

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT PHEASANT RIDGE ASSOCIATES ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 10 TO 1 INCLUSIVE, SHOWING DEDICATION OF PHEASANT RIDGE ROAD, COMPRISING ALL THE LAND CONVEYED TO SAID OWNERS BY DEED OF CORRECTION DATED FEBRUARY 10, 1988 FROM BILLY H. BRANCH AND BETTY M. BRANCH AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY IN DEED BOOK 1581, PAGE 943, WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO CARROLL D. REA AND ALTON L. KNIGHTON, JR., TRUSTEES, EITHER OF WHOM MAY ACT SECURING DOMINION BANK, N.A., BENEFICIARY DATED SEPTEMBER 30, 1987 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1570, PAGE 534.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES IN FEE SIMPLE TO THE CITY OF ROANOKE ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL LAND SET APART FOR EASEMENTS OR OTHER PUBLIC USE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE AND THE VIRGINIA LAND SUBDIVISION ACT.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS DAY OF _____, 1989.

OWNER: PHEASANT RIDGE ASSOCIATES

BY: _____
GENERAL PARTNER

BY: _____ BY: _____
ALTON L. KNIGHTON, JR., TRUSTEE _____, DOMINION BANK, N.A.

STATE OF _____
OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE _____ OF _____
IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT _____, PHEASANT RIDGE ASSOCIATES, GENERAL PARTNER, ALTON L. KNIGHTON, JR., TRUSTEE AND _____, WITH DOMINION BANK, N.A., WHOSE NAMES AS SIGNED TO THE FOREGOING WRITING DATED _____ HAVE PERSONALLY APPEARED BEFORE ME IN MY _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 1989.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CURVE DATA

CURVE	ANGLE	RADIUS	TANG.	ARC	CHORD	CH. BEARING
A	10°03'22"	2791.79'	245.63'	489.99'	489.36'	S 21°14'00" E
A-1	09°40'50"	2791.79'	236.41'	471.70'	471.14'	S 21°25'22" E
A-2	00°22'32"	2791.79'	9.15'	18.29'	18.29'	S 16°23'41" E
B	03°55'30"	3844.72'	131.74'	263.38'	263.33'	S 67°46'15" E
C	06°50'20"	2889.79'	172.67'	344.93'	344.72'	S 73°09'10" W
D	06°50'20"	2839.79'	169.68'	338.96'	338.76'	S 73°09'10" W
E	00°19'56"	3794.72'	11.00'	22.00'	22.00'	S 69°34'02" W
F	65°41'03"	35.00'	22.59'	40.12'	37.96'	N 70°35'08" W
G	155°41'03"	50.00'	232.09'	135.86'	97.76'	N 64°24'52" E
H	97°39'05"	25.00'	28.75'	42.75'	37.73'	N 65°11'57" W
J	02°48'18"	3778.72'	92.51'	184.99'	184.97'	S 67°12'39" W
K	82°23'27"	25.00'	21.88'	35.95'	32.93'	S 24°36'47" W

BOUNDARY COORDINATES
ORIGIN OF COORDINATES ASSUMED

CORNER	NORTH	EAST
1	10,000.00	10,000.00
2	10,031.68	10,070.51
3	10,131.30	10,314.27
4	10,236.24	10,598.48
5	10,336.15	10,928.42
6	10,371.13	11,074.91
7	10,174.75	11,234.30
8	9,717.43	11,033.71
9	9,476.41	10,196.85
10	9,932.55	10,019.60
1	10,000.00	10,000.00

TOTAL ACREAGE = 15.36

NOTES:

1. A SLOPE EASEMENT FOR FILL MATERIAL EXISTS FROM CORNER 1 TO 6 TO 1 INCLUSIVE, WITHIN PROPERTY OF HUNTING HILLS JOINT VENTURE, A TENNESSEE JOINT VENTURE DESCRIBED IN DEED BOOK 1581, PAGE 672.
2. THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.
3. THE ABOVE PLATTED PROPERTY DOES NOT FALL WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN AS DESIGNATED BY FEDERAL INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 510130 0020 C.
4. DEDICATED ACREAGE OF PHEASANT RIDGE ROAD IS 1.524 ACRES.
5. THE SEGMENT OF THE TURN-A-ROUND OUTSIDE OF THE 50' WIDTH OF PHEASANT RIDGE ROAD SHALL REVERT TO ADJOINING OWNERS WHEN ROAD IS EXTENDED.
6. THIS PLAT IS A RESUBDIVISION OF ORIGINAL NEW TRACT 1, RECORDED IN M.B. 1, PAGE 729.

APPROVED:

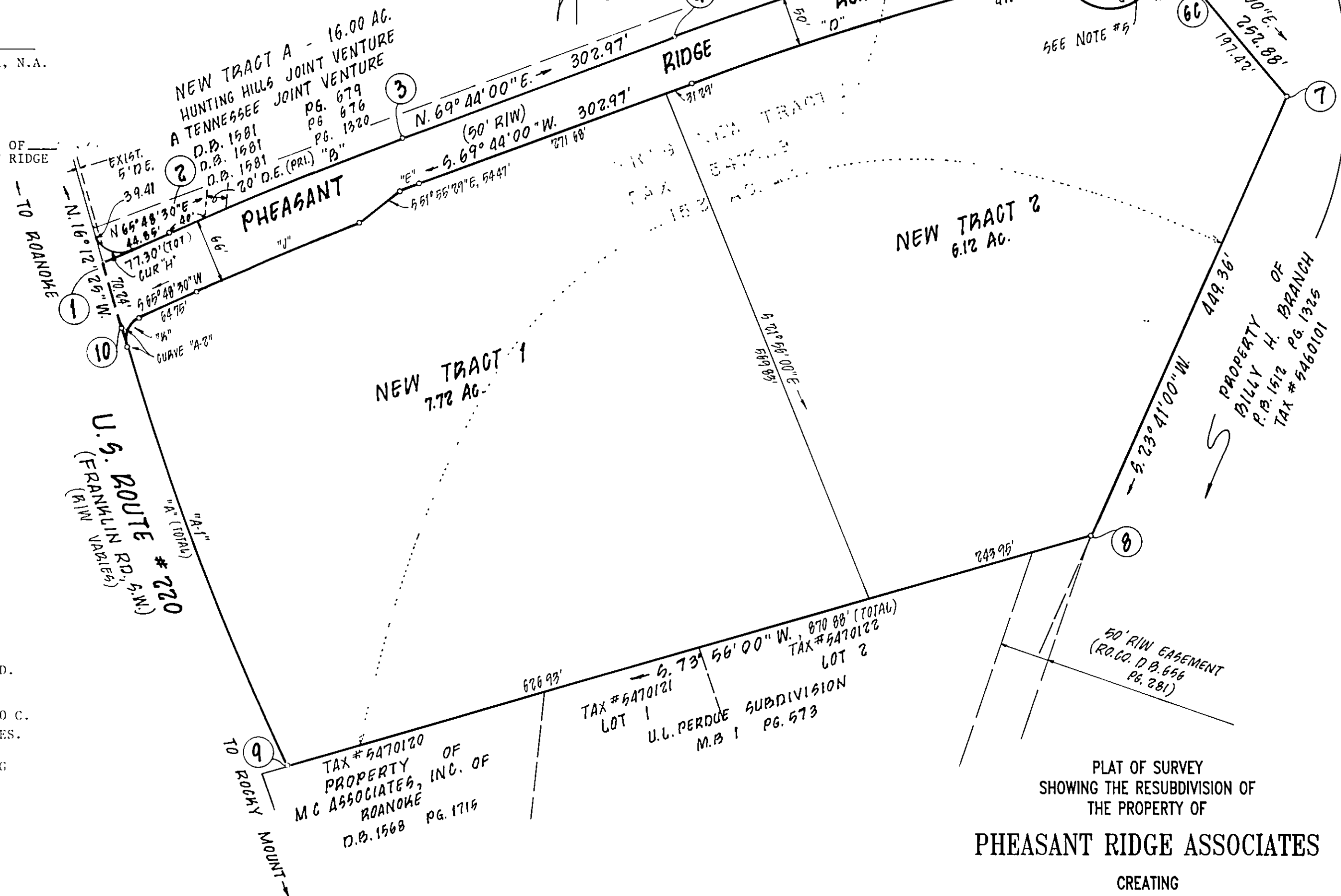
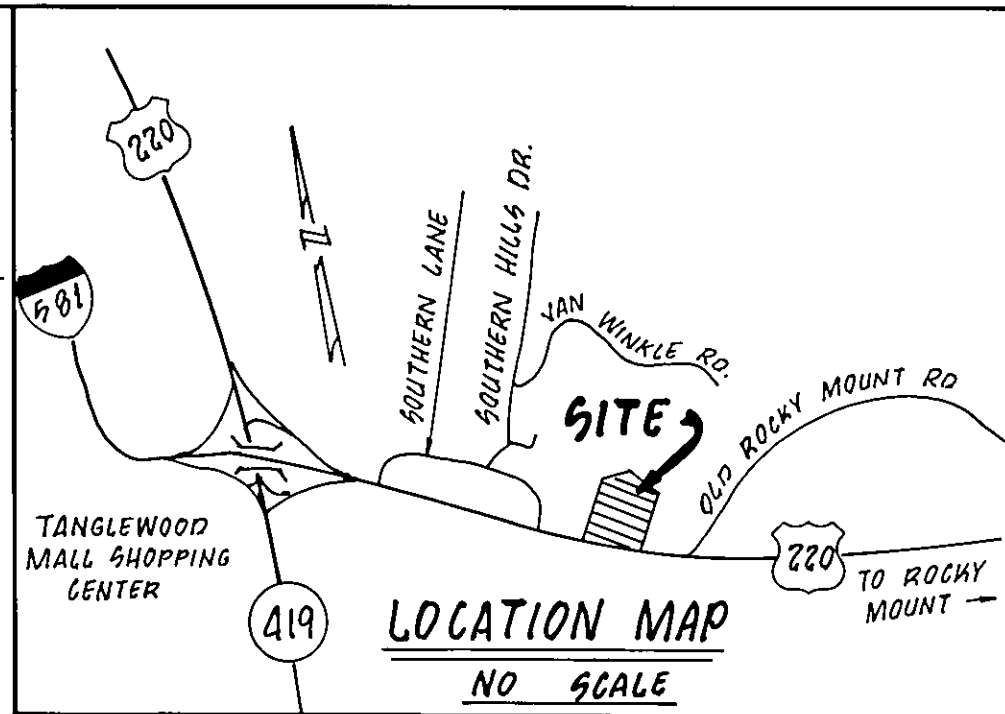
Edward F. Inelco
AGENT, ROANOKE CITY PLANNING COMMISSION
Charles M. Huffine
CITY ENGINEER, ROANOKE, VIRGINIA

7/19/89
DATE
7/19/89
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON July 20, 1989, AT 9:15 O'CLOCK A.M.

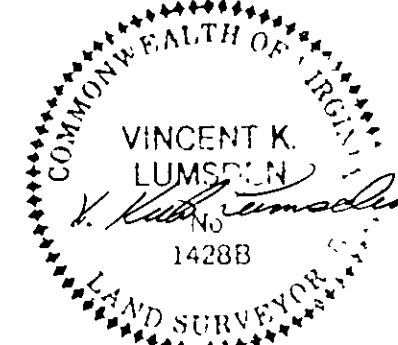
TESTEE: PATSY TESTERMAN, CLERK

P. Testerman
DEPUTY CLERK



I, HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

V. Kirk Lumsden
V. KIRK LUMSDEN, L.S.



PLAT OF SURVEY
SHOWING THE RESUBDIVISION OF
THE PROPERTY OF
PHEASANT RIDGE ASSOCIATES
CREATING
**NEW TRACT 1 (7.72 Ac.) &
NEW TRACT 2 (6.12 Ac.)**
AND DEDICATION OF
PHEASANT RIDGE ROAD (1.52 Ac.)
SITUATED IN
ROANOKE, VIRGINIA

SCALE: 1" = 100' DATE: 15 MARCH 1989

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

SEE PLAN 6149

#88-296