

SURVEYORS CERTIFICATE

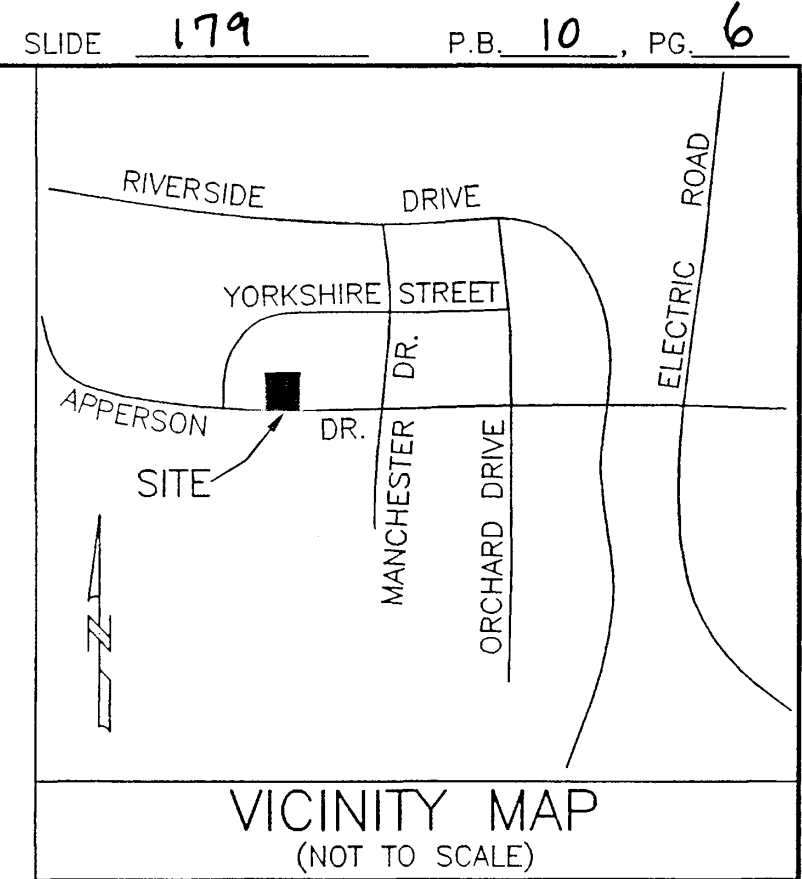
I HEREBY CERTIFY THIS PLAT OF OFFICE CONDOMINIUMS OF SALEM IS ACCURATE AND THAT THE IMPROVEMENTS LOCATED THEREON CONSIST OF 1 BUILDING CONTAINING A TOTAL OF 5 UNITS AND FURTHER THAT IT HAS BEEN PREPARED PURSUANT TO AND IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF CHAPTER 4.2 IN TITLE 55-79.58 (a) OF THE CODE OF VIRGINIA OF 1950, AS AMENDED.

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 OF PORTIONS THEREOF, DEPICTED ON THIS PLAT AND PLAN OF CONDOMINIUM HAVE BEEN SUBSTANTIALLY COMPLETED UNLESS OTHERWISE NOTED. THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF "OFFICE CONDOMINIUMS OF SALEM" IS 0.344 ACRE.

GENERAL NOTES:

1. OWNER OF RECORD: DEVELOPMENT CORPORATION OF SALEM
2. LEGAL REFERENCE: INSTRUMENT #030001030
3. PROPERTY IS CURRENTLY ZONED B3 (HEAVY BUSINESS).
4. THE CURRENT TAX MAP NUMBER: 233-4-2
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
6. PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE FEMA MAP #51161C0043 D (EFFECTIVE DATE: OCT. 15, 1993)
7. UNDERGROUND UTILITY SERVICE LINES.
8. FOR INTERIOR DIMENSIONS & ARCHITECT'S CERTIFICATION OF BUILDING SEE SHEET 2.
9. THE PROPERTY AND IMPROVEMENTS SHOWN HEREON ARE 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 SALEM.
10. SEE EASEMENT RECORDED IN INSTRUMENT #030001030 FOR ROOF ENCROACHMENT ONTO ADJACENT PROPERTIES.



John R. McAden
JOHN R. McADEN, L.S. No. 2002

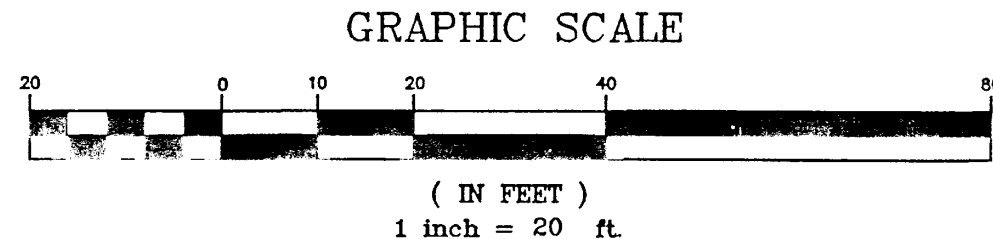
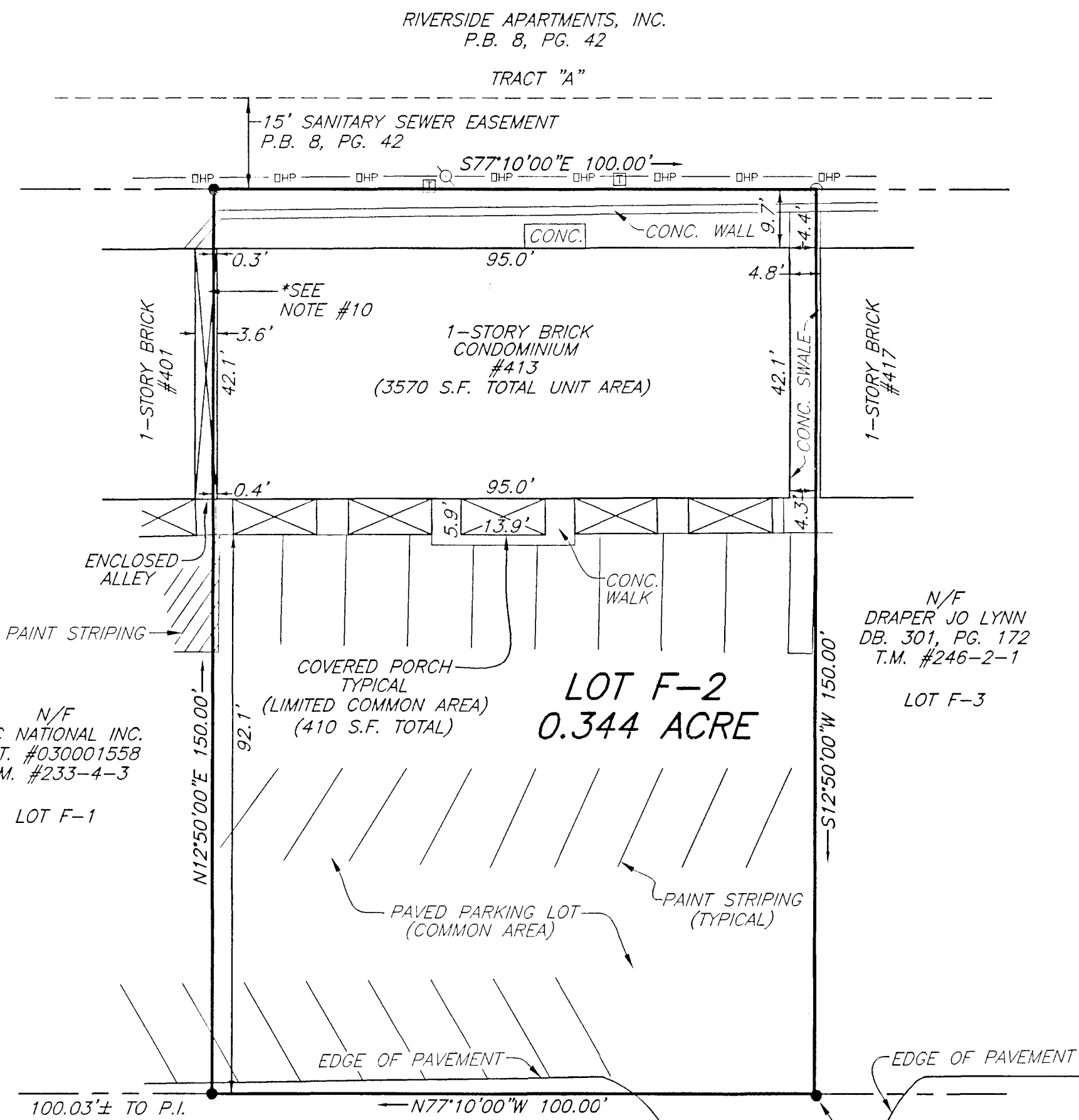
12-16-03
DATE



D.B. 26, PG. 126

LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND
⊗	UTILITY POLE
⊠	TELEPHONE PEDESTAL
—	M.B.L. MINIMUM BUILDING LINE
—	DHP OVERHEAD LINES

3,570 S.F. (0.082 ACRE) UNIT AREA
410 S.F. (0.009 ACRE) LIMITED COMMON AREA
+11,020 S.F. (0.253 ACRE) COMMON AREA
15,000 S.F. (0.344 ACRE) TOTAL LOT AREA



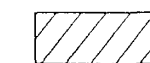
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 1:11 O'CLOCK P.M. ON THIS 23rd DAY OF December, 2003, IN PLAT BOOK 10, PAGE 6.

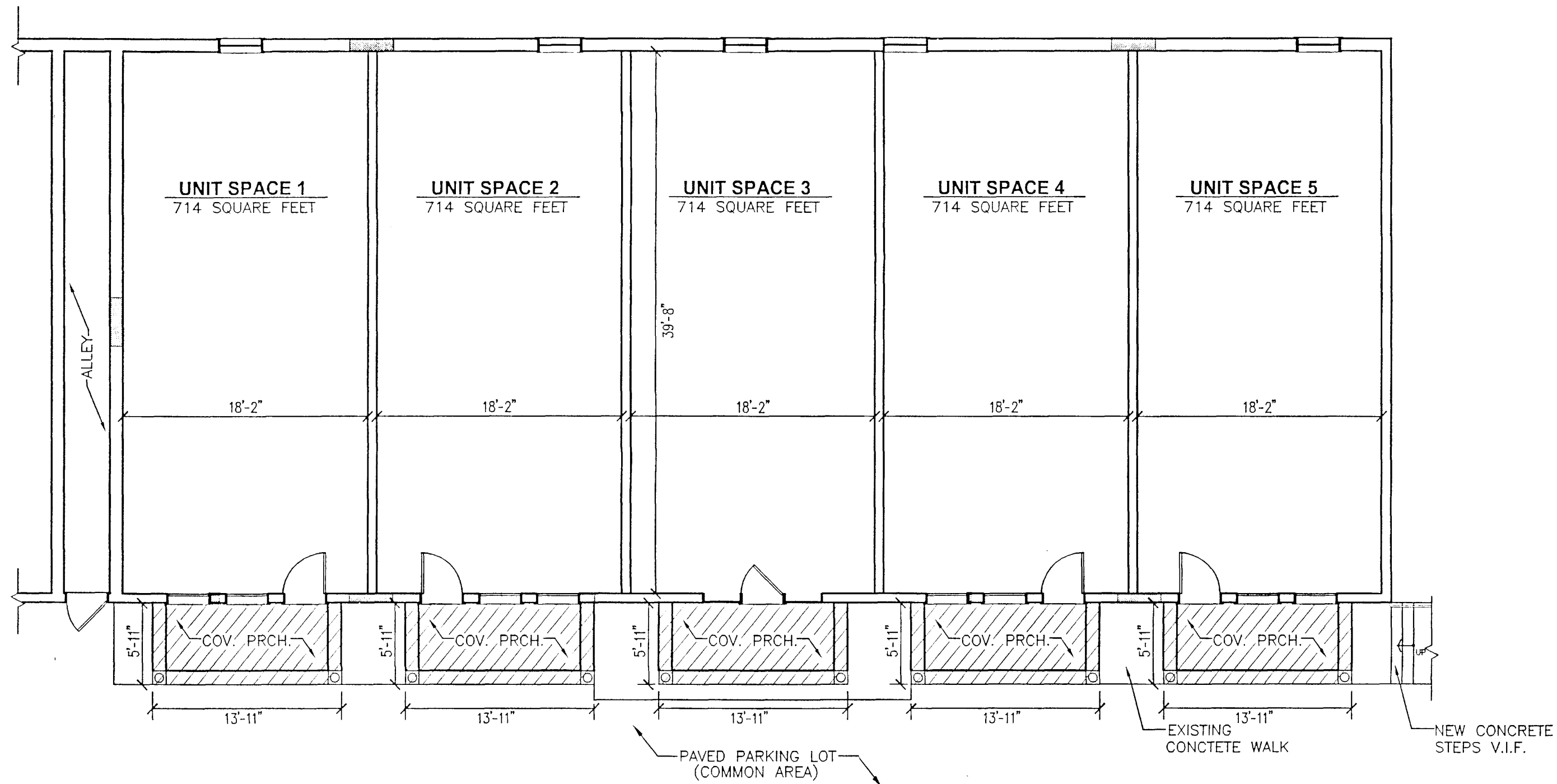
TESTE: *Chance Crawford*
CLERK
Carolyn Kowalski
DEPUTY CLERK

PLAT OF
OFFICE CONDOMINIUMS OF SALEM
SITUATED ON LOT F-2, NORTHVIEW
DEED BOOK 26, PAGE 126
413 APPERSON DRIVE
CITY OF SALEM, VIRGINIA
SURVEYED DECEMBER 16, 2003
JOB #R0310271.00
SCALE: 1"=20'
SHEET 1 OF 2

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



 LIMITED COMMON AREA



MAIN LEVEL FLOOR PLAN

SCALE: 1/8"=1'-0"

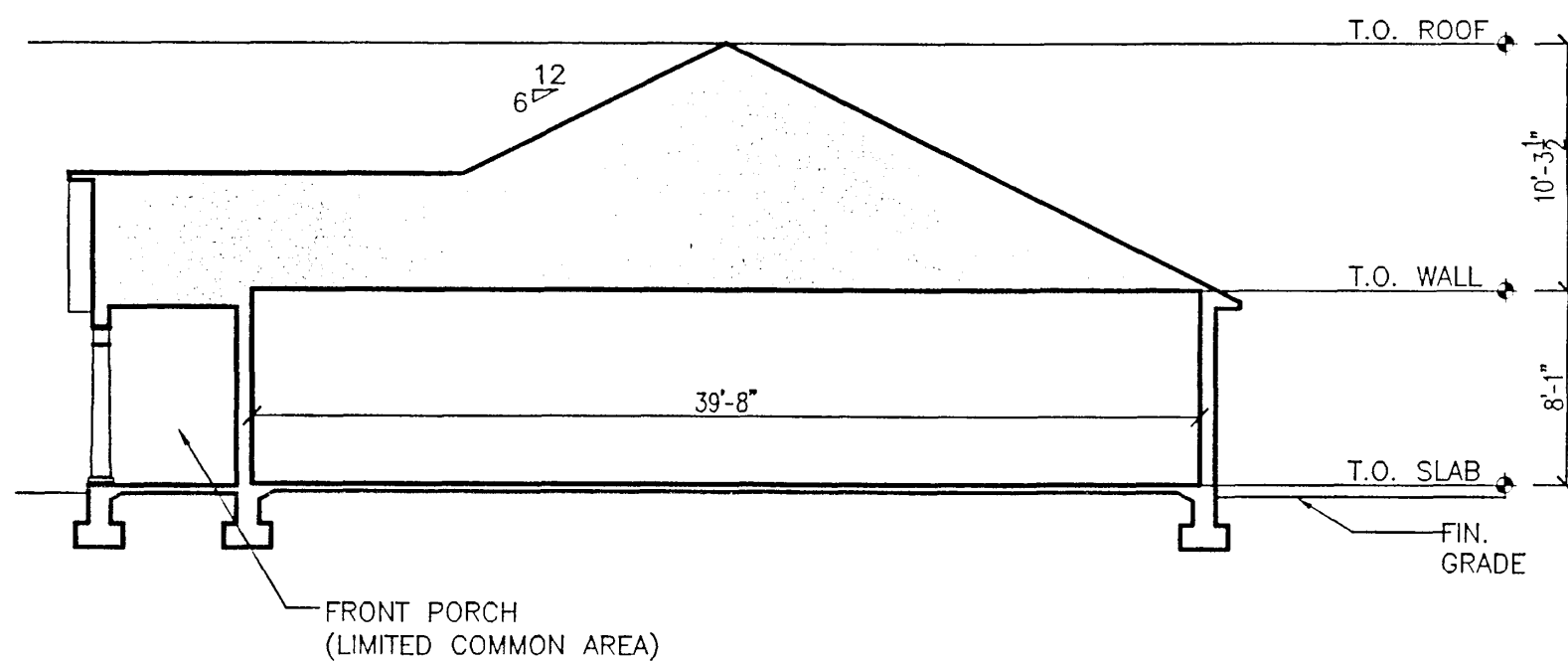
- NOTES:
1. INCLUDED AS PART OF EACH UNIT IS THE DRY WALL COVERING ENCLOSING THE UNIT. ALL INTERIOR DIMENSIONS SHOWN ON THIS PLAT ARE MEASURED TO THE INSIDE FACE OF STUDS OR TO THE INSIDE FACE OF CONCRETE FOUNDATION WALLS.
 2. ALL VERTICAL DIMENSIONS ARE MEASURED FROM SUB-FLOOR TO BOTTOM OF JOISTS.
 3. UNIT DIMENSIONS SHOWN ARE TYPICAL AND ARE BASED UPON THE MEDIAN OF FIELD MEASUREMENTS OF ALL UNITS. SUBSTANTIALLY ALL DIMENSIONS FALL WITHIN A TOLERANCE OF 0.08 FEET OF THOSE SHOWN.
 4. UNIT FLOOR AREAS ARE BASED ON THE BUILDING PLANS AND ARE WITHIN 2% OF THE ACTUAL FLOOR AREAS.

ARCHITECT'S CERTIFICATE

I, R. CRAIG BALZER, A REGISTERED ARCHITECT IN THE COMMONWEALTH OF VIRGINIA HEREBY CERTIFY THAT THIS PLAN ACCURATELY SHOWS THE UNITS DELINEATED AND IN ALL RESPECTS COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (b) OF THE VIRGINIA CONDOMINIUM ACT. I FURTHER CERTIFY THAT UNLESS NOTED OTHERWISE, ALL UNITS DEPICTED HEREON, WITHIN OFFICE CONDOMINIUMS OF SALEM, HAVE BEEN SUBSTANTIALLY COMPLETED.

GIVEN UNDER MY HAND THIS 16TH DAY OF December, 2003.

R. Craig Balzer
REGISTERED ARCHITECT



TYPICAL WALL SECTION

SCALE: 1/8"=1'-0"

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SITUATED ON LOT F-2, NORTHVIEW
DEED BOOK 26, PAGE 126
413 APPERSON DRIVE
CITY OF SALEM, VIRGINIA
SURVEYED DECEMBER 16, 2003
JOB #R0310271.00
SCALE: 1/8"=1'-0"
SHEET 2 OF 2



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