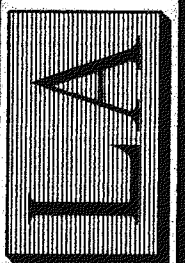


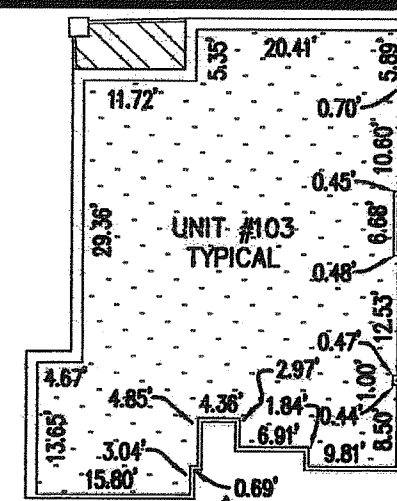
PHONE: (540) 774-4411
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E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
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ROANOKE, VIRGINIA 24018

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



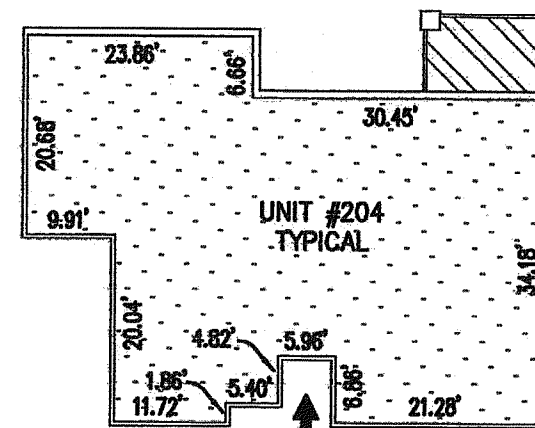
DATE: JUNE 24, 2004
COMM. NO.: 97-423-4
CADD FILE: F:\97\423\PHASE4\423C-0003.DWG
SCALE: 1" = 20'
SHEET 3 OF 4



NOTE:
UNIT #102, #106 AND
#107 ARE MIRRORED

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 = 8.72'



NOTE:
UNIT #205, #305 AND
#405 ARE MIRRORED

NOT YET COMPLETE

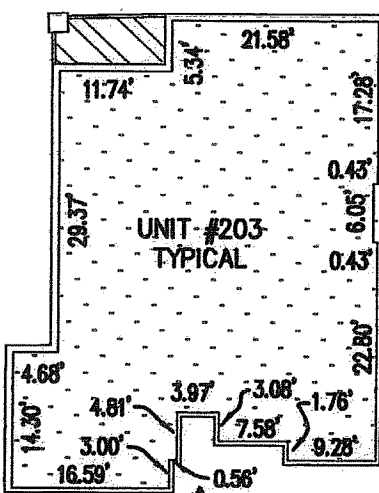
UNIT TYPE "C"
1,743 SQ. FT.
UNIT TYPE "C" NUMBERS
BUILDING #4
2ND FLOOR
UNIT #204
UNIT #205
3RD FLOOR
UNIT #304
UNIT #305
4TH FLOOR
UNIT #404
UNIT #405
HEIGHT = 8.69'



SEE NOTE #6

4TH LEVEL CEILING
4TH FLOOR LEVEL
3RD FLOOR LEVEL
2ND FLOOR LEVEL
1ST FLOOR LEVEL
BASEMENT FLOOR LEVEL

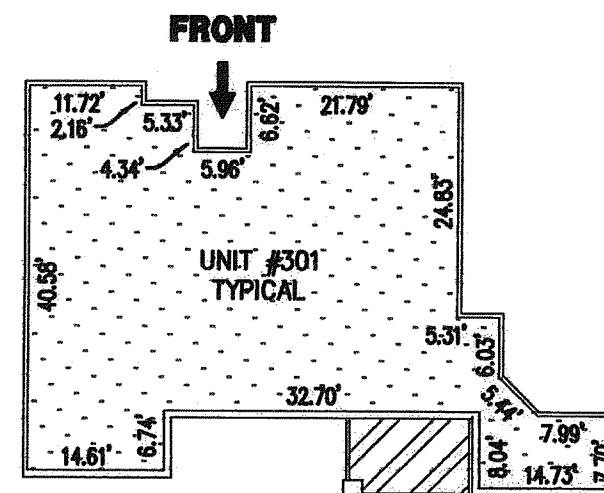
FIRST FLOOR ELEV. 1404.31'
BASEMENT FLOOR ELEV. 1393.20'



NOTE:
UNIT #202, #206 AND
#207 ARE MIRRORED

NOT YET COMPLETE

UNIT TYPE "A1"
1,523 SQ. FT.
UNIT TYPE "A1" NUMBERS
BUILDING #4
2ND FLOOR
UNIT #202
UNIT #203
UNIT #206
UNIT #207
3RD FLOOR
UNIT #302
UNIT #303
UNIT #306
UNIT #307
HEIGHT = 8.70'



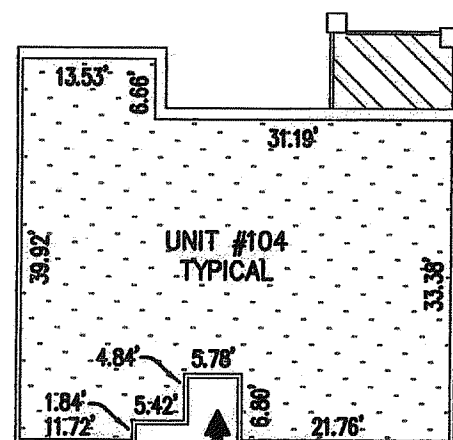
NOT YET COMPLETE

UNIT TYPE "D"
1,715 SQ. FT.
UNIT TYPE "D" NUMBERS
BUILDING #4
3RD FLOOR
UNIT #301
4TH FLOOR
UNIT #401
HEIGHT = 8.70'

RIGHT SIDE SECTION ELEVATIONS

FLOOR ELEVATIONS

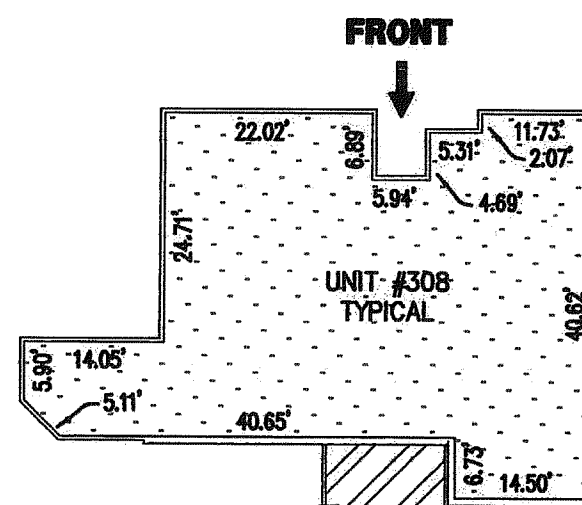
BASEMENT FLOOR	= 1393.20'
1ST FLOOR	= 1404.31'
2ND FLOOR	= 1414.82'
3RD FLOOR	= 1425.25'
4TH FLOOR	= 1435.67'



NOTE:
UNIT #101, #105 &
#108 ARE MIRRORED

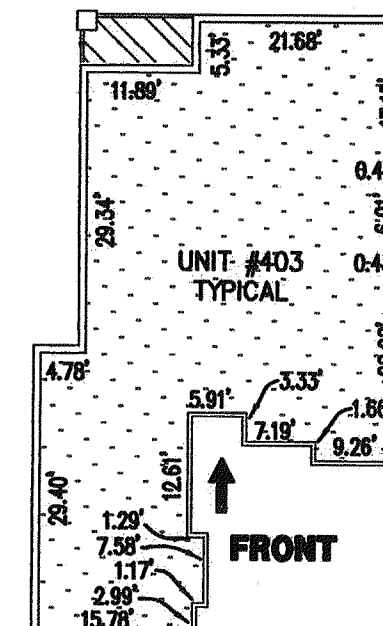
NOT YET COMPLETE

UNIT TYPE "B"
1,531 SQ. FT.
UNIT TYPE "B" NUMBERS
BUILDING #4
1ST FLOOR
UNIT #101
UNIT #104
UNIT #105
UNIT #108
HEIGHT = 8.71'



NOT YET COMPLETE

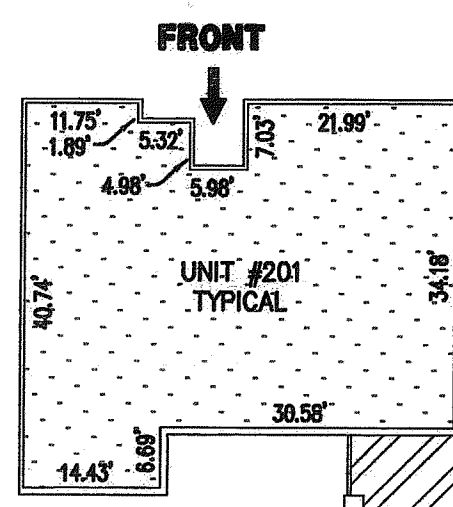
UNIT TYPE "E"
1,688 SQ. FT.
UNIT TYPE "E" NUMBERS
BUILDING #4
3RD FLOOR
UNIT #308
4TH FLOOR
UNIT #408
HEIGHT = 8.70'



NOTE:
UNIT #406 IS MIRRORED

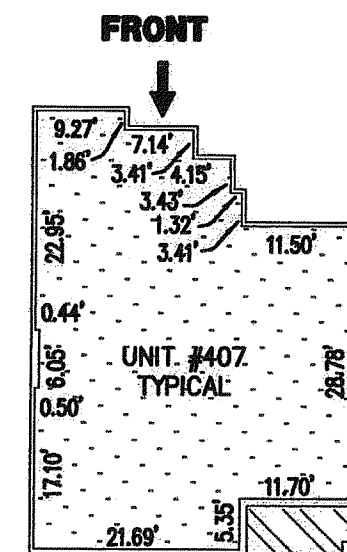
NOT YET COMPLETE

UNIT TYPE "G"
1,756 SQ. FT.
UNIT TYPE "G" NUMBERS
BUILDING #4
4TH FLOOR
UNIT #403
UNIT #406
HEIGHT = 8.70'



NOT YET COMPLETE

UNIT TYPE "B1"
1,552 SQ. FT.
UNIT TYPE "B1" NUMBERS
BUILDING #4
2ND FLOOR
UNIT #201
UNIT #208
HEIGHT = 8.67'



NOTE:
UNIT #402 IS MIRRORED

NOT YET COMPLETE

UNIT TYPE "F"
1,273 SQ. FT.
UNIT TYPE "F" NUMBERS
BUILDING #4
4TH FLOOR
UNIT #402
UNIT #407
HEIGHT = 8.71'

LEGEND

VERTICAL DATUM	- U.S.G.S. MEAN SEA LEVEL
	- LIMITED COMMON AREA
	- GENERAL COMMON AREA
	- UNITS
SQ. FT.	- SQUARE FEET
HEIGHT = 8.63'	- DISTANCE FROM TOP OF SUBFLOOR TO BOTTOM OF CEILING JOIST (UNIT HEIGHT)

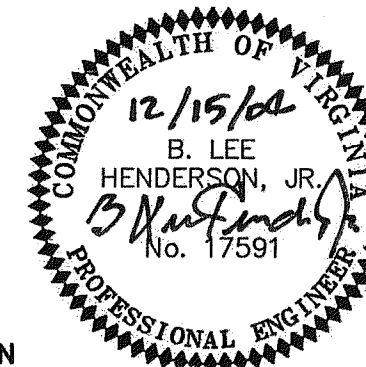
- NOTES:**
- EACH UNIT INCLUDES THE DRY-WALL COVERING ON THE UNIT'S BOUNDARY WALLS. INTERIOR (NON-BOUNDARY) WALLS ARE INCLUDED AS PART OF THE UNIT. ALL UNIT INTERIOR DIMENSIONS SHOWN ON THIS PLAT ARE MEASURED TO THE INSIDE FACE OF STUDS IN THE BOUNDARY WALLS OR TO THE INSIDE FACE OF CONCRETE FOUNDATION 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 BUILDING PLANS AND FALL WITHIN 3.5% OF THE ACTUAL FLOOR AREA.
 - 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 55-79.58 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 15TH DAY OF DECEMBER, 2004.

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



PLAT OF
"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