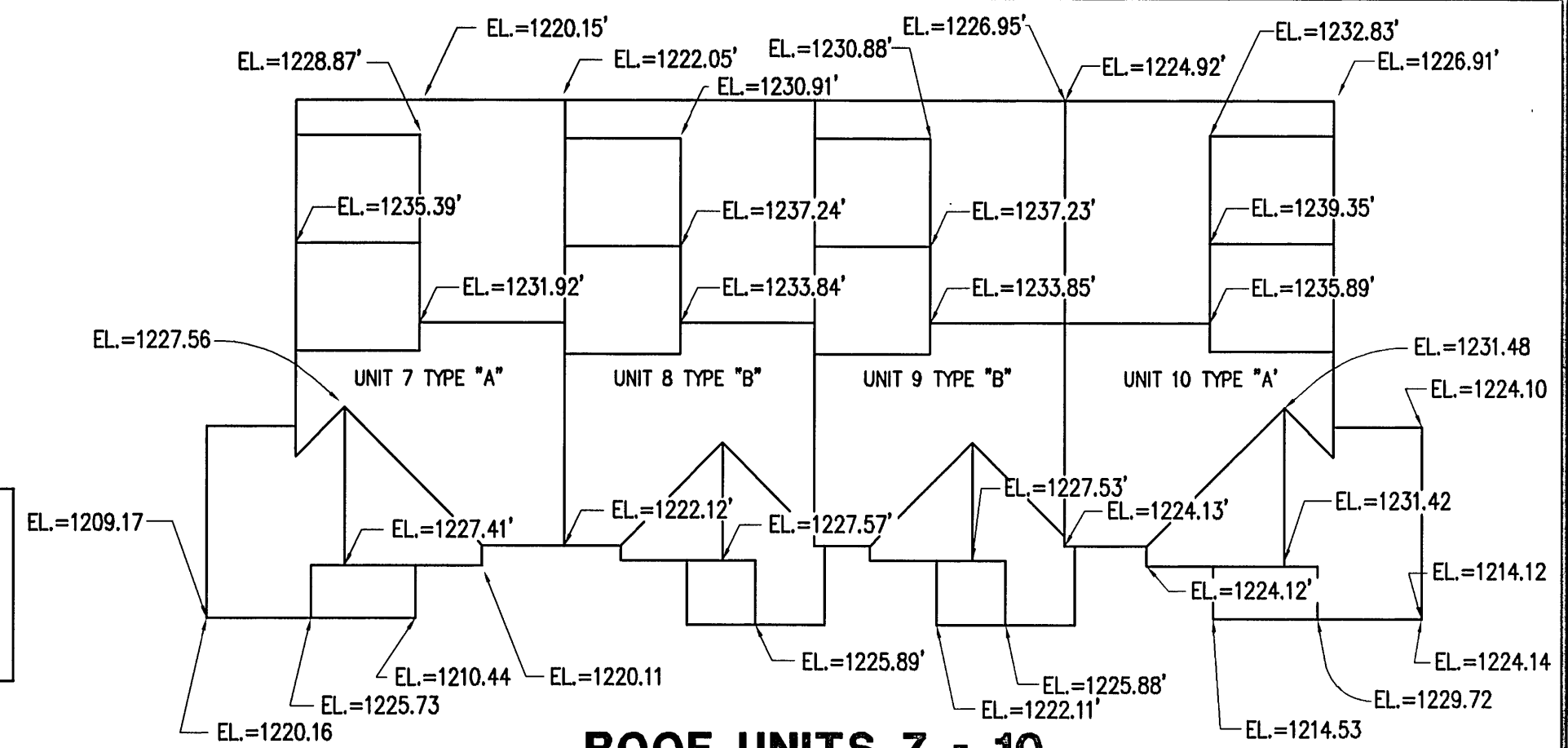


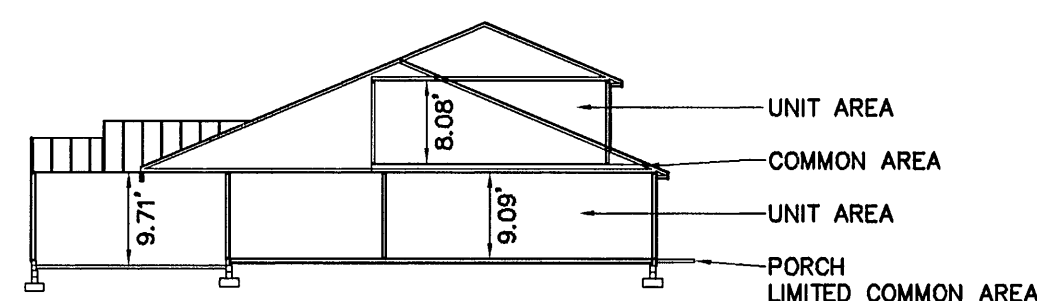
ROOF UNITS 1 - 6

FRONT

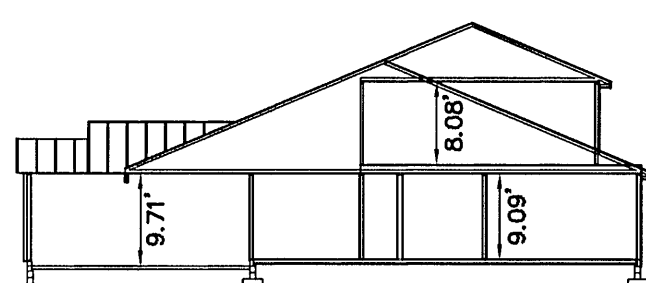


ROOF UNITS 7 - 10

FRONT



TYPICAL SECTION
UNIT TYPE 'B'



TYPICAL SECTION
UNIT TYPE 'A'

FIRST FLOOR SUB FLOOR ELEVATIONS	
UNIT #	ELEVATION
1	1215.77
2	1215.05
3	1213.04
4	1213.04
5	1211.06
6	1211.04
7	1210.97
8	1212.97
9	1212.99
10	1214.99

SECOND FLOOR SUB FLOOR ELEVATIONS	
UNIT #	ELEVATION
1	1225.74
2	1224.92
3	1222.96
4	1222.96
5	1220.98
6	1222.93
7	1220.89
8	1222.90
9	1222.93
10	1224.92

GARAGE FLOOR SUB FLOOR ELEVATIONS	
UNIT #	ELEVATION
1	1215.03
2	1214.40
3	1212.32
4	1212.30
5	1210.28
6	1210.30
7	1210.16
8	1212.23
9	1212.25
10	1214.30

NOTES.

1. INCLUDED AS PART OF EACH UNIT IS THE DRY WALL COVERING ENCLOSING SUCH UNIT. ALL INTERIOR DIMENSIONS SHOWN ON THIS PLAT ARE MEASURED TO THE INSIDE FACE OF STUDS OR TO THE INSIDE FACE OF CONCRETE FOUNDATION WALLS.
2. ALL VERTICAL DIMENSIONS ARE MEASURED FROM SUB-FLOOR TO BOTTOM OF JOISTS.
3. UNIT DIMENSIONS SHOWN ARE TYPICAL AND ARE BASED UPON THE MEDIAN OF FIELD MEASUREMENTS OF ALL UNITS. SUBSTANTIALLY ALL DIMENSIONS FALL WITHIN A TOLERANCE OF 0.08 FEET OF THOSE SHOWN.
4. UNIT FLOOR AREAS ARE BASED ON THE BUILDING PLANS AND ARE WITHIN 2% OF THE ACTUAL FLOOR AREAS.
5. UNITS 1, 2, 5, 6, 7, 8, 9, AND 10 ARE SUBSTANTIALLY COMPLETE. UNITS 3 AND 4 ARE NOT YET COMPLETE.

SECOND FLOOR CEILING ELEVATIONS	
UNIT #	ELEVATION
1	1233.80
2	1232.97
3	1231.04
4	1231.04
5	1229.06
6	1230.99
7	1229.01
8	1230.98
9	1231.01
10	1233.04

FIRST FLOOR CEILING ELEVATIONS	
UNIT #	ELEVATION
1	1224.91
2	1224.09
3	1222.13
4	1222.13
5	1220.15
6	1220.10
7	1220.06
8	1222.07
9	1222.10
10	1224.09

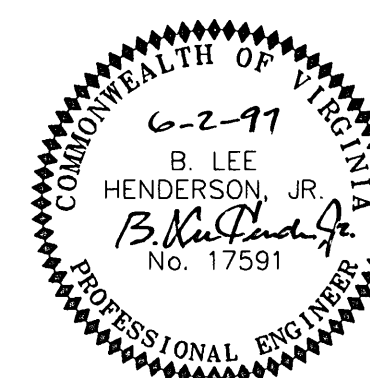
LEGEND	
VERTICAL DATUM	U.S.G.S. MEAN SEA LEVEL 1929
	DENOTES LIMITED COMMON AREA
	DENOTES GENERAL COMMON AREA
1,650 S.F.	AREA OF UNIT (SQUARE FEET)
	ORIENTATION FOR PLAN VIEW
HT.=8.70'	DISTANCE FLOOR TO CEILING
	LIMITS OF COMMON AREA BELOW SECOND FLOOR

ENGINEER'S CERTIFICATE.

I, B. LEE HENDERSON, JR., A REGISTERED ENGINEER IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THIS PLAN, EXHIBIT "A", 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 2ND DAY OF JUNE, 1997.

B. LEE HENDERSON, JR., P.E.



PLAT OF
PHASE IV
"GLEN IVY"
A CONDOMINIUM
PROPERTY OF
RADFORD & COMPANY

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

SCALE: 1" = 20' DATE: 2 JUNE 1997

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

COMM. #94-53