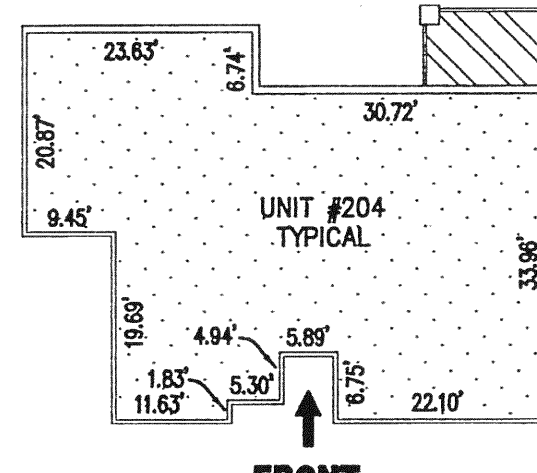


UNIT TYPE "A"  
1,495 SQ. FT.

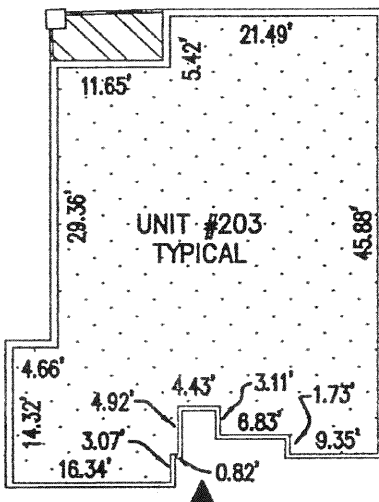
UNIT TYPE "A" NUMBERS	
BUILDING #3	
1ST FLOOR	UNIT #102
	UNIT #103
	UNIT #106
	UNIT #107
HEIGHT = 8.70'	



UNIT TYPE "C"  
1,771 SQ. FT.

UNIT TYPE "C" NUMBERS	
BUILDING #3	
2ND FLOOR	UNIT #204
3RD FLOOR	UNIT #304
4TH FLOOR	UNIT #404
2ND FLOOR	UNIT #205
3RD FLOOR	UNIT #305
4TH FLOOR	UNIT #405
HEIGHT = 8.71'	

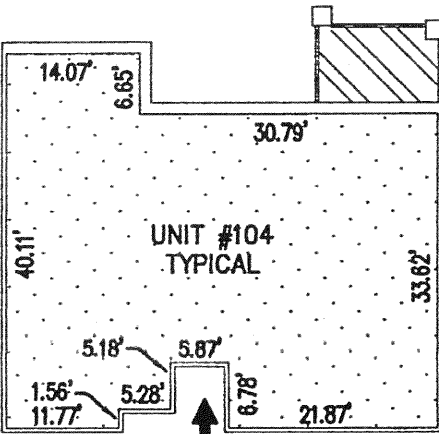
NOTE:  
UNIT #205, #305 AND  
#405 ARE MIRRORED



UNIT TYPE "A1"  
1,527 SQ. FT.

UNIT TYPE "A1" NUMBERS	
BUILDING #3	
2ND FLOOR	UNIT #202
3RD FLOOR	UNIT #302
4TH FLOOR	UNIT #402
2ND FLOOR	UNIT #206
3RD FLOOR	UNIT #306
4TH FLOOR	UNIT #406
2ND FLOOR	UNIT #207
3RD FLOOR	UNIT #307
4TH FLOOR	UNIT #407
HEIGHT = 8.71'	

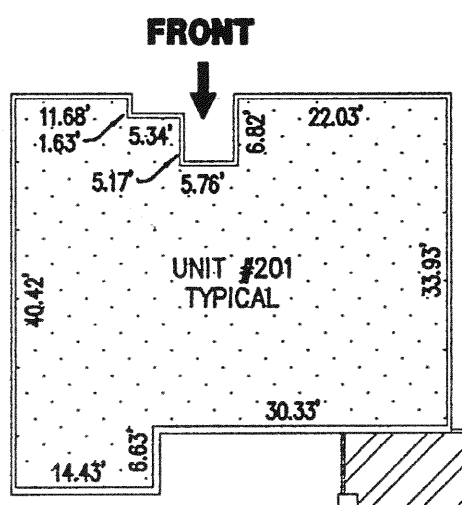
NOTE:  
UNIT #202, #206, #302 AND #306,  
ARE MIRRORED



UNIT TYPE "B"  
1,553 SQ. FT.

UNIT TYPE "B" NUMBERS	
BUILDING #3	
1ST FLOOR	UNIT #101
	UNIT #104
	UNIT #105
	UNIT #108
HEIGHT = 8.69'	

NOTE:  
UNIT #101 AND #105 ARE  
MIRRORED



UNIT TYPE "B1"  
1,566 SQ. FT.

UNIT TYPE "B1" NUMBERS	
BUILDING #3	
2ND FLOOR	UNIT #201
3RD FLOOR	UNIT #301
4TH FLOOR	UNIT #401
HEIGHT = 8.72'	

**NOTES:**

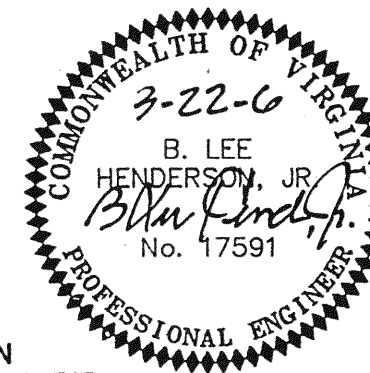
1. EACH UNIT INCLUDES THE DRY-WALL COVERING ON THE UNIT'S BOUNDARY WALLS. INTERIOR (NON-BOUNDARY) WALLS ARE INCLUDED AS PART OF THE UNIT. ALL UNIT INTERIOR DIMENSIONS SHOWN ON THIS PLAN ARE MEASURED TO THE INSIDE FACE OF STUDS IN THE BOUNDARY WALLS OR TO THE INSIDE FACE OF CONCRETE FOUNDATION WALLS CONSTITUTING BOUNDARY WALLS.
2. ALL VERTICAL DIMENSIONS ARE MEASURED FROM SUB-FLOOR TO BOTTOM OF JOISTS AND ARE BASED UPON THE MEDIAN OF FIELD MEASUREMENTS FOR ALL UNITS.
3. UNIT DIMENSIONS SHOWN ARE TYPICAL AND ARE BASED UPON THE MEDIAN OF FIELD MEASUREMENTS OF ALL UNITS.
4. UNIT FLOOR AREAS ARE BASED ON THE MEDIAN OF FIELD MEASUREMENTS OF ALL UNITS.
5. 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.
6. 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.
7. 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 22<sup>ND</sup> DAY OF MARCH, 2006.

*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)

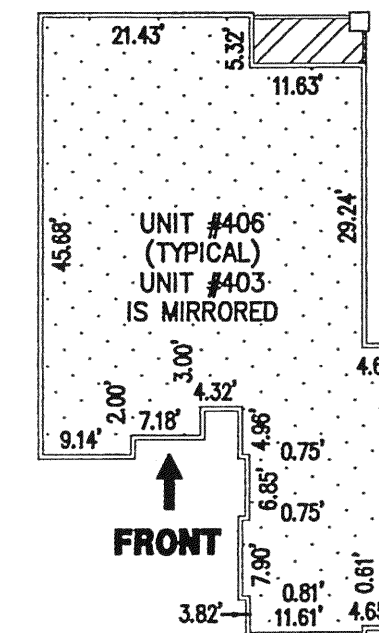
CITY OF ROANOKE, VIRGINIA



**LEFT SIDE SECTION ELEVATIONS**

UNIT TYPE "D"  
1,743 SQ. FT.

UNIT TYPE "D" NUMBERS	
BUILDING #3	
3RD FLOOR	UNIT #301
4TH FLOOR	UNIT #401
HEIGHT = 8.71'	



UNIT TYPE "A2"  
1,770 SQ. FT.

UNIT TYPE "A2" NUMBERS	
BUILDING #3	
4TH FLOOR	UNIT #403
4TH FLOOR	UNIT #406
HEIGHT = 8.71'	

**FLOOR ELEVATIONS**

BASEMENT FLOOR	= 1405.78'
1ST FLOOR	= 1416.01'
2ND FLOOR	= 1426.48'
3RD FLOOR	= 1436.94'
4TH FLOOR	= 1447.38'

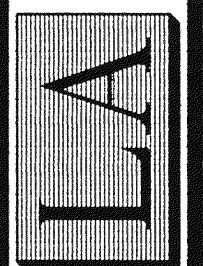
**LEGEND**

- 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)

PHONE: (540) 774-4411  
FAX: (540) 772-9445  
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: MARCH 22, 2006  
SCALE: 1" = 20'  
COMM. NO.: 97-423-3  
CADD FILE: F:\97\423\PHASE3\423C-CD03.DWG  
SHEET 3 OF 4