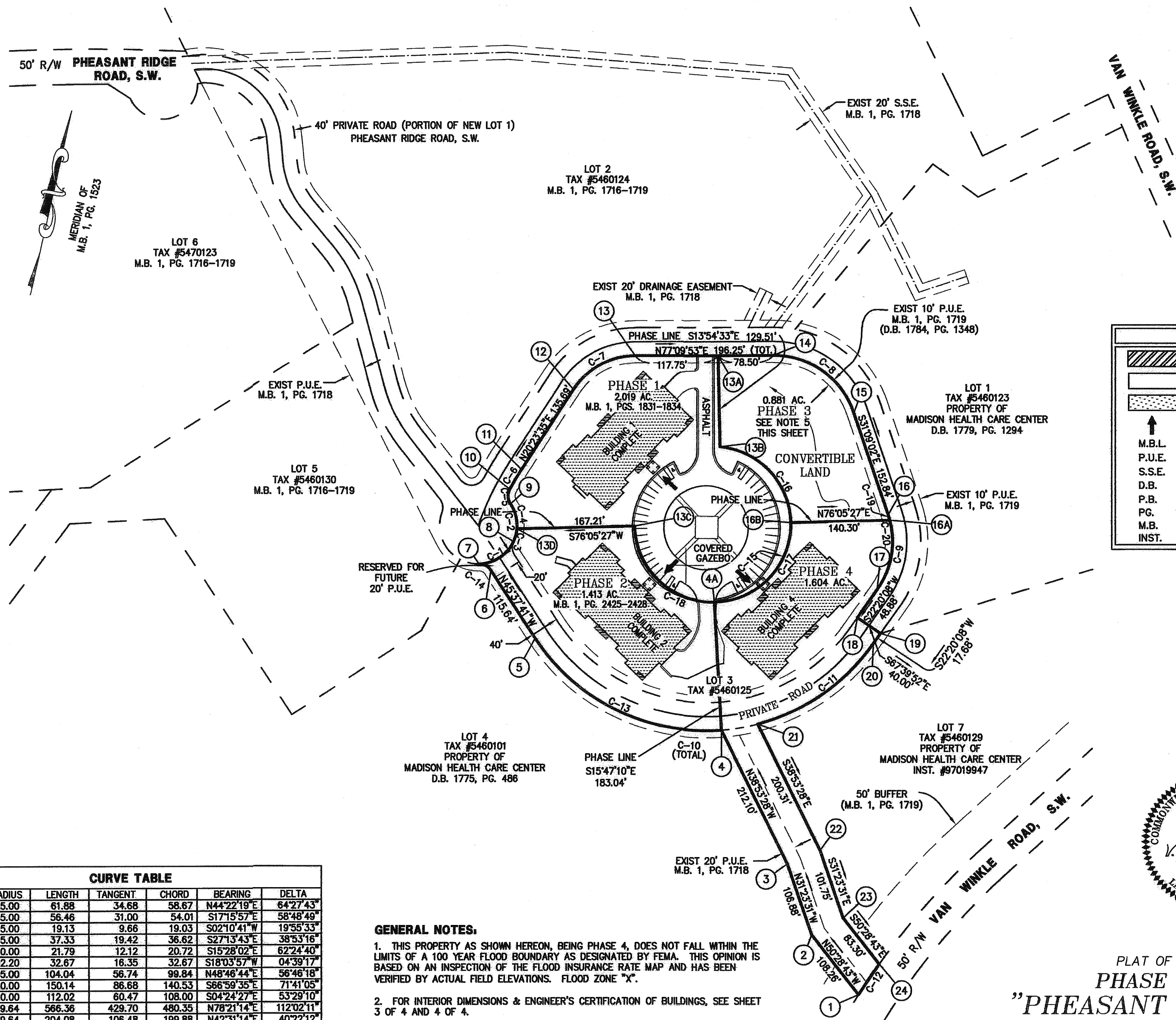


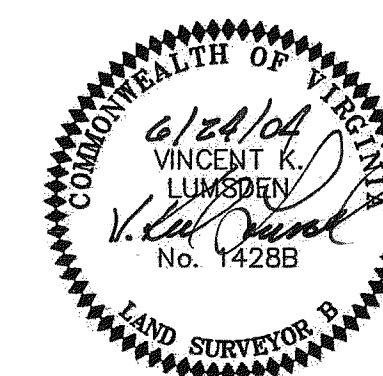


LEGEND	
	LIMITED COMMON AREA
	GENERAL COMMON AREA
	BUILDINGS
	ORIENTATION FOR PLAN VIEW
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
M.B.	MAP BOOK
INST.	INSTRUMENT

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°16'27"
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:

1. THIS PROPERTY AS SHOWN HEREON, BEING PHASE 4, 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 3 OF 4 AND 4 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. LEGAL REFERENCES: INST. #970020168, M.B. 1, PG. 2240-2243.
5. DECLARANT IS CONVERTING PHASE 4 BEFORE PHASE 3. PHASE 3 MAY BE CONVERTED IN THE FUTURE PURSUANT TO THE PROVISIONS OF THE CONDOMINIUM DECLARATIONS.

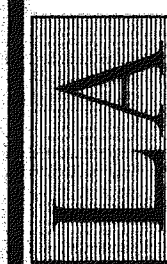


PLAT OF
PHASE 4
"PHEASANT RIDGE"
 A CONDOMINIUM
 PROPERTY OF
PHEASANT RIDGE CONDOMINIUMS, L.L.C.
 SITUATED ON LOT 3 RESUBDIVISION OF
 ROANOKE HEALTH CARE CENTER (M.B. 1, PG. 1716-1719)
 CITY OF ROANOKE, VIRGINIA

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: JUNE 24, 2004
 SCALE: 1" = 100'
 COMM. NO.: 97-423-4
 CADD FILE: F:\97\97423\PHASE4\23C-CD02.DWG
 SHEET 2 OF 4