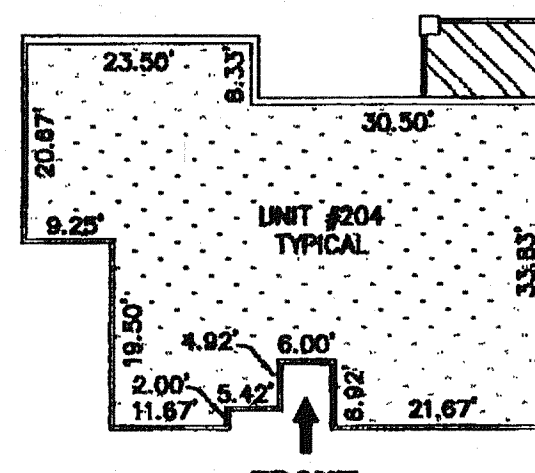


NOT YET COMPLETE

UNIT TYPE "A"	
1,485 SQ. FT.	
UNIT TYPE "A" NUMBERS	
BUILDING #4	
1ST FLOOR	UNIT #102
	UNIT #103
	UNIT #106
	UNIT #107
HEIGHT = 8.50'	



NOT YET COMPLETE

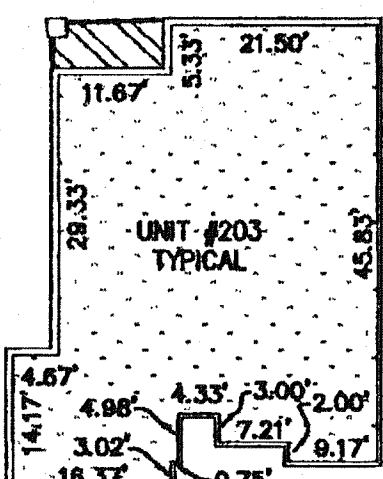
UNIT TYPE "C"	
1,743 SQ. FT.	
UNIT TYPE "C" NUMBERS	
BUILDING #4	
2ND FLOOR	UNIT #204
3RD FLOOR	UNIT #304
4TH FLOOR	UNIT #404
	UNIT #205
	UNIT #305
	UNIT #405
HEIGHT = 8.61'	



FIRST FLOOR ELEV. 1404.00'
BASEMENT FLOOR ELEV. 1395.00'

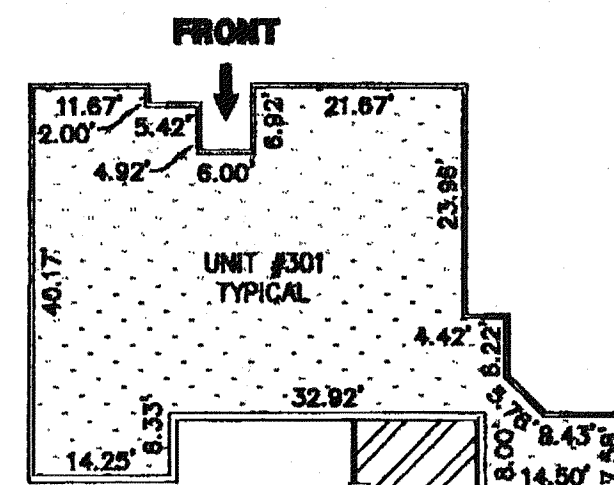
RIGHT SIDE SECTION ELEVATIONS

FLOOR ELEVATIONS	
BASEMENT FLOOR	= 1393.00'
1ST FLOOR	= 1404.00'
2ND FLOOR	= 1414.44'
3RD FLOOR	= 1424.87'
4TH FLOOR	= 1435.33'



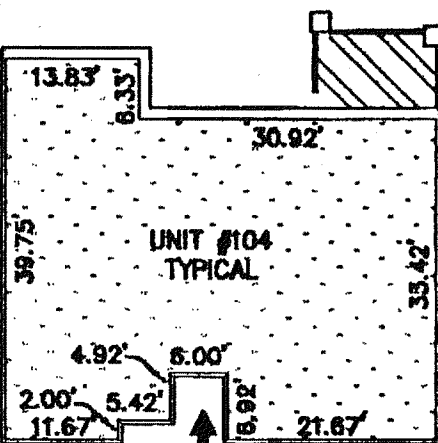
NOT YET COMPLETE

UNIT TYPE "A1"	
1,523 SQ. FT.	
UNIT TYPE "A1" NUMBERS	
BUILDING #4	
2ND FLOOR	UNIT #202
3RD FLOOR	UNIT #302
	UNIT #203
	UNIT #303
	UNIT #206
	UNIT #306
	UNIT #207
	UNIT #307
HEIGHT = 8.50'	



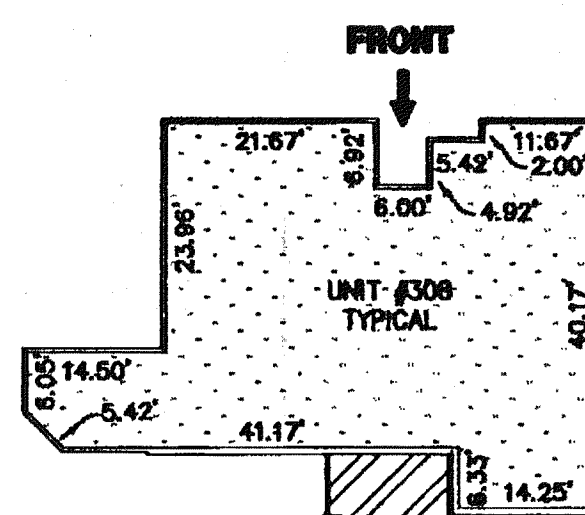
NOT YET COMPLETE

UNIT TYPE "D"	
1,715 SQ. FT.	
UNIT TYPE "D" NUMBERS	
BUILDING #4	
3RD FLOOR	UNIT #301
4TH FLOOR	UNIT #401
HEIGHT = 8.62'	



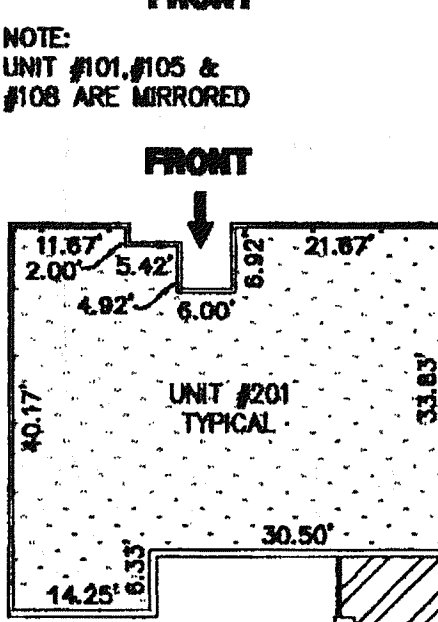
NOT YET COMPLETE

UNIT TYPE "B"	
1,531 SQ. FT.	
UNIT TYPE "B" NUMBERS	
BUILDING #4	
1ST FLOOR	UNIT #101
	UNIT #104
	UNIT #105
	UNIT #108
HEIGHT = 8.50'	



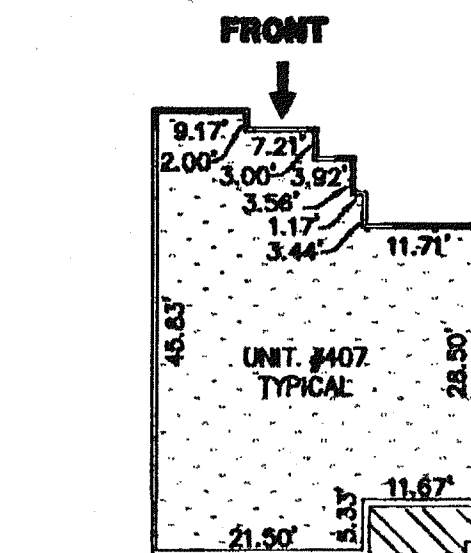
NOT YET COMPLETE

UNIT TYPE "E"	
1,688 SQ. FT.	
UNIT TYPE "E" NUMBERS	
BUILDING #4	
3RD FLOOR	UNIT #308
4TH FLOOR	UNIT #408
HEIGHT = 8.61'	



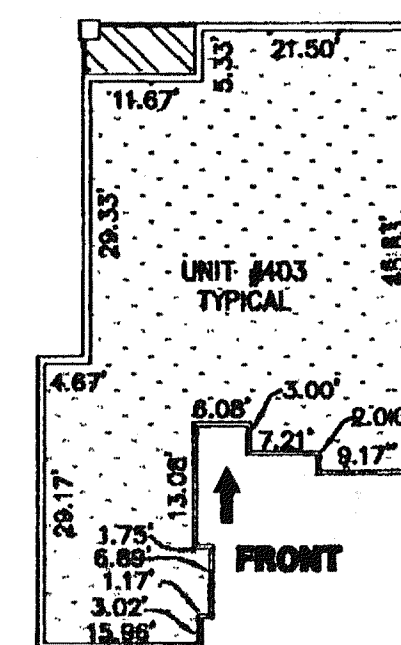
NOT YET COMPLETE

UNIT TYPE "B1"	
1,552 SQ. FT.	
UNIT TYPE "B1" NUMBERS	
BUILDING #4	
2ND FLOOR	UNIT #201
	UNIT #208
HEIGHT = 8.50'	



NOT YET COMPLETE

UNIT TYPE "F"	
1,273 SQ. FT.	
UNIT TYPE "F" NUMBERS	
BUILDING #4	
4TH FLOOR	UNIT #402
	UNIT #407
HEIGHT = 8.62'	



NOT YET COMPLETE

UNIT TYPE "G"	
1,756 SQ. FT.	
UNIT TYPE "G" NUMBERS	
BUILDING #4	
4TH FLOOR	UNIT #403
	UNIT #406
HEIGHT = 8.50'	

NOTES.

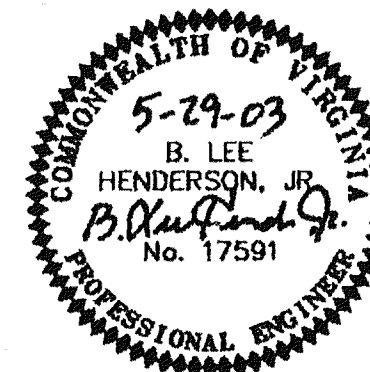
- EACH UNIT INCLUDES THE DRY-WALL COVERING ON THE UNIT'S BOUNDARY WALLS. INTERIOR (NON-BOUNDARY) WALLS ARE INCLUDED AS PART OF THE UNIT. ALL UNIT INTERIOR DIMENSIONS SHOWN ON THIS PLAN ARE MEASURED TO THE INSIDE FACE OF STUDS IN THE BOUNDARY WALLS OR TO THE INSIDE FACE OF CONCRETE FOUNDATION WALLS CONSTITUTING 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 OF CONDOMINIUM.
- 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 THAT UNIT.
- ALL PATIOS AND BALCONIES CONSTITUTE LIMITED COMMON ELEMENTS. THE PATIOS AND BALCONIES AS SHOWN HEREIN ARE TYPICAL, AND THE FINAL CONSTRUCTION MAY DIFFER IN SIZE, SHAPE AND DESIGN AS SHOWN ON FINAL PLATS TO BE RECORDED AFTER COMPLETION OF CONSTRUCTION.

ENGINEER'S CERTIFICATE.

I, B. LEE HENDERSON, JR., A REGISTERED ENGINEER IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THIS PLAN ACCURATELY SHOWS THE UNITS DELINEATED AND COMPLIES WITH THE PROVISIONS OF SECTION 55-78.58 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 29TH DAY OF MAY, 2003

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



PLAT OF
PHASE 4
"PHEASANT RIDGE"
A CONDOMINIUM
PROPERTY OF
PHEASANT RIDGE CONDOMINIUMS, L.L.C.
SITUATED ON LOT 3 RESUBDIVISION OF
ROANOKE HEALTH CARE CENTER (M.B. 1, PG. 1716-1719)
CITY OF ROANOKE, VIRGINIA

0650

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E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: MAY 29, 2003
SCALE: 1" = 20'
COMM. NO.: 97-423-4
CADD FILE: E:\97\97423\PHASE4\25C-CD03.DWG
SHEET 3 OF 4