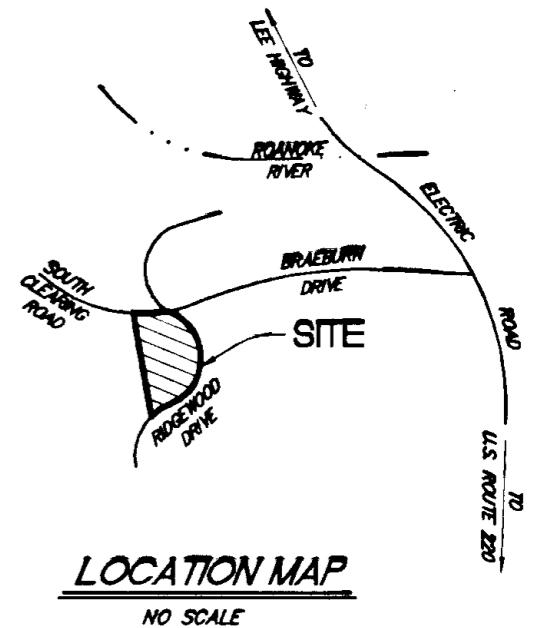


(1)	EX. P.B.	D.B.	PG.	R/W	D.E.	P.U.E.	W.L.E.	S.S.E.	M.B.L.



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 #51161C0043 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) THIS PLAT IS FOR COMPLETION OF BUILDINGS #1 AND #2 ONLY.
- 7) PHASE 12 "RIDGEWOOD FARM CONDOMINIUM" - BUILDING #3 - P.B. 8, PG. 11

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 JUNE 9, 2000, AT 9:00 O'CLOCK A.M.

TESTEE: CHANCE CRAWFORD

Deacon J. Edwards
DEPUTY CLERK

PLAT OF PHASE 12 "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: 9 JUNE 2000

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

COMM. #98-278C
SHEET 1 OF 2

THE MEADOWS OF
RIDGEWOOD FARM
P.B. 1, PG. 95

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 12, RIDGEWOOD FARMS CONDOMINIUM", RECORDED AMONG THE LAND RECORDS OF THE CITY OF SALEM, VIRGINIA IN D.B. , PAGE , 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".

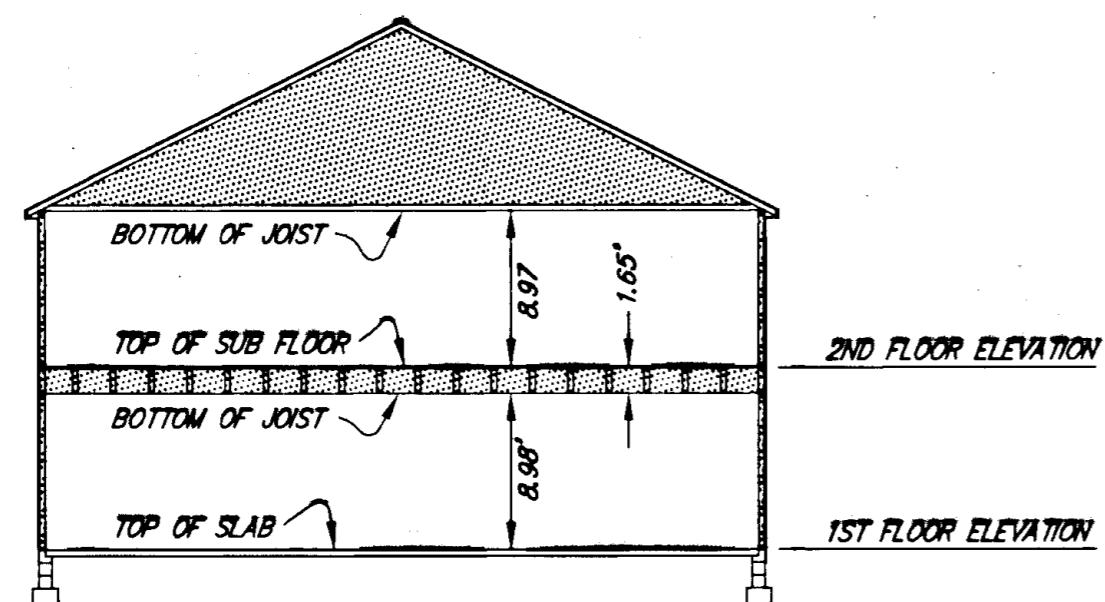
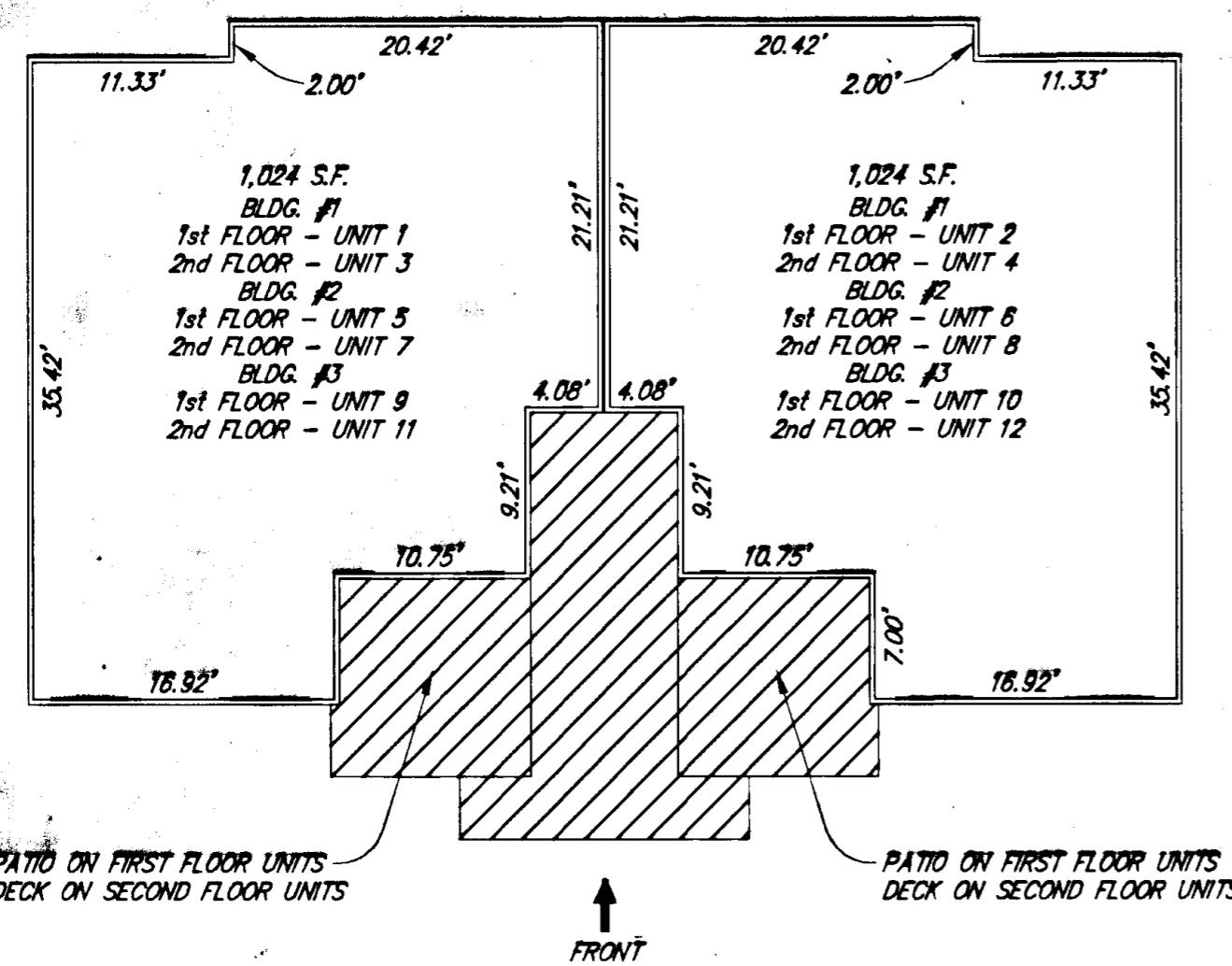
I FURTHER CERTIFY THAT THE LOCATION AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND THAT, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

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 12, RIDGEWOOD FARMS CONDOMINIUM", IS 1.725 ACRES INCLUDING 0.642 ACRES OF EXPANDABLE LAND.

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

June 8, 2000
DATE



**NOTES**

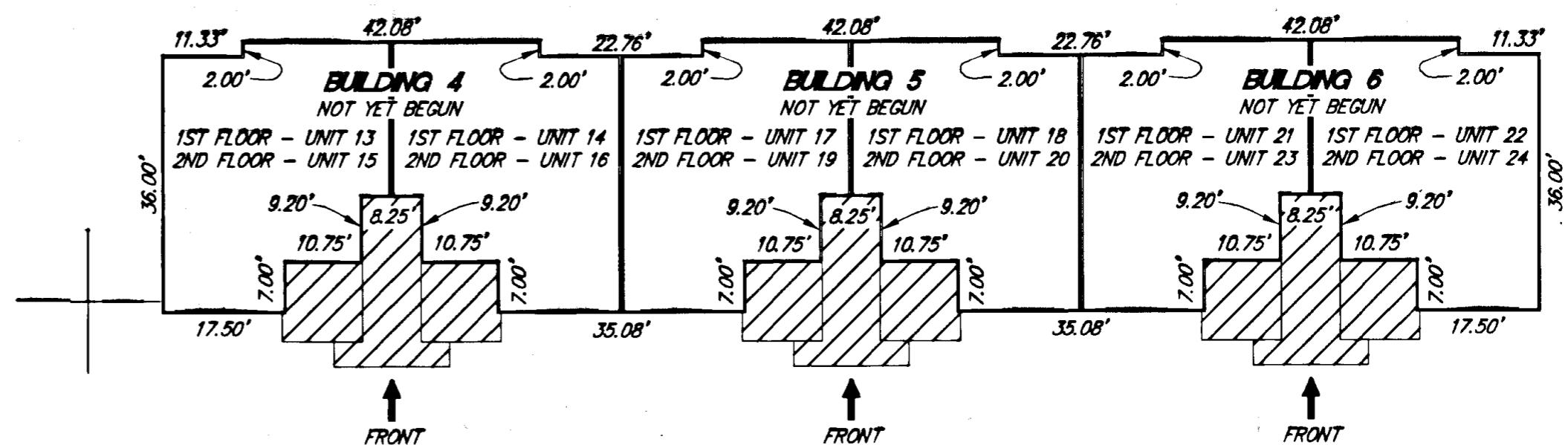
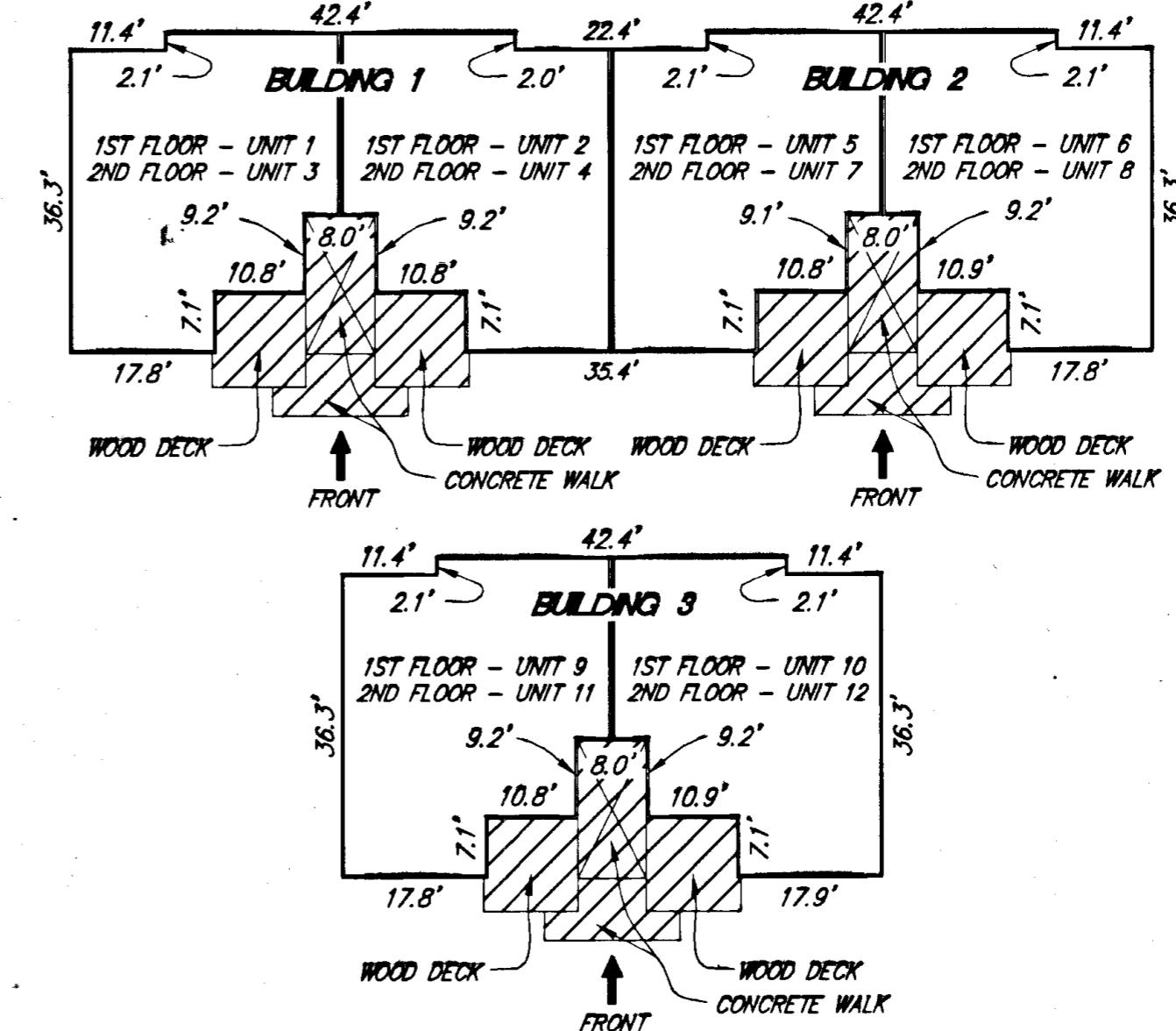
- INCLUDED AS PART OF EACH UNIT IS THE DRY WALL COVERING ENCLOSING SUCH UNIT. ALL INTERIOR DIMENSIONS SHOWN ON THIS PLAT ARE MEASURED TO THE INSIDE FACE OF STUDS OR TO THE INSIDE FACE OF CONCRETE FOUNDATION WALLS.
- ALL VERTICAL DIMENSIONS ARE MEASURED FROM SUB-FLOOR TO BOTTOM OF JOISTS.
- UNIT DIMENSIONS SHOWN ARE TYPICAL AND ARE BASED UPON THE MEDIAN OF FIELD MEASUREMENTS OF ALL UNITS. SUBSTANTIALLY ALL DIMENSIONS FALL WITHIN A TOLERANCE OF 0.08 FEET OF THOSE SHOWN.
- UNIT FLOOR AREAS ARE BASED ON THE BUILDING PLANS AND ARE WITHIN 2% OF THE ACTUAL FLOOR AREAS.

ENGINEER'S CERTIFICATE

I, B. LEE HENDERSON, JR., A REGISTERED ENGINEER IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THIS PLAN, EXHIBIT "A", ACCURATELY SHOWS THE UNITS DELINEATED AND COMPLETES THE PROVISIONS OF SECTION 55-79.58 PARAGRAPH (B) OF CONDOMINIUM ACT. I FURTHER CERTIFY THAT UNLESS NOTED OTHERWISE ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

GIVEN UNDER MY HAND THIS 8th DAY OF JUNE, 2000.

B. Lee Henderson, Jr.
B. LEE HENDERSON, JR., P.E.

**UNIT LAYOUT & EXTERIOR DIMENSIONS**

SCALE: 1" = 20'

FLOOR ELEVATIONS			
BUILDING	FLOOR	REFERENCE POINT	ELEVATION
1	FIRST	TOP OF SLAB	1068.95'
	SECOND	TOP OF SUB-FLOOR	1079.53'
2	FIRST	TOP OF SLAB	1071.71'
	SECOND	TOP OF SUB-FLOOR	1082.35'
3	FIRST	TOP OF SLAB	1072.04'
	SECOND	TOP OF SUB-FLOOR	1082.70'

PLAT OF
PHASE 12
"RIDGEWOOD FARM CONDOMINIUM"

PROPERTY OF
VAUGHN & JAMISON, LLC

SITUATE ON TRACT 2 (P.B. 5, PG. 111)

CITY OF SALEM, VIRGINIA

SCALE: AS SHOWN DATE: 9 JUNE 2000

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

