

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

40' PRIVATE ROAD (PORTION OF NEW LOT 1)
PHEASANT RIDGE ROAD, S.W.

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

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

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

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

RESERVED FOR
FUTURE
20' P.U.E.

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

EXIST 20' DRAINAGE EASEMENT
M.B. 1, PG. 1718

EXIST 20' S.S.E.
M.B. 1, PG. 1718

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

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

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

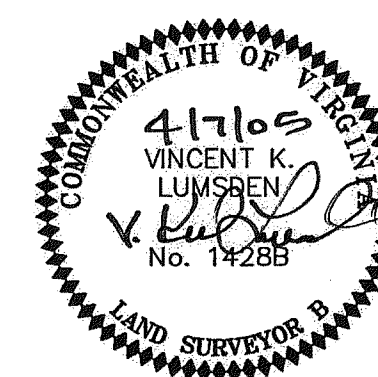
EXIST 20' P.U.E.
M.B. 1, PG. 1718

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	98.88	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 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".
- 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.
- DECLARANT CONVERTED PHASE 4 BEFORE PHASE 3. PHASE 3 IS NOW BEING CONVERTED PURSUANT TO THE PROVISIONS OF THE CONDOMINIUM DECLARATIONS.

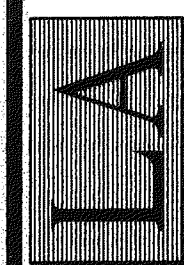
LEGEND	
	LIMITED COMMON AREA
	GENERAL COMMON AREA
	BUILDINGS
	ORIENTATION FOR PLAN VIEW
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
M.B.	MAP BOOK
INST.	INSTRUMENT



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

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 1, 2005
SCALE: 1" = 100'
COMM. NO.: 97-423-3
CADD FILE: F:\97\97423\PHASE3\423C-C002.DWG
SHEET 2 OF 4