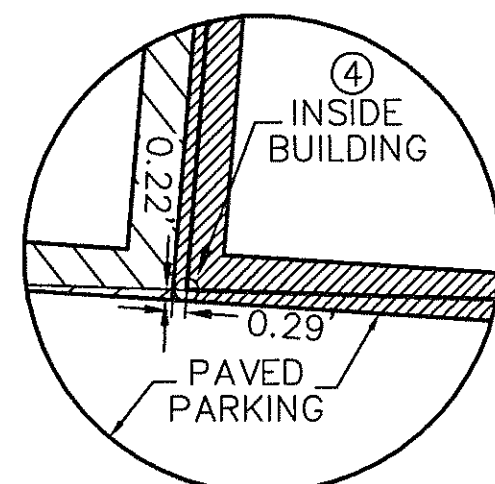
SUBMITTED LAND

BOUNDED BY CORNERS
1, 2, 3, 4, 5 TO 1
INCLUSIVE

OWNERSHIP
THE JML GROUP, LLC

SOURCE OF TITLE
INST. # 060005252

AREA OF SUBMITTED LAND
1878 SQUARE FEET



CORNER DETAIL
1"=4'

PROPERTY OF
LAGNIAPPE, LLC
TAX # 1011511
D.B. 1750, PG. 1690

⑤ BUILDING CORNER

ENTRANCE ENTRANCE

① BUILDING CORNER

LOT 11A
1878 SQUARE FEET
TAX # 1011512

#118
3 STORY
BRICK BUILDING
WITH BASEMENT

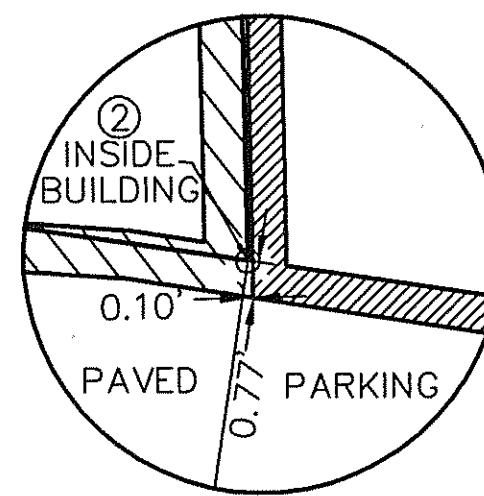
PROPERTY OF
MWTB ENTERPRISES, LLC
TAX # 1011513
INST. # 020003955

N 02°28'19" W

66.09'

67.46'

S 08°08'45" E



CORNER DETAIL
1"=4'

④ INSIDE BUILDING

③ INSIDE BUILDING

② INSIDE BUILDING

25.00'

6.65'

N 88°36'19" W

S 84°53'11" W

10' SANITARY SEWER LINE
M.B. 1, PG. 1291

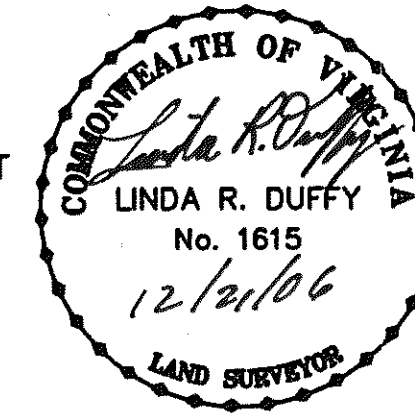
EASEMENTS:

1. AGREEMENT FOR PEDESTRIAN
PASSAGE, SEE D.B. 1711, PG. 8661.

PROPERTY OF
FRANK N. PERKINSON, JR., TRUSTEE
FRANK N. PERKINSON, JR. LIVING TRUST
TAX # 1011526
INST. # 040003298

PROPERTY OF
SHENANDOAH BUILDING
ASSOCIATES, LLC
TAX # 1011528
INST. # 040001314

PROPERTY OF
SHENANDOAH BUILDING
ASSOCIATES, LLC
TAX # 1011527
INST. # 040001314



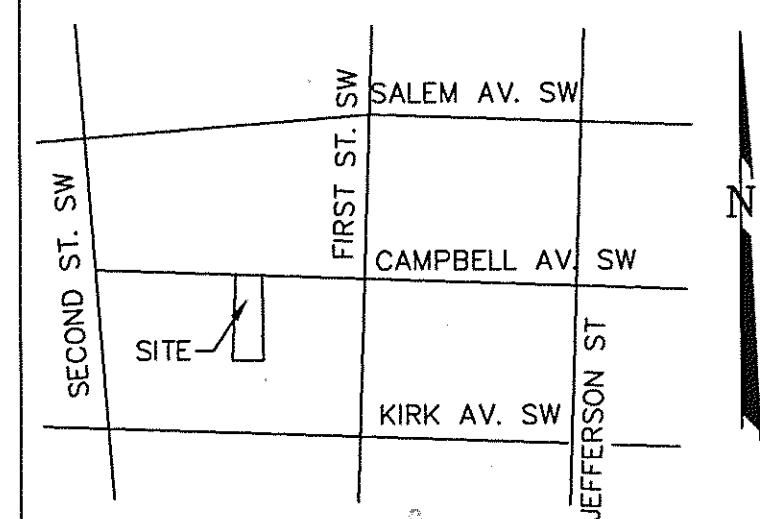
8' 4' 0' 8' 16' 1" = 8'

GRAPHIC SCALE

CLOSED BY LRD NOVEMBER 30, 2006

THIS PLAT IS BASED ON A CURRENT
FIELD SURVEY. THE JML GROUP, LLC
IS THE OWNER OF RECORD, SEE INST.
060005252.

M.B. ____, PG. ____



LOCATION MAP
NO SCALE

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 PANEL 51161C0046
D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED
ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD
ELEVATIONS.

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 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 21st DAY OF December, 2006.

Linda R. Duffy
LINDA R. DUFFY, L.S.

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

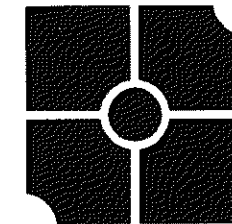
CONDOMINIUM CONVERSION

PLAT OF SURVEY FOR 118 WEST CAMPBELL CONDOMINIUMS

PROPERTY OF
THE JML GROUP, LLC
BEING LOT 11A, BLOCK 10
OFFICIAL SURVEY, S.W. #1
RESUBDIVISION OF PROPERTIES OWNED BY
CITY OF ROANOKE AND JAMES L. TRINKLE
SITUATE ON CAMPBELL AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA

TAX NO. 1011512
DRAWN: LRD
CALC.: LRD
N.B.: JR-252

SCALE: 1"=8'
DATE: DEC. 1, 2006
W.O. 06-0470-01



parker
DESIGN GROUP

ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

816 Boulevard
Salem, Virginia 24153
Phone: 540-387-1153
Fax: 540-389-5767
www.parkerdg.com

SHEET 1 OF 3
M.B. 1, PG. 3090

0662

REFERENCE MAPS:

1. PLAT SHOWING THE RESUBDIVISION OF PROPERTIES OWNED
BY CITY OF ROANOKE AND JAMES L. TRINKLE, SEE CITY OF
ROANOKE PLAN NO. 6244 DATED JUNE 22, 1993 AND
RECORDED IN M.B. 1, PG. 1291.
2. SURVEY FOR LAGNIAPPE, L.L.C. BY T. P. PARKER & SON
DATED JULY 31, 1996.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA
THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO
ATTACHED ADMITTED TO RECORD AT 3:55 O'CLOCK P.M. ON THIS
21ST DAY OF DECEMBER, 2006

TESTE: BRENDA S. HAMILTON
CLERK
BY: *Melinda M Thomas*
DEPUTY CLERK