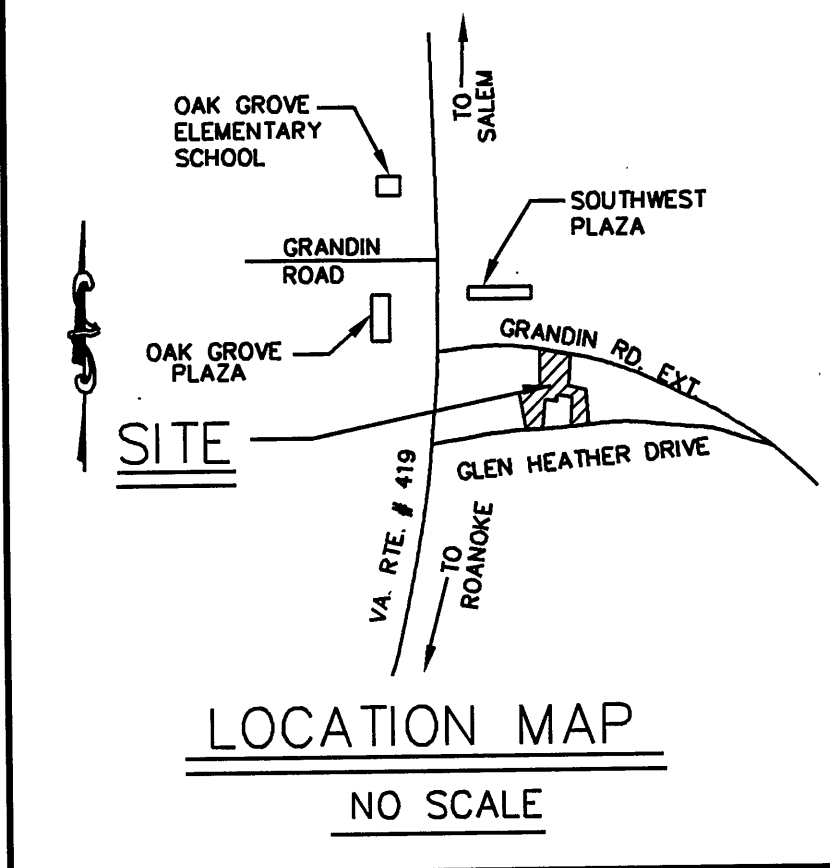


GENERAL NOTES:

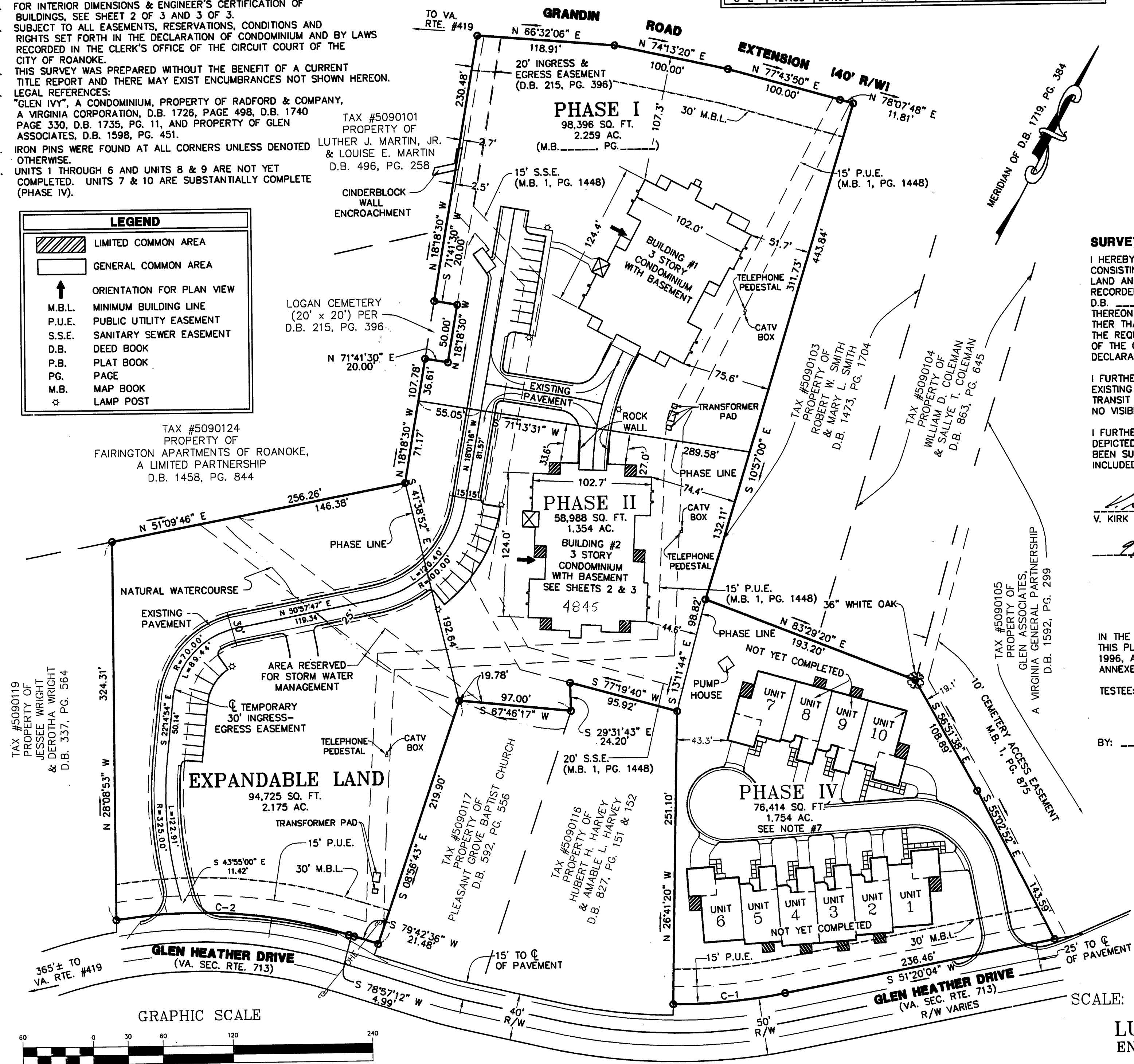
1. THIS PROPERTY AS SHOWN HEREON, BEING PHASE II, DOES NOT FALL WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. FLOOD ZONE "X".
2. FOR INTERIOR DIMENSIONS & ENGINEER'S 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 THE CITY OF ROANOKE.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON.
5. LEGAL REFERENCES:
"GLEN IVY", A CONDOMINIUM, PROPERTY OF RADFORD & COMPANY, A VIRGINIA CORPORATION, D.B. 1726, PAGE 498, D.B. 1740 PAGE 330, D.B. 1735, PG. 11, AND PROPERTY OF GLEN ASSOCIATES, D.B. 1598, PG. 451.
6. IRON PINS WERE FOUND AT ALL CORNERS UNLESS DENOTED OTHERWISE.
7. UNITS 1 THROUGH 6 AND UNITS 8 & 9 ARE NOT YET COMPLETED. UNITS 7 & 10 ARE SUBSTANTIALLY COMPLETE (PHASE IV).

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	468.22'	96.81'	48.58'	96.64'	S56°46'46"W	11°50'48"
C-2	427.35'	201.68'	102.75'	199.81'	S66°10'51"W	27°02'22"



LEGEND

- LIMITED COMMON AREA
- GENERAL COMMON AREA
- ORIENTATION FOR PLAN VIEW
- M.B.L. MINIMUM BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- M.B. MAP BOOK
- LAMP POST



SURVEYORS 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 II, GLEN IVY", A CONDOMINIUM RECORDED AMONG THE LAND RECORDS OF THE CITY OF ROANOKE, 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 DECLARATION OF 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 AS NOTED HEREON. THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF "GLEN IVY", A CONDOMINIUM IS 7.542 ACRES.

V. KIRK LUMSDEN, L.S. No. 1428B

9/27/96

DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS PLAT WAS PRESENTED ON THIS 27th DAY OF SEPTEMBER 1996, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT HERETO ANNEXED ADMITTED TO RECORD AT 9:18 O'CLOCK P.M.

TESTEE: Arthur B. Crush, III

CLERK

BY: [Signature] DEPUTY CLERK

PLAT OF
PHASE II
"GLEN IVY"
A CONDOMINIUM
PROPERTY OF
RADFORD & COMPANY
SITUATED ALONG GLEN HEATHER DRIVE
AND GRANDIN ROAD EXTENSION, S.W.
ROANOKE, VIRGINIA

SCALE: 1" = 60' DATE: 27 SEPTEMBER 1996
LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA