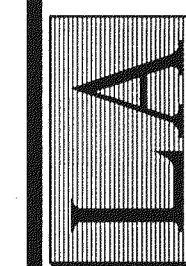


PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

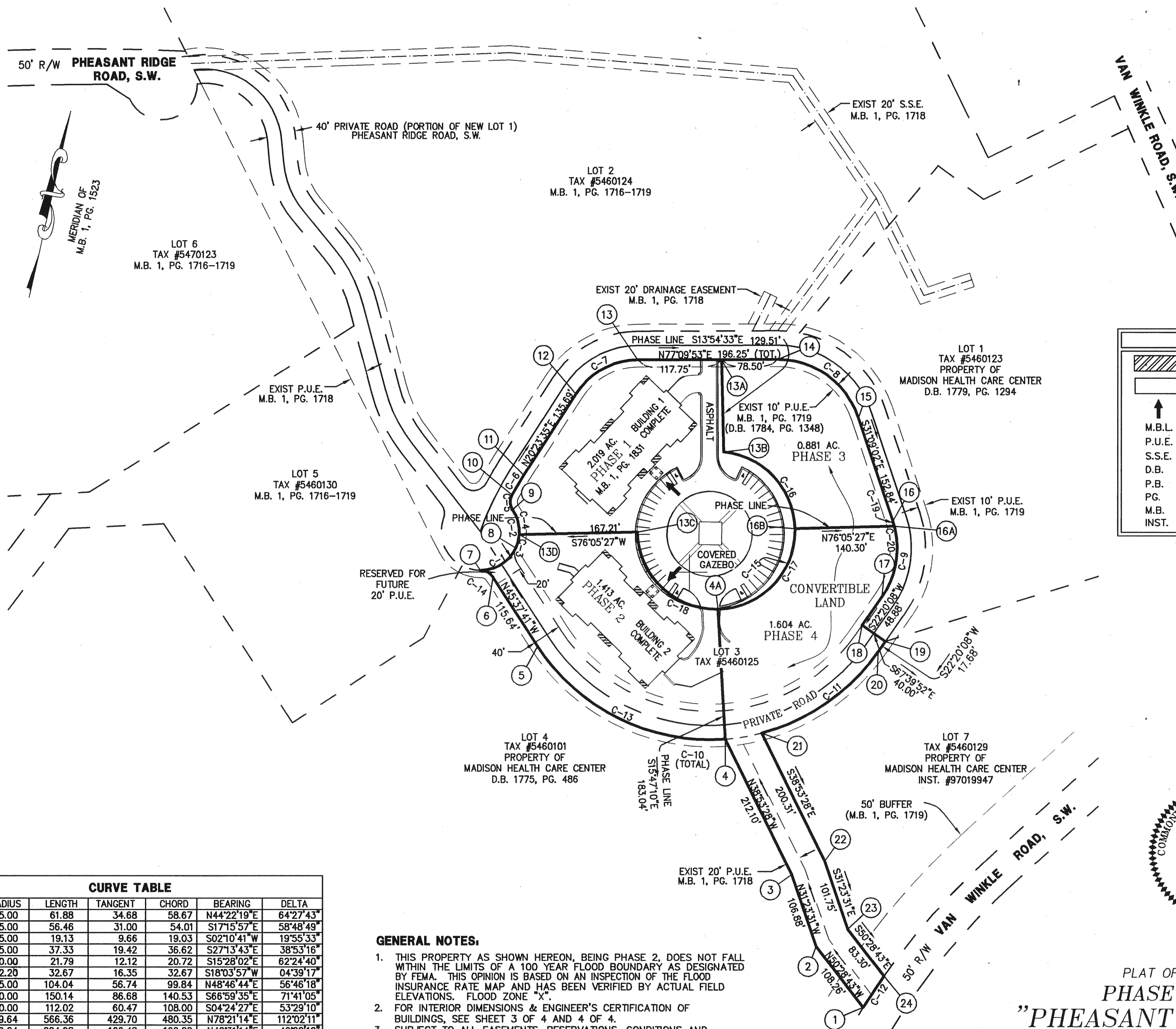
4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: APRIL 11, 2002
COMM. NO.: 97-423-2
CADD FILE: F:\97\97423\423CDD02.DWG
SCALE: 1" = 100'

SHEET 2 OF 4



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	55.00	61.88	34.68	58.67	N44°22'19"E	64°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	9.66	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°46'44"E	56°46'18"
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	289.64	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	263°18'27"
C-16	111.00	161.33	98.68	147.50	N55°32'47"W	83°16'27"
C-17	111.00	174.36	111.00	156.98	N31°05'27"E	90°00'00"
C-18	111.00	174.36	111.00	156.98	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"

GENERAL NOTES:

- THIS PROPERTY AS SHOWN HEREON, BEING PHASE 2, 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 3 OF 4 AND 4 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.
- LEGAL REFERENCES:
INST. #970020168, M.B. 1, PG. 2240-2243.
- BUILDINGS SHOWN WITHIN PHASES 3 AND 4 MAY BE BUILT IN ANY ORDER.

PLAT OF
PHASE 2
"PHEASANT RIDGE"

A CONDOMINIUM
PROPERTY OF
PHEASANT RIDGE CONDOMINIUMS, L.L.C.

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

