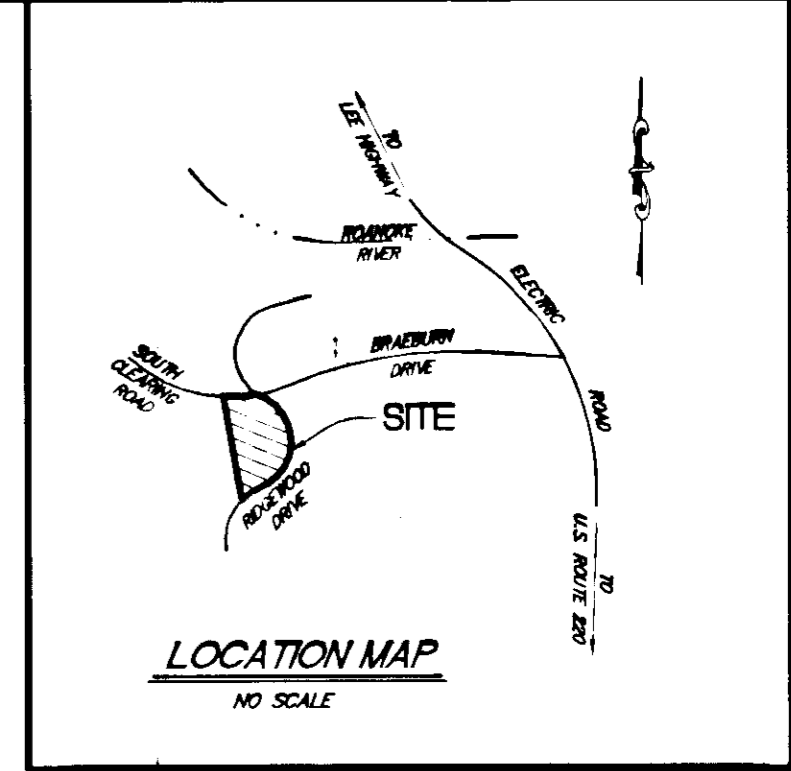


**LEGEND**

	LIMITED COMMON AREA
	ORIENTATION FOR PLAN VIEW
	NUMBER OF PARKING SPACES
EX.	EXISTING
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.B.L.	MINIMUM BUILDING LINE



**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	250.82'	315.00'	132.48'	244.24'	N80°31'09"E	45°37'18"
C-2	37.28'	20.00'	26.93'	32.11'	S69°45'48"E	106°47'35"
C-3	318.40'	212.91'	197.44'	289.55'	S26°28'30"W	85°41'00"
C-4	179.10'	262.91'	93.18'	175.65'	S49°48'05"W	39°01'50"
C-5	84.35'	315.00'	42.43'	84.10'	S84°20'29"E	15°20'35"
C-6	166.47'	315.00'	85.23'	164.54'	N72°50'52"E	30°16'43"
C-7	68.35'	262.91'	34.37'	68.16'	S61°52'06"W	14°53'47"
C-8	110.74'	262.91'	56.21'	109.93'	S42°21'11"W	24°08'03"

**GENERAL NOTES:**

- 1) THIS PROPERTY AS SHOWN HEREON 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 MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510141 0043 D, MAP #5116100043 D DATED OCTOBER 15, 1993, "ZONE X"
- 2) FOR INTERIOR DIMENSIONS & ENGINEER'S CERTIFICATION OF BUILDINGS, SEE SHEET 2.
- 3) THE PROPERTY AND IMPROVEMENTS SHOWN HEREON ARE 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 SALEM.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON.
- 5) LEGAL REFERENCE: TRACT 2, P.B. 5, PG. 111, PROPERTY OF VAUGHN & JAMISON, LLC, AND PHASE 12 "RIDGEWOOD FARM CONDOMINIUM" (P.B. 6, PG. 4).
- 6) 46 TOTAL PARKING SPACES.
- 7) PHASE 12 "RIDGEWOOD FARM CONDOMINIUM" - BUILDING #3 - P.B. 8, PG. 11  
PHASE 12 "RIDGEWOOD FARM CONDOMINIUM" - BUILDING #1 & 2 - P.B. 8, PG. 24.
- 8) THIS PLAT IS FOR COMPLETION OF UNITS #21 AND #22 ONLY.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD ON 5-1-01, 2001, AT 3:20 O'CLOCK P.M.

TESTEE: CHANCE CRAWFORD

*Chance Crawford*  
DEPUTY CLERK

PLAT OF  
**PHASE 13**  
**"RIDGEWOOD FARM CONDOMINIUM"**

PROPERTY OF  
**VAUGHN & JAMISON, LLC**  
SITUATE ON TRACT 2 (P.B. 5, PG. 111)  
CITY OF SALEM, VIRGINIA

SCALE: 1" = 30'      DATE: 27 APRIL 2001

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

COMM. #98-278C  
SHEET 1 OF 2

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF 2 SHEETS, IS CORRECT, THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED "PHASE 13, RIDGEWOOD FARMS CONDOMINIUM", RECORDED AMONG THE LAND RECORDS OF THE CITY OF SALEM, VIRGINIA, AND THAT THE IMPROVEMENTS LOCATED THEREON CONSISTING OF 3 BUILDINGS CONTAINING A TOTAL OF 12 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 (a) OF THE CODE OF VIRGINIA OF 1950, AS AMENDED, I.e., "THE DECLARATION OF 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 UNLESS OTHERWISE NOTED. THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF "PHASE 13, RIDGEWOOD FARMS CONDOMINIUM", IS 0.642 ACRES.

*V. K. Lumsden*  
VINCENT K. LUMSDEN, L.S. No. 14288

4/27/01  
DATE

