

50' R/W PHEASANT RIDGE
ROAD, S.W.40' PRIVATE ROAD (PORTION OF NEW LOT 1)
PHEASANT RIDGE ROAD, S.W.EXIST 20' S.S.E.
M.B. 1, PG. 1718

VAN WINKLE ROAD, S.W.

LOT 6
TAX #5470123
PROPERTY OF
NORTH FLORIDA HEALTH FACILITIES
D.B. 1786, PG. 1412LOT 2
TAX #5480124
PROPERTY OF
MADISON HEALTH CARE CENTER
D.B. 1775, PG. 486EXIST P.U.E.
M.B. 1, PG. 1718LOT 5
TAX #5480130
PROPERTY OF
MADISON HEALTH CARE CENTER
M.B. 1, PG. 1718RESERVED FOR
FUTURE
20' P.U.E.LOT 1
TAX #5480123
PROPERTY OF
MADISON HEALTH CARE CENTER
D.B. 1779, PG. 1294EXIST 10' P.U.E.
M.B. 1, PG. 1719LOT 4
TAX #5480101
PROPERTY OF
MADISON HEALTH CARE CENTER
D.B. 1775, PG. 486LOT 7
TAX #5480129
PROPERTY OF
MADISON HEALTH CARE CENTER
INST. #9701994750' BUFFER
(M.B. 1, PG. 1719)EXIST 20' P.U.E.
M.B. 1, PG. 1718**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:

1. 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".
2. FOR INTERIOR DIMENSIONS & ENGINEER'S CERTIFICATION OF BUILDINGS, SEE SHEET 2 OF 4 AND 3 OF 4.
3. 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.
4. THIS PLAT WAS PREPARED USING FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT DATED 9/24/97 POLICY #Z 447850.
5. LEGAL REFERENCES:
INST. #970020188.
6. BUILDINGS SHOWN WITHIN PHASES 2, 3, AND 4 MAY BE BUILT IN ANY ORDER.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	55.00	61.88	34.68	58.67	N44°22'19"E	61°27'43"
C-2	55.00	58.46	31.00	54.01	S17°15'57"E	53°48'49"
C-3	55.00	19.13	9.66	19.03	S02°10'41"W	19°55'33"
C-4	55.00	37.33	19.42	36.62	S27°13'43"E	38°53'16"
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°48'44"E	53°48'18"
C-8	120.00	150.14	86.68	140.53	S66°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	289.84	566.36	429.70	480.35	N78°21'14"E	112°02'11"
C-11	289.84	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	289.84	309.99	171.71	295.41	N76°17'21"W	51°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	124.88	165.92	N34°27'13"E	26°31'6"
C-16	111.00	161.33	98.68	147.50	N55°32'47"W	13°16'27"
C-17	111.00	174.36	111.00	156.98	N31°05'27"E	30°00'00"
C-18	111.00	174.36	111.00	156.98	N58°54'33"W	30°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	40°34'30"

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, VIRGINIACOMM. #97-423
SHEET 2 OF 4