

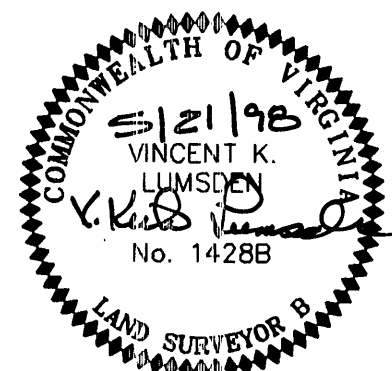
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF 4 SHEETS, IS CORRECT, THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED "PHASE 1, PHEASANT RIDGE", A CONDOMINIUM RECORDED AMONG THE LAND RECORDS OF THE CITY OF ROANOKE, VIRGINIA IN D.B. PAGE AND THAT THE IMPROVEMENTS LOCATED THEREON CONSISTING OF ONE (1) BUILDING CONTAINING 32 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.e., "THE DECLARATION OF CONDOMINIUM ACT."

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, OR PORTIONS THEREOF, DEPICTED ON THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION HAVE BEEN SUBSTANTIALLY COMPLETED AS NOTED HEREON. THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF "PHEASANT RIDGE", A CONDOMINIUM IS 5.917 ACRES.

V. Kirk Lumsden
V. KIRK LUMSDEN, L.S. No. 1428B
5/21/98
DATE



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS PLAT WAS PRESENTED ON THIS 21 DAY OF May 1998 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 1:00 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III
CLERK
BY: *Patty Humphreys*
DEPUTY CLERK

PLAT OF
PHASE 1
"PHEASANT RIDGE"
A CONDOMINIUM
PROPERTY OF
PHEASANT RIDGE CONDOMINIUMS, L.L.C.

SITUATE ON LOT 3 RESUBDIVISION OF
ROANOKE HEALTH CARE CENTER (M.B. 1, PG. 1716-1719)
ROANOKE, VIRGINIA

SCALE: 1" = 100' DATE: 21 MAY 1998

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

COMM. #97-423
SHEET 1 OF 4

LEGEND

- LIMITED COMMON AREA
- GENERAL COMMON AREA
- ORIENTATION FOR PLAN VIEW
- M.B.L. MINIMUM BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- M.B. MAP BOOK
- INST. INSTRUMENT

- GENERAL NOTES:**
- THIS PROPERTY AS SHOWN HEREON, BEING PHASE I, DOES NOT FALL 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 MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. FLOOD ZONE "X".
 - FOR INTERIOR DIMENSIONS & ENGINEER'S CERTIFICATION OF BUILDINGS, SEE SHEET 2 OF 4 AND 3 OF 4.
 - 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.
 - THIS PLAT WAS PREPARED USING FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT DATED 9/24/97 POLICY #Z 447850.
 - LEGAL REFERENCES:
INST. #970020168.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	55.00	61.88	34.68	58.67	N44°22'19"E	84°27'43"
C-2	55.00	56.46	31.00	54.01	S17°15'57"E	58°48'49"
C-3	55.00	19.13	9.68	19.03	S02°10'41"W	19°55'33"
C-4	55.00	37.33	19.42	36.82	S27°13'43"E	38°53'18"
C-5	20.00	21.79	12.12	20.72	S15°28'02"E	62°24'40"
C-6	402.20	32.67	16.35	32.67	S18°03'57"W	04°39'17"
C-7	105.00	104.04	56.74	99.84	N48°46'44"E	56°46'18"
C-8	120.00	150.14	86.88	140.53	S88°59'35"E	71°41'05"
C-9	120.00	112.02	60.47	108.00	S04°24'27"E	53°29'10"
C-10	289.64	566.36	429.70	480.35	N78°21'14"E	112°02'11"
C-11	289.64	204.08	106.48	199.88	N42°31'14"E	40°22'12"
C-12	1017.37	52.68	26.34	52.67	S21°12'04"W	02°58'00"
C-13	289.64	309.99	171.71	295.41	N76°17'21"W	61°19'20"
C-14	20.00	20.17	11.03	19.32	N74°30'45"W	57°46'09"
C-15	111.00	510.05	124.86	165.92	N34°27'13"E	283°16'27"
C-16	111.00	161.33	98.68	147.50	N55°32'47"W	83°18'27"
C-17	111.00	174.36	111.00	158.98	N31°05'27"E	90°00'00"
C-18	111.00	174.36	111.00	158.98	N58°54'33"W	90°00'00"
C-19	120.00'	8.19'	4.09'	8.18'	S29°11'47"E	3°54'30"
C-20	120.00'	103.84'	55.42'	100.63'	S02°27'12"E	49°34'30"