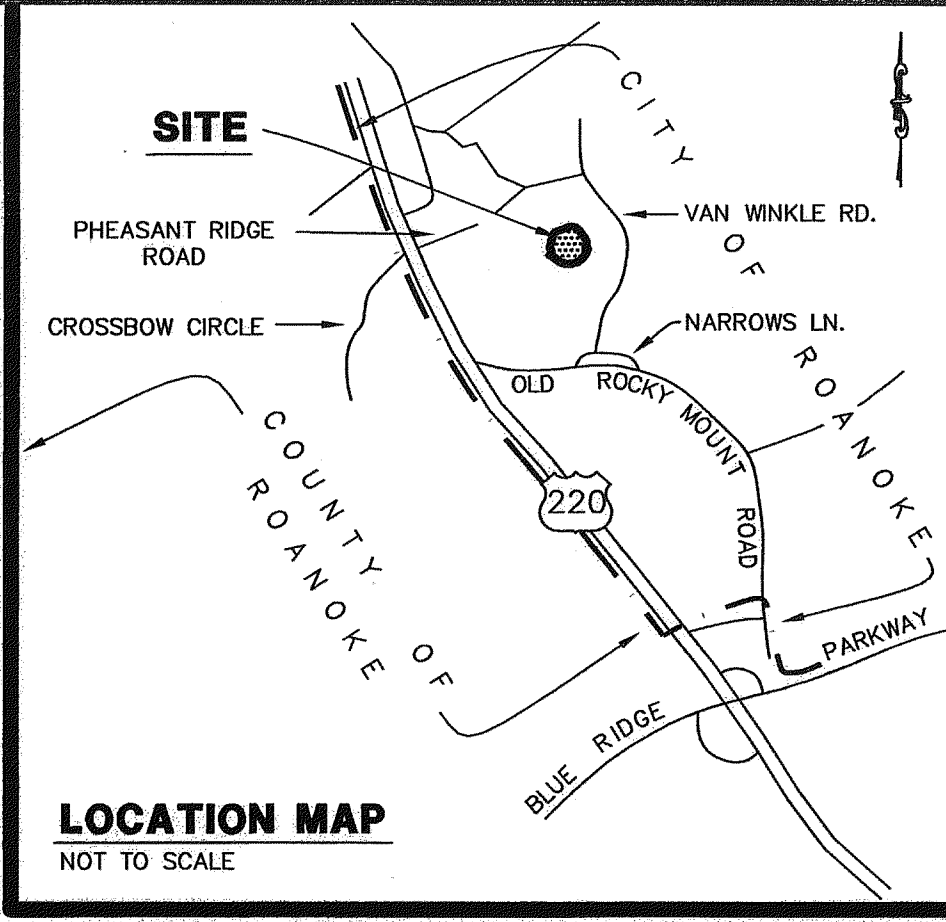


PHEASANT RIDGE ROAD, S.W.
50' R/W

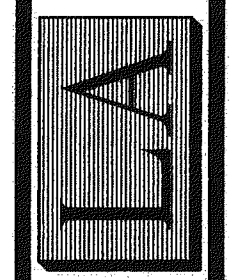
VAN WINKLE ROAD, S.W.



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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 1, 2005
COMM. NO.: 97-423-3
CADD FILE: FA97-97423-PHASE3-423C-CD01.DWG
SHEET 1 OF 4

LOT 6
TAX #5470123
M.B. 1, PG. 1716-1719

LOT 2
TAX #5460124
M.B. 1, PG. 1716-1719

EXIST 10' P.U.E.
M.B. 1, PG. 1719
(D.B. 1784, PG. 1348)

LOT 1
TAX #5460123
PROPERTY OF
MADISON HEALTH CARE CENTER
D.B. 1779, PG. 1294

EXIST P.U.E.
M.B. 1, PG. 1718

LOT 5
TAX #5460130
M.B. 1, PG. 1716-1719

PHASE 1
BUILDING #1
4 STORY
CONDOMINIUM
WITH BASEMENT
M.B. 1, PG. 1831-1834

PHASE 3
BUILDING #3
4 STORY
CONDOMINIUM
WITH BASEMENT
SEE NOTE #5

EXIST 10' P.U.E.
M.B. 1, PG. 1719

PHASE 4
BUILDING #4
4 STORY
CONDOMINIUM
WITH BASEMENT
M.B. 1, PGS. 2829-2832

RESERVED FOR
FUTURE
20' P.U.E.

PHASE 2
BUILDING #2
4 STORY
CONDOMINIUM
WITH BASEMENT
M.B. 1, PGS. 2425-2428

LOT 4
TAX #5460101
PROPERTY OF
MADISON HEALTH CARE CENTER
D.B. 1775, PG. 486

LOT 7
TAX #5460129
PROPERTY OF
MADISON HEALTH CARE CENTER
INST. #97019947

50' BUFFER
(M.B. 1, PG. 1719)

EXIST 20' P.U.E.
M.B. 1, PG. 1718

GENERAL NOTES.

1. THIS PROPERTY AS SHOWN HEREON, BEING PHASE 3, 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 CONVERTED PHASE 4 BEFORE PHASE 3. PHASE 3 IS NOW BEING CONVERTED PURSUANT TO THE PROVISIONS OF THE CONDOMINIUM DECLARATIONS.

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" |

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

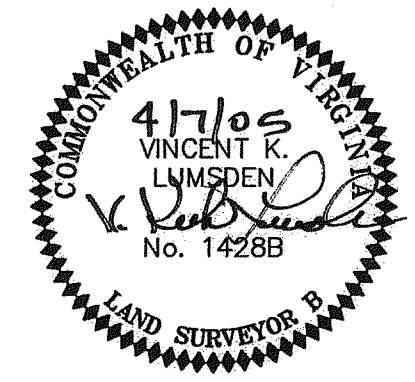
SURVEYORS CERTIFICATE

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 3, PHEASANT RIDGE", A CONDOMINIUM RECORDED AMONG THE LAND RECORDS OF THE CITY OF ROANOKE, VIRGINIA 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 PARAGRAPH (A) OF THE CODE OF VIRGINIA OF 1950, AS AMENDED, I.E., "THE 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, L.S. No. 1428B
4/17/05
DATE



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS PLAT WAS PRESENTED ON THIS 22 DAY OF April, 2005, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 10:45 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III, CLERK
Brenda S. Hamilton, Clerk
BY: Kade C. [Signature]
DEPUTY CLERK

PLAT OF
PHASE 3
"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

0650