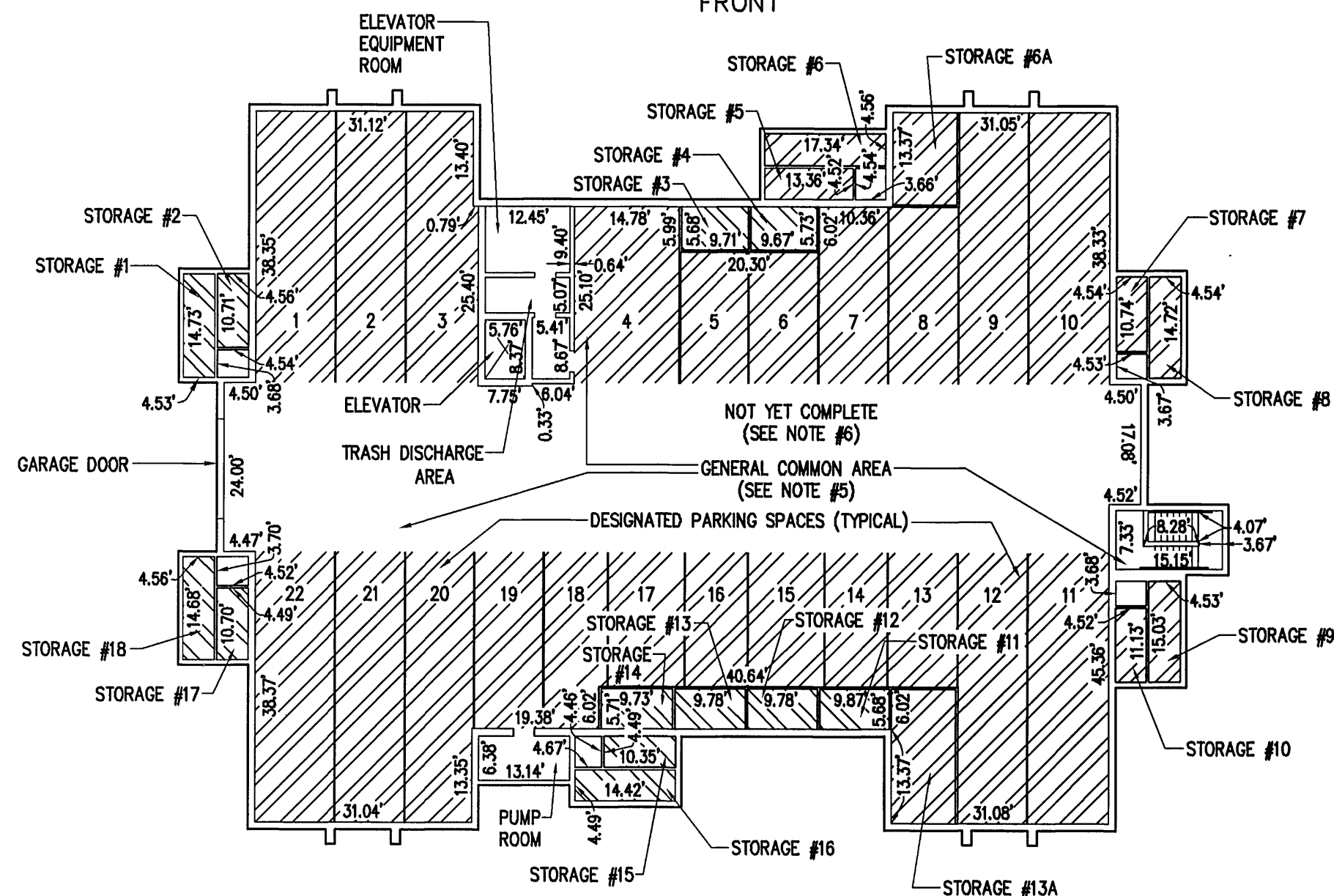


FLOOR ELEVATIONS	
BASEMENT FLOOR ELEV. =	1197.45'
1ST FLOOR ELEV. =	1208.52'
2ND FLOOR ELEV. =	1218.62'
3RD FLOOR ELEV. =	1229.10'
EAVE ELEV. =	1238.27'



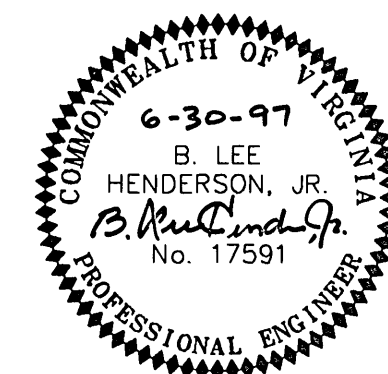
ENGINEER'S CERTIFICATE:

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 30TH DAY OF JUNE, 1997.

B. Lee Henderson, Jr.

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



PLAT OF
PHASE III
"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: 30 JUNE 1997

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

COMM. #94-53-3

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. ALL PARKING SPACES AND STORAGE WILL BE ASSIGNED AT A LATER DATE AND ARE LIMITED COMMON ELEMENT.
6. UNITS 102, 104, AND 314 ARE SUBSTANTIALLY COMPLETED. ALL OTHER UNITS ARE NOT YET COMPLETED.

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