

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT PHEASANT RIDGE ASSOCIATES ARE THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 6 TO 1 INCLUSIVE, SUBDIVIDED INTO NEW TRACTS I AND 0.83 ACRE BEING ADDED TO PROPERTY OF RICHARD C. PATTISALL ET UX, BEING ALL THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 10, 1987 AND RECORDED IN DEED BOOK 1570, PAGE 531 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, CITY.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, HEREBY DEDICATE TO THE CITY OF ROANOKE ALL LAND SET APART FOR EASEMENTS OR OTHER PUBLIC USE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, AND THE VIRGINIA LAND SUBDIVISION ACT.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 5th DAY OF April, 1988.

OWNER: PHEASANT RIDGE ASSOCIATES

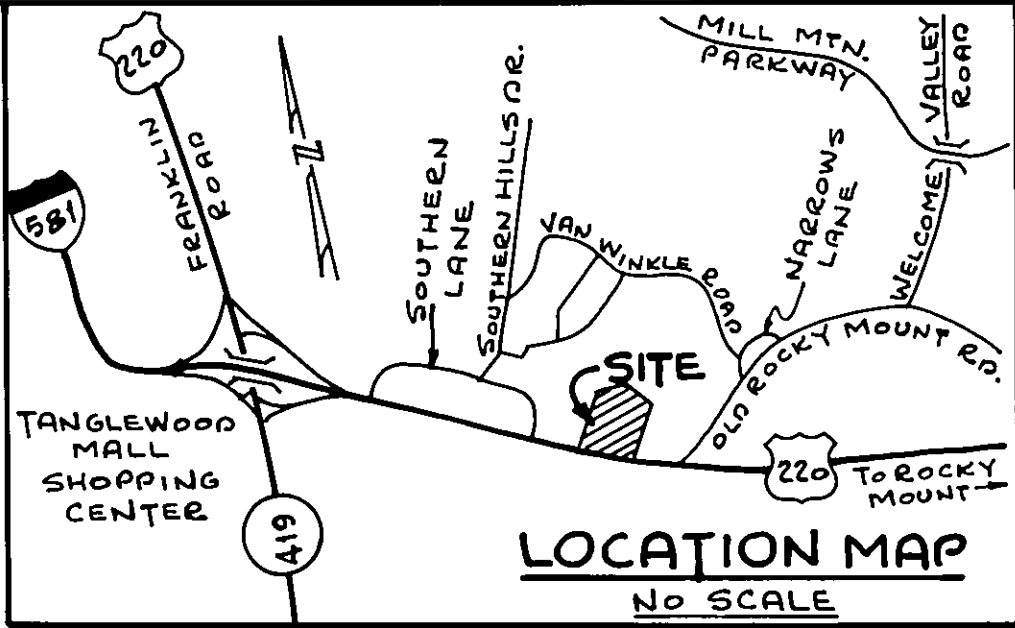
BY: [Signature] 4/15/88
GENERAL PARTNER DATE

STATE OF VIRGINIA
City of Roanoke

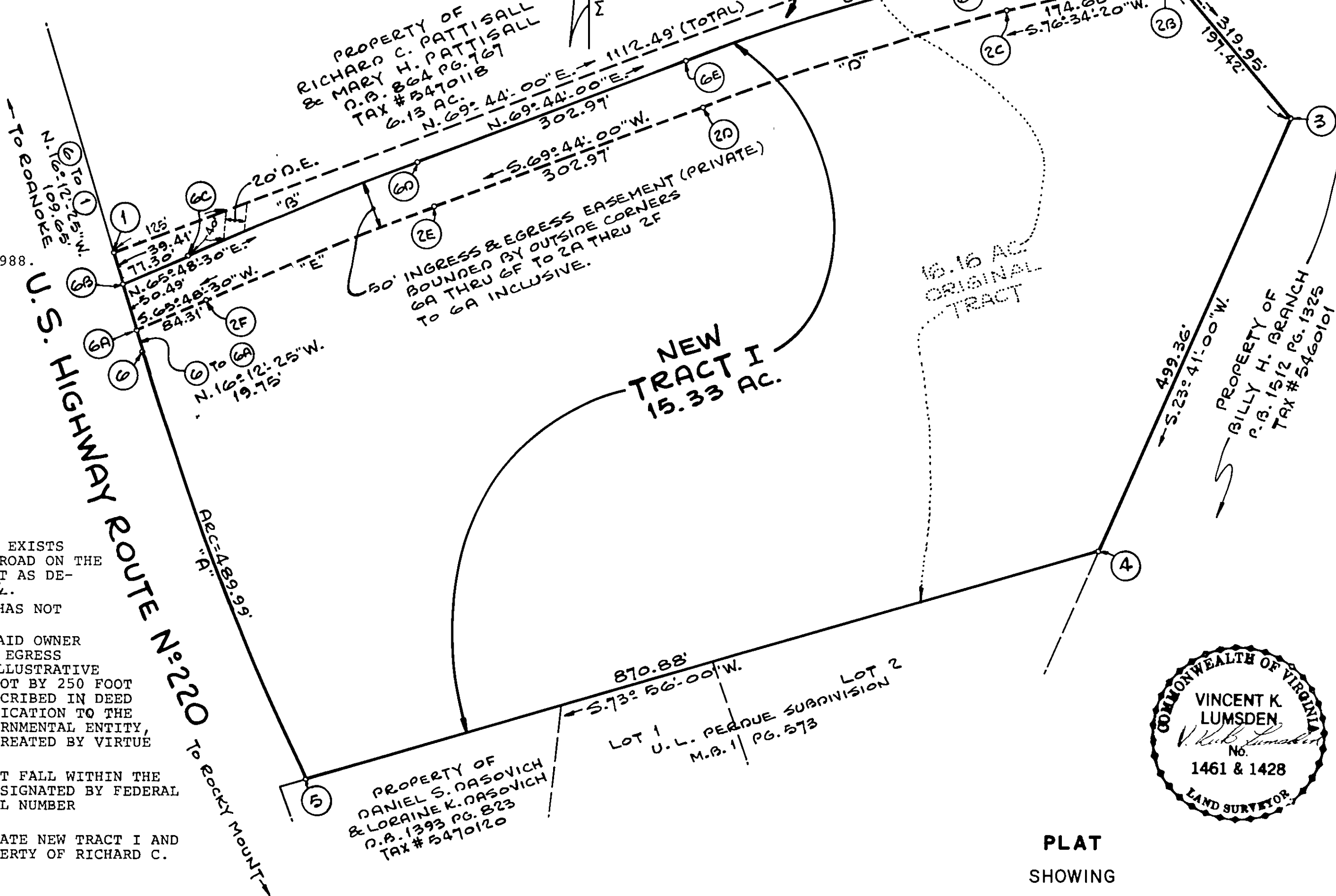
I, Jennifer Lipscomb, A NOTARY PUBLIC IN AND FOR THE City of Roanoke, IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT PHEASANT RIDGE ASSOCIATES, GENERAL PARTNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED April 5, 1988, HAS PERSONALLY APPEARED BEFORE ME IN MY City AND STATE AND ACKNOWLEDGED THE SAME ON April 5, 1988.

MY COMMISSION EXPIRES Aug 24, 1988.

Jennifer Lipscomb
NOTARY PUBLIC



NOTE:
0.83 AC. TO BE ADDED TO
PROPERTY OF RICHARD C.
& MARY H. PATTISALL.
G.13 AC. BY ROANOKE CITY
TAX #5470118
0.83 AC. - SURVEY
6.96 AC. - TOTAL



CURVE DATA							
CURVE	TRACT	ANGLE	RADIUS	TANG.	ARC	CHORD	CH. BEARING
A	II	10°03'22"	2791.79'	245.63'	489.99'	489.37'	N 21°14'00" W
B	I	3°55'30"	3844.72'	131.74'	263.38'	263.33'	N 67°46'15" E
C	I	6°50'21"	2889.79'	172.67'	344.94'	344.73'	N 73°09'10" E
D	II	6°50'21"	2839.79'	169.69'	338.97'	338.97'	S 73°09'10" W
E	II	3°55'30"	3794.72'	130.02'	259.95'	259.89'	S 67°46'15" W

- NOTES:
- A SLOPE EASEMENT FOR FILL MATERIAL EXISTS ACROSS THE 0.83 ACRE PARCEL FOR A ROAD ON THE 50 FOOT INGRESS AND EGRESS EASEMENT AS DESCRIBED IN DEED BOOK 1581, PAGE 672.
 - THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.
 - BY RECORDATION OF THIS PLAT, THE SAID OWNER SPECIFIES THAT THE 50' INGRESS AND EGRESS EASEMENT DEPICTED THEREON IS FOR ILLUSTRATIVE PURPOSES ONLY EXCEPT FOR THE 50 FOOT BY 250 FOOT INGRESS AND EGRESS EASEMENT AS DESCRIBED IN DEED BOOK 1581, PAGE 672; AND NO DEDICATION TO THE CITY OF ROANOKE, TO ANY OTHER GOVERNMENTAL ENTITY, OR TO THE PUBLIC, IS INTENDED OR CREATED BY VIRTUE OF THE RECORDATION OF THIS PLAT.
 - THE ABOVE PLATTED PROPERTY DOES NOT FALL WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN AS DESIGNATED BY FEDERAL INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 510130 0020 C.
 - THE PURPOSE OF THIS PLAT IS TO CREATE NEW TRACT I AND A 0.83 ACRES WILL BE ADDED TO PROPERTY OF RICHARD C. PATTISALL ET UX (TAX #5470118).

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
1	4420.97	2611.93
2	4806.34	3655.57
3	4557.92	3857.21
4	4100.62	3656.62
5	3859.60	2819.76
6	4315.68	2642.55
TOTAL ACREAGE = 16.16		

APPROVED:

Edward R. Tucker 4/21/88
AGENT, ROANOKE CITY DATE
PLANNING COMMISSION

Charles M. Huffing 4/21/88
CITY ENGINEER, ROANOKE, DATE
VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON April 10, 1988 AT 1:20 O'CLOCK P.M.

TESTEE: PATSY TESTERMAN, CLERK

[Signature]
DEPUTY CLERK

BY RECORDATION OF THIS PLAT RICHARD C. PATTISALL AND MARY H. PATTISALL HEREBY GRANT A SLOPE EASEMENT ACROSS 0.83 AC. TRACT FOR FILL MATERIAL AND ACKNOWLEDGES THIS SUBDIVISION AND THE RELOCATION OF THEIR PROPERTY LINE.

Richard C. Pattisall 4/13/88 Mary H. Pattisall 4/11/88
RICHARD C. PATTISALL DATE MARY H. PATTISALL DATE

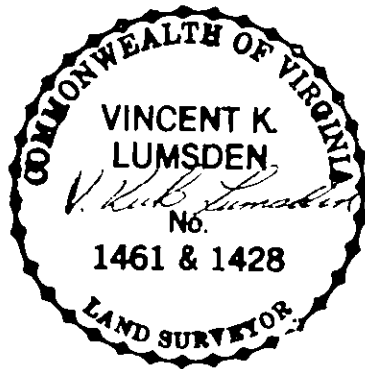
STATE OF VIRGINIA

County of Roanoke

I, Susan V. Prillaman, A NOTARY PUBLIC IN AND FOR THE County of Roanoke, IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT RICHARD C. PATTISALL AND MARY H. PATTISALL, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED April 5, 1988, HAS PERSONALLY APPEARED BEFORE ME IN MY County AND STATE AND ACKNOWLEDGED THE SAME ON April 13, 1988.

MY COMMISSION EXPIRES March 24, 1991.

Susan V. Prillaman
NOTARY PUBLIC



PLAT
SHOWING

NEW TRACT I
(SEE NOTE# 5)
BEING SUBDIVISION OF D.B.1570 PG.531

PROPERTY OF

PHEASANT RIDGE ASSOCIATES

ROANOKE,

VIRGINIA

SCALE: 1" = 100'

DATE: 5 APRIL, 1988

BUFORD T. LUMSDEN & ASSOCIATES, P.C.

ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA

#741-G