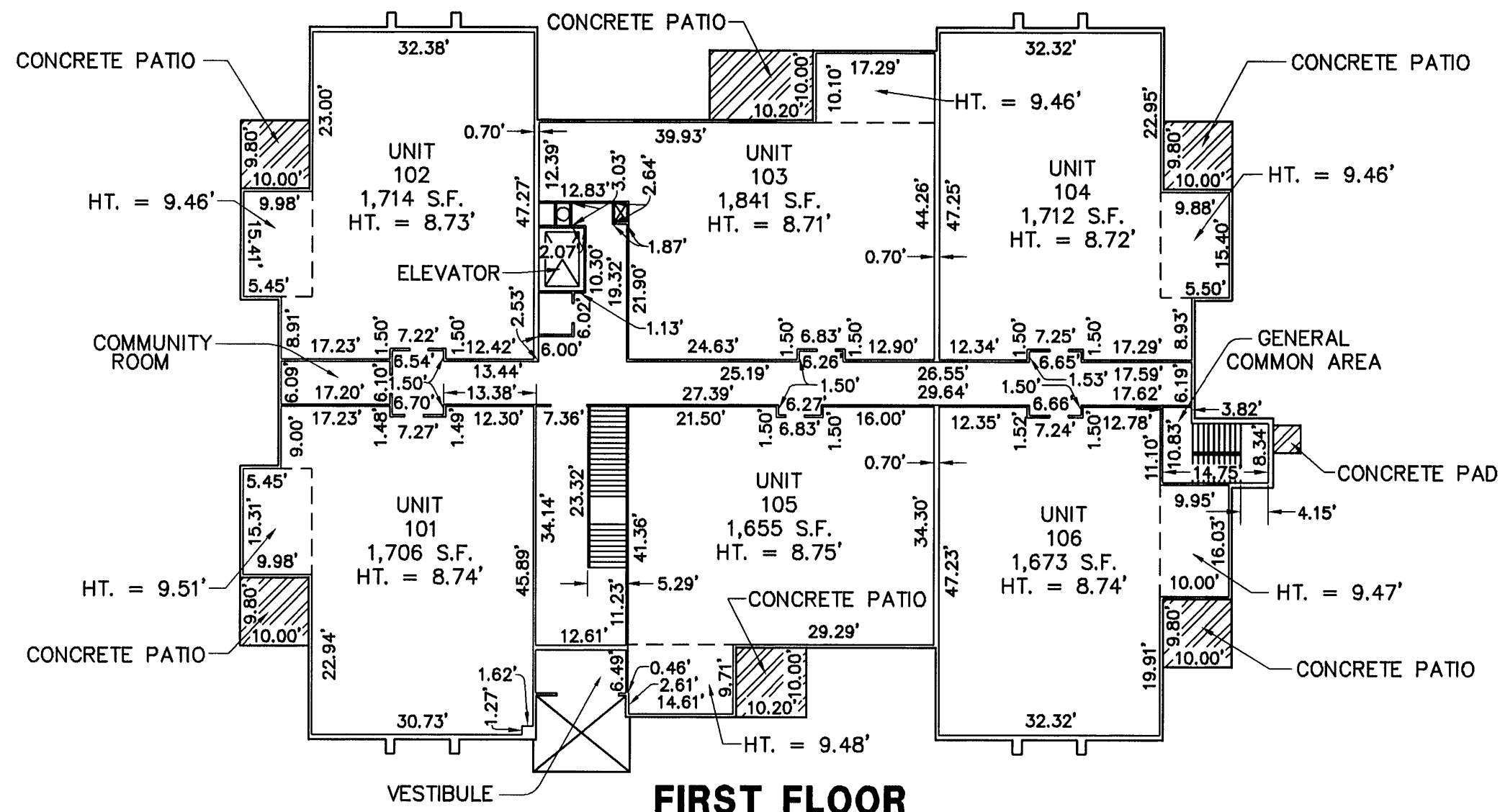
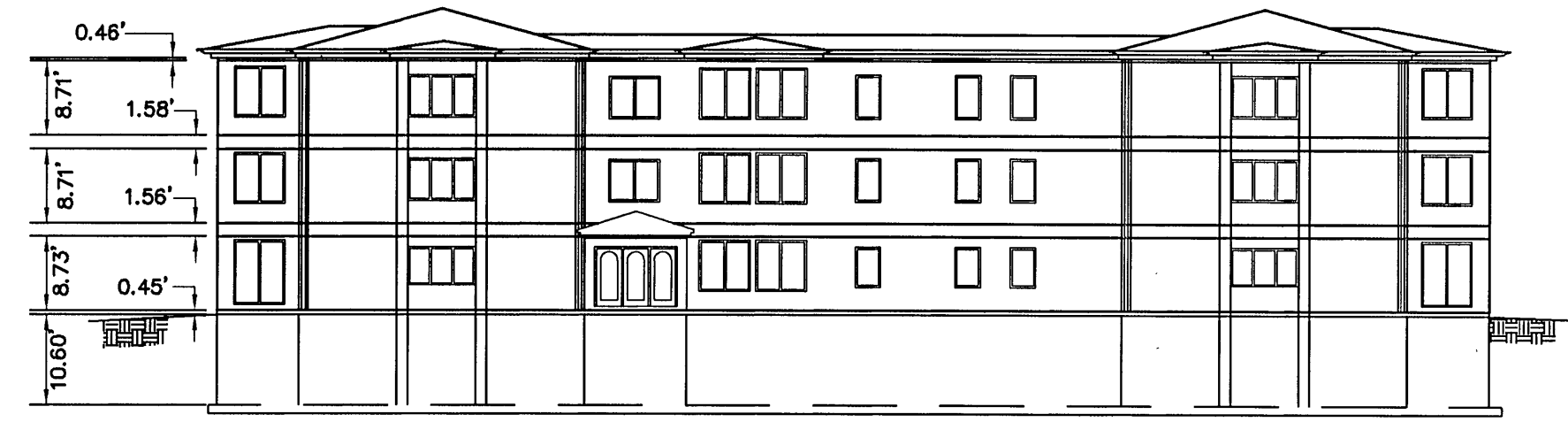




FIRST FLOOR

FRONT

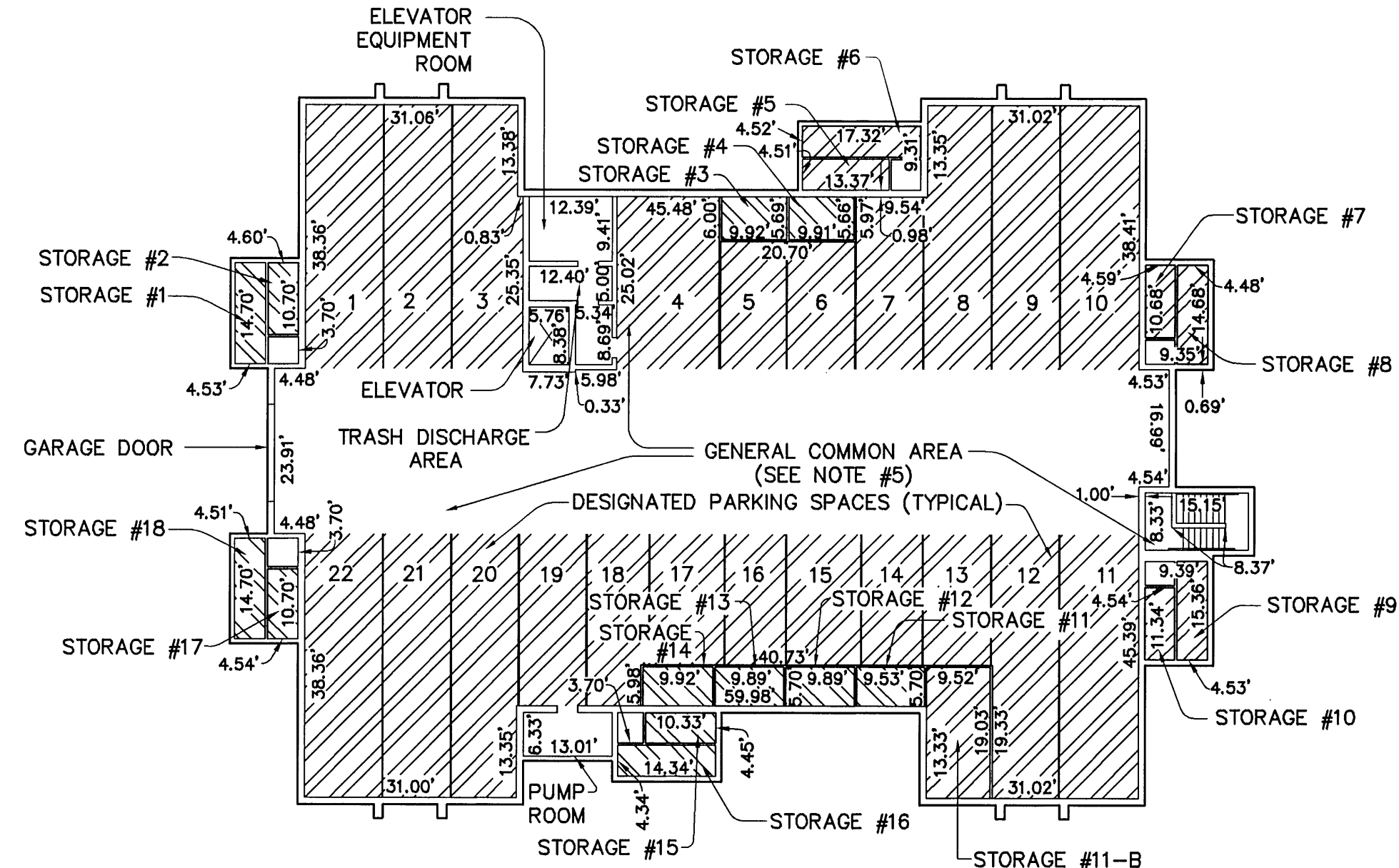


FRONT SECTION

FLOOR ELEVATIONS	
BASEMENT FLOOR ELEV. =	1190.21'
1ST FLOOR ELEV. =	1201.20'
2ND FLOOR ELEV. =	1211.50'
3RD FLOOR ELEV. =	1221.80'



LEFT SIDE SECTION
WEST VIEW

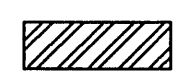


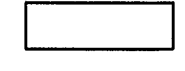
BASEMENT FLOOR

FRONT

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

--- CEILING LINE ABOVE

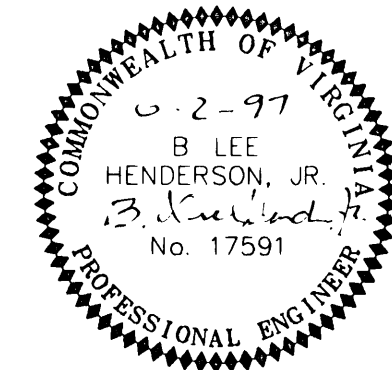
- NOTES:**
1. INCLUDED AS PART OF EACH UNIT IS THE DRY WALL COVERING ENCLOSING SUCH UNIT. ALL INTERIOR DIMENSIONS SHOWN ON THIS PLAN ARE MEASURED TO THE INSIDE FACE OF STUDS OR TO THE INSIDE FACE OF CONCRETE FOUNDATION WALLS.
 2. ALL VERTICAL DIMENSIONS ARE MEASURED FROM SUB-FLOOR TO BOTTOM OF JOISTS.
 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. ALL PARKING SPACES AND STORAGE WILL BE ASSIGNED AT A LATER DATE AND ARE LIMITED COMMON ELEMENT.

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 II
"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