

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT PHEASANT RIDGE CONDOMINIUMS II, LLC, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 31 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED SEPTEMBER 25, 1998, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 980014820.

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 5th DAY OF January, 2006.

PHEASANT RIDGE CONDOMINIUMS II, LLC, OWNER

By: James Smith ITS, Chairman Manager

STATE OF VIRGINIA
City of Roanoke

I, Laurin R. Young, A NOTARY PUBLIC IN AND FOR THE AFORESAID City, AND STATE DO HEREBY CERTIFY THAT James Smith ITS, Chairman Manager, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED January 5, 2006, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City, AND STATE AND ACKNOWLEDGED THE SAME ON January 5, 2006.

MY COMMISSION EXPIRES ON

Laurin R. Young
NOTARY PUBLIC

TAX # 5470116
PROPERTY OF
GALILEO APOLLO I
SUB LTC
TRACT A1
INSTRUMENT # 980004504

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	7686.95337	9846.72266
2	7815.78295	10008.90499
3	7811.57574	10138.62706
4	7802.12420	10399.09496
5	7797.51597	10537.64913
6	7792.35603	10686.88448
7	7821.34604	10782.52471
8	7884.15509	10924.41177
9	7746.94325	11017.72282
10	7668.63516	11079.89909
11	7792.21644	11234.56545
12	7751.97875	11264.26270
13	7610.20493	11086.54011
14	7642.27565	11013.61166
15	7369.92228	10874.31137
16	7365.99344	10843.46995
17	7322.39672	10652.12370
18	7231.54635	10548.42327
19	7104.36082	10501.14094
20	7067.58679	10489.27118
21	7057.45826	10457.26867
22	7115.15564	10387.25403
23	7174.31239	10339.41818
24	7282.65937	10283.22978
25	7358.37544	10220.19402
26	7400.26984	10166.28993
27	7451.33536	10130.66778
28	7480.87576	10121.26753
29	7564.19856	9954.56197
30	7561.44087	9948.65827
31	7623.33695	9897.29085
1	7686.95337	9846.72266

AREA 518,361 S.F. 11,900 AC.

LEGEND

EX.	EXISTING
M.B.	MAP BOOK
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
INST.	INSTRUMENT
AC.	ACRES
R/W	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
D.E.	DRAINAGE EASEMENT

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS., SEE COMMUNITY PANEL NUMBER 510130 0062 D, MAP NUMBER 51161C0062D, DATED OCTOBER 15, 1993. ZONE "X".
- LEGAL REFERENCE: TAX # 5460124, INSTRUMENT 980014820
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
- ACCESS TO LOT 2A AND 2B SHALL BE FROM PHEASANT RIDGE ROAD S.W. NO INGRESS-EGRESS IS ALLOWED FROM VAN WINKLE ROAD S.W. AS NOTED ON MAP RECORDED IN M.B. 1, PAGE 1523 IN THE ROANOKE CITY CLERKS OFFICE, AND NO INGRESS-EGRESS IS ALLOWED FROM GRANGER ROAD DUE TO THE 50' BUFFER ZONE.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	160.00'	31.14'	15.62'	31.09'	S 82°44'25" W
C2	145.00'	143.67'	78.35'	137.87'	S 48°46'44" W
C3	442.20'	38.65'	19.34'	38.64'	S 17°53'20" W
C4	20.00'	39.83'	30.86'	33.57'	N 72°26'16" E
C5	190.00'	76.60'	38.82'	76.08'	S 38°57'36" E
C6	230.00'	99.29'	50.43'	98.52'	N 39°46'42" W
C7	105.00'	63.21'	32.60'	62.26'	S 34°53'56" E
C8	130.00'	207.79'	133.64'	186.37'	N 63°26'35" W

LOCATION MAP
NOT TO SCALE

