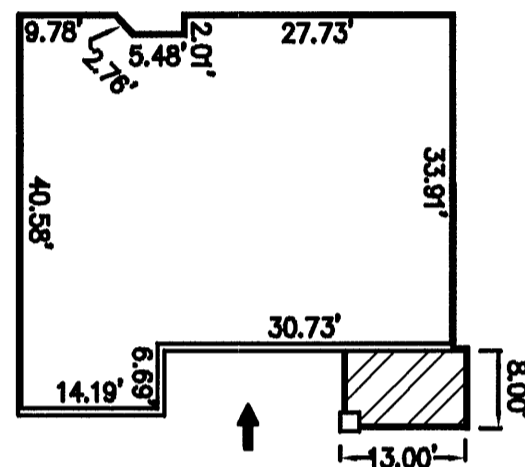


UNIT TYPE "A"
1,563 SQ. FT.

UNIT TYPE "A" NUMBERS			
BUILDING #1			
1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR
UNIT #102	UNIT #202	UNIT #302	UNIT #402
UNIT #103	UNIT #203	UNIT #303	UNIT #403
UNIT #106	UNIT #206	UNIT #306	UNIT #406
UNIT #107	UNIT #207	UNIT #307	UNIT #407

NOTE:
UNIT #106, #107, #206, #207,
#306, #307, #406 AND #407 ARE
OPPOSITE HAND.



UNIT TYPE "B"
1,604 SQ. FT.

UNIT TYPE "B" NUMBERS			
BUILDING #1			
1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR
UNIT #101	UNIT #201	UNIT #301	UNIT #401
UNIT #104	UNIT #204	UNIT #304	UNIT #404
UNIT #105	UNIT #205	UNIT #305	UNIT #405
UNIT #108	UNIT #208	UNIT #308	UNIT #408

NOTE:
UNIT #105, #108, #205, #208,
#305, #308, #405, and #408 ARE
OPPOSITE HAND.



RIGHT SIDE SECTION
ELEVATIONS
BUILDINGS 2 & 4

FLOOR ELEVATIONS	
BASEMENT FLOOR	= 1405.49'
1ST FLOOR	= 1416.50'
2ND FLOOR	= 1427.00'
3RD FLOOR	= 1437.84'
4TH FLOOR	= 1448.69'

LEGEND	
VERTICAL DATUM	- U.S.G.S. MEAN SEA LEVEL
	- LIMITED COMMON AREA
	- GENERAL COMMON AREA
1205	- AREA WITHIN UNIT (SQ. FT.)
	- ORIENTATION FOR PLAN VIEW
HT - 8.63'	- DISTANCE FROM FLOOR TO CEILING (UNIT HEIGHT)

NOTES:

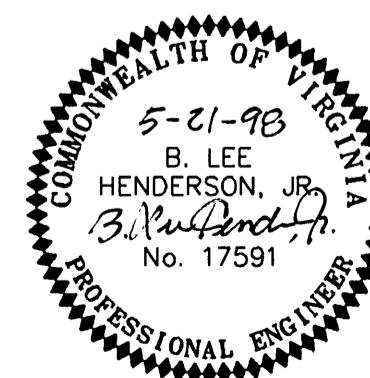
- EACH UNIT INCLUDES THE DRY-WALL COVERING ON THE UNIT'S BOUNDARY WALLS. INTERIOR (NON-BOUNDARY) WALLS ARE INCLUDED AS PART OF THE UNIT. ALL UNIT INTERIOR DIMENSIONS SHOWN ON THIS PLAT ARE MEASURED TO THE INSIDE FACE OF STUDS IN THE BOUNDARY WALLS OR TO THE INSIDE FACE OF CONCRETE FOUNDATION WALLS CONSTITUTING BOUNDARY WALLS.
- ALL VERTICAL DIMENSIONS ARE MEASURED FROM SUB-FLOOR TO BOTTOM OF JOISTS AND ARE BASED UPON THE MEDIAN OF FIELD MEASUREMENTS FOR ALL UNITS.
- UNIT DIMENSIONS SHOWN ARE TYPICAL AND ARE BASED UPON THE MEDIAN OF FIELD MEASUREMENTS OF ALL UNITS.
- UNIT FLOOR AREAS ARE BASED ON THE MEDIAN OF FIELD MEASUREMENTS OF ALL UNITS.
- ALL PARKING SPACES ARE LIMITED COMMON ELEMENTS. PARKING SPACES #1 THROUGH #32 WILL BE ALLOCATED AT ONE PARKING SPACE PER UNIT AND WILL BE ASSIGNED BY DECLARANT AT THE TIME OF THE INITIAL SALE OF EACH UNIT. PARKING SPACES #33 THROUGH #40 WILL BE OFFERED FOR SALE BY DECLARANT TO PURCHASERS OF UNITS. A UNIT OWNER MAY UTILIZE ALL OR A PORTION OF HIS PARKING SPACE(S) FOR ENCLOSED STORAGE IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION.
- EACH UNIT WILL BE ALLOCATED A PAD ON THE ROOF FOR THE INSTALLATION OF AIR CONDITIONING EQUIPMENT SERVING SUCH UNIT. THE AIR CONDITIONING EQUIPMENT AND PAD SERVING EACH UNIT WILL CONSTITUTE LIMITED COMMON ELEMENTS ALLOCATED TO SUCH UNIT.

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 COMPLIES WITH 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 21ST DAY OF MAY, 1998

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



PLAT OF
PHASE 1
"PHEASANT RIDGE"
A CONDOMINIUM
PROPERTY OF
PHEASANT RIDGE CONDOMINIUMS, L.L.C.

SITUATE ON LOT 3 RESUBDIVISION OF
ROANOKE HEALTH CARE CENTER (M.B. 1, PG. 1716-1719)
ROANOKE, VIRGINIA

SCALE: 1" = 20' DATE: 21 MAY 1998

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

COMM. #97-423
SHEET 3 OF 4