

- NOTES:
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
  2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
  3. IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
  4. THIS PROPERTY IS NOT LOCATED 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 NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
  5. AREA INSIDE SEGMENT OF TEMPORARY TURN AROUND EASEMENT SHALL REVERT TO ADJOINING OWNER WHEN ROADS ARE EXTENDED.
  6. AREA INSIDE SEGMENT OF TEMPORARY TURN AROUND EASEMENT WITHIN LOT 3, BLOCK 2 TO BE ABANDONED WHEN FUTURE ROAD IS EXTENDED.
  7. SEE SHEET 1 OF 2 FOR CURVE DATA.
  8. THERE EXISTS AN ACCESS ROAD TO RIDGEWOOD FARM TENNIS CLUB (P.B. 2 PG. 65) THAT SHALL BE ABANDONED THROUGH SECTION No. 1 "THE NORTHWOODS OF RIDGEWOOD FARM." ACCESS SHALL BE PROVIDED THROUGH NEW PARCEL "D3" AND NEW PARCEL "D4" TO AFORESAID TENNIS CLUB.

LEGEND

P.U.E.	-	PUBLIC UTILITY EASEMENT
S.S.E.	-	SANITARY SEWER EASEMENT
PED.A.E.	-	PEDESTRIAN ACCESS EASEMENT
W.L.E.	-	WATER LINE EASEMENT
M.B.L.	-	MINIMUM BUILDING LINE
D.E.	-	DRAINAGE EASEMENT

PLAT SHOWING  
SECTION No. 1  
"THE NORTHWOODS OF  
RIDGEWOOD FARM"  
PROPERTY OF  
HERITAGE BUILDERS Ltd.  
OF ROANOKE

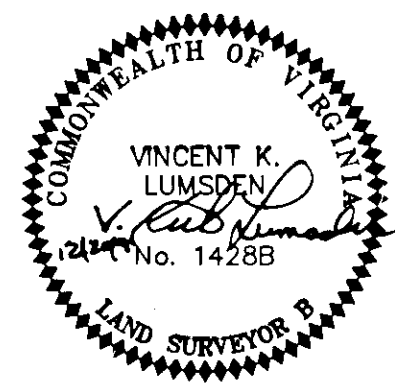
BEING A RESUBDIVISION OF ORIGINAL  
NEW PARCEL "D1" P.B. 4, PG. 54-55

SITUATED ALONG  
SOUTH CLEARING ROAD

SALEM, VIRGINIA

SCALE: 1" = 40' DATE: 30 SEPTEMBER 1991

LUMSDEN ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA



CENTERLINE NEW 15' DRAINAGE EASEMENT

LINE	DIRECTION	DISTANCE
P-Q	S 30°14'31" E	16.08'
Q-R	N 75°21'42" E	130.30'
R-S	N 11°40'16" W	92.24'

CENTERLINE NEW 15' SANITARY SEWER EASEMENT

LINE	DIRECTION	DISTANCE
A-B	S 79°55'46" E	78.50'
B-C	N 37°55'02" E	85.51'

