

SURVEYOR'S CERTIFICATE

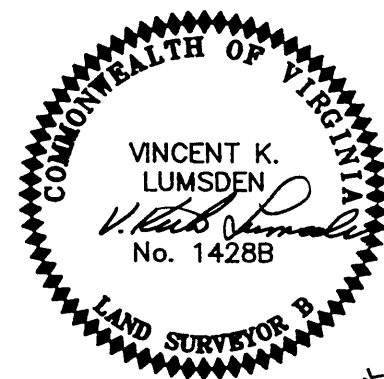
I HEREBY CERTIFY THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF 3 SHEETS, IS CORRECT, THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED PHASE 3, "THE GLEN CONDOMINIUM" RECORDED AMONG THE LAND RECORDS OF ROANOKE COUNTY, VIRGINIA IN D.B. _____, PAGE _____, AND THAT THE IMPROVEMENTS LOCATED THEREON CONSISTING OF ONE (1) BUILDING CONTAINING 18 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 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. THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF PHASE 3, THE GLEN CONDOMINIUM IS 1.389 ACRES.

V. Kirk Lumsden
V. KIRK LUMSDEN, L.S.

9/21/94
DATE

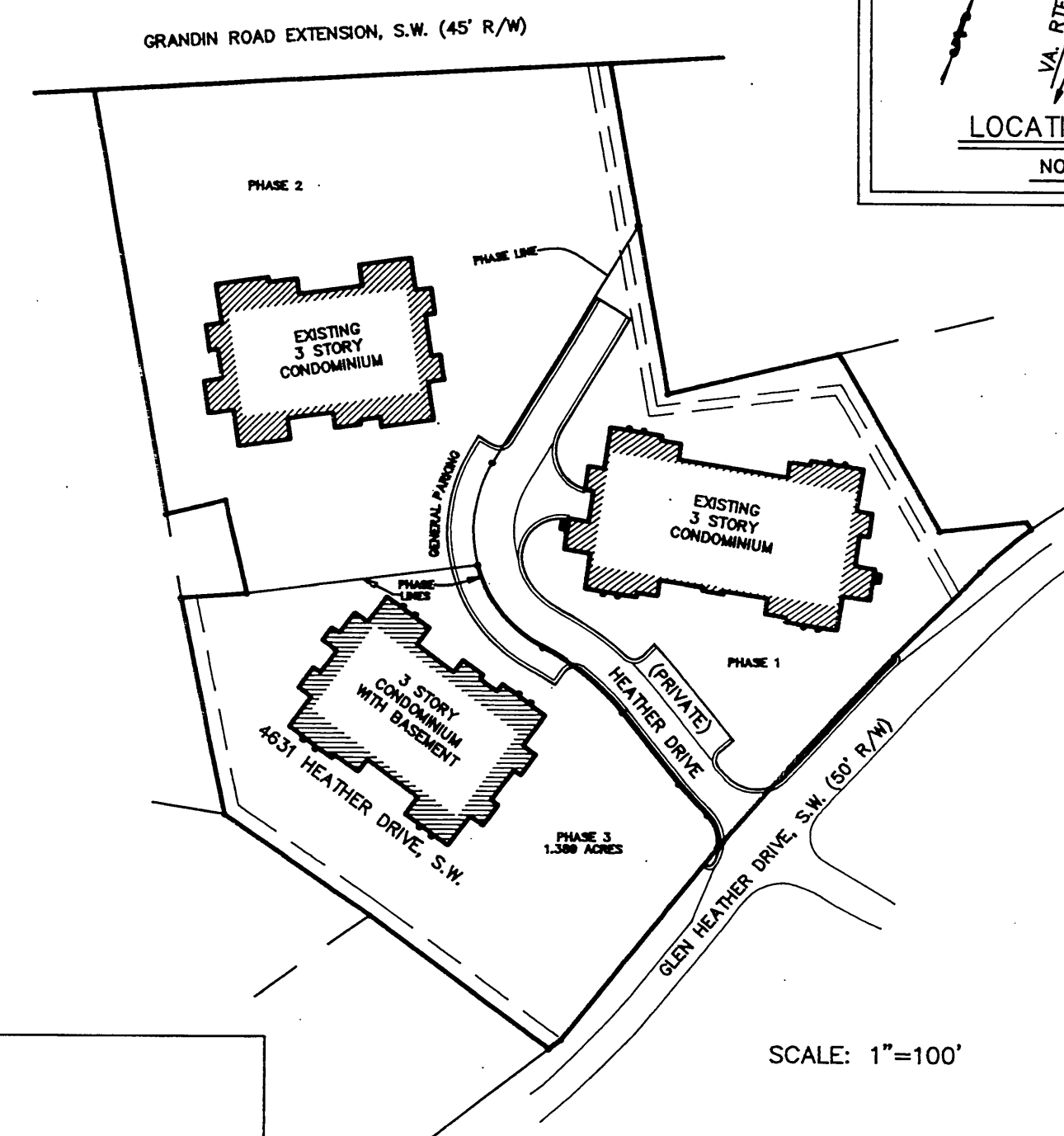
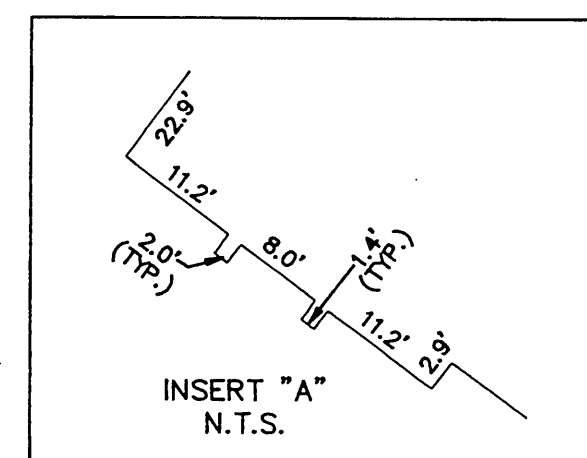
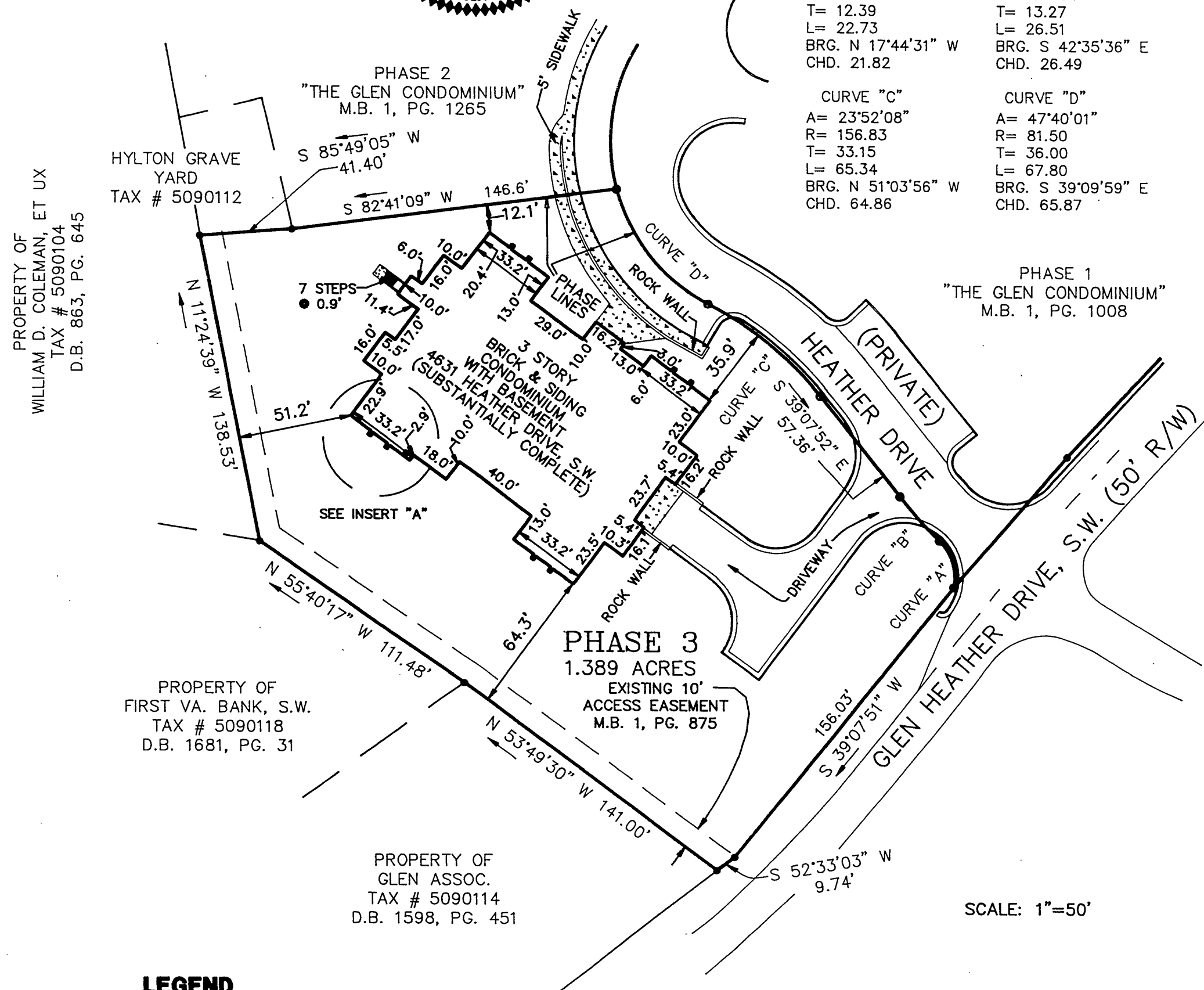
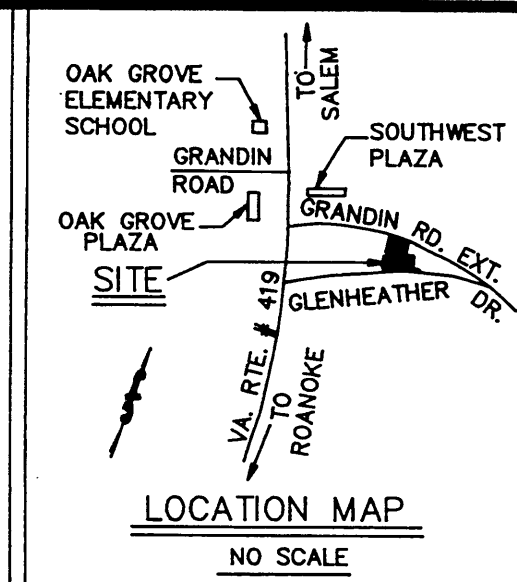


GENERAL NOTES:

1. THIS PROPERTY AS SHOWN HEREON, BEING PHASE 3, DOES NOT FALL WITHIN THE FEDERAL INSURANCE RATE MAP ONE HUNDRED YEAR FLOOD PLAIN.
2. FOR INTERIOR DIMENSIONS & ENGINEER'S CERTIFICATION OF BUILDINGS, SEE SHEET 2 OF 3 AND 3 OF 3.
3. 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 ROANOKE CITY.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON.
5. LEGAL REFERENCES:
PHASE 3, "THE GLEN CONDOMINIUM", PROPERTY OF GLEN ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, D.B. 1592, PAGE 299 AND D.B. 1593, PAGE 1433.

CURVE "A" A= 56°37'46" R= 23.00 T= 12.39 L= 22.73 BRG. N 17°44'31" W CHD. 21.82	CURVE "B" A= 6°55'30" R= 219.34 T= 13.27 L= 26.51 BRG. S 42°35'36" E CHD. 26.49
CURVE "C" A= 23°52'08" R= 156.83 T= 33.15 L= 65.34 BRG. N 51°03'56" W CHD. 64.86	CURVE "D" A= 47°40'01" R= 81.50 T= 36.00 L= 67.80 BRG. S 39°09'59" E CHD. 65.87

MERIDIAN OF
D.B. 869, PG. 463



PLAT OF
PHASE 3
"THE GLEN CONDOMINIUM"
PROPERTY OF
GLEN ASSOCIATES
A VIRGINIA GENERAL PARTNERSHIP

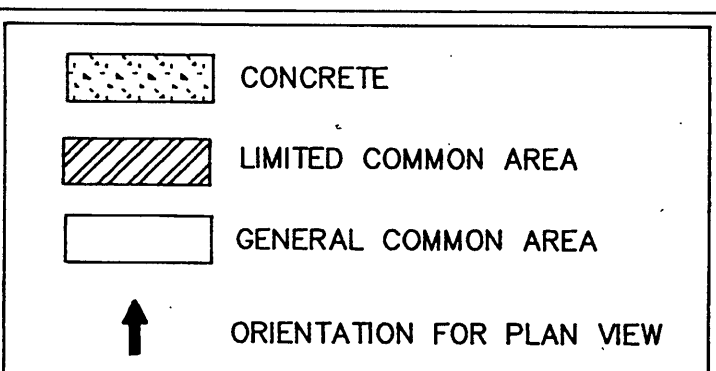
SITUATED ADJACENT TO
GRANDIN ROAD EXTENSION, S.W. AND
GLEN HEATHER DRIVE, S.W.
ROANOKE, VIRGINIA

SCALE: AS NOTED DATE: 21 SEPTEMBER 1994

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

COMM. # 86-794-3
SHEET 1 OF 3

LEGEND



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA
THIS PLAT WAS PRESENTED ON THIS 30 DAY OF September,
1994, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO
ANNEXED ADMITTED TO RECORD AT 4:25 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III, CLERK
BY: *Kathy Chiles* DEPUTY CLERK

THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED