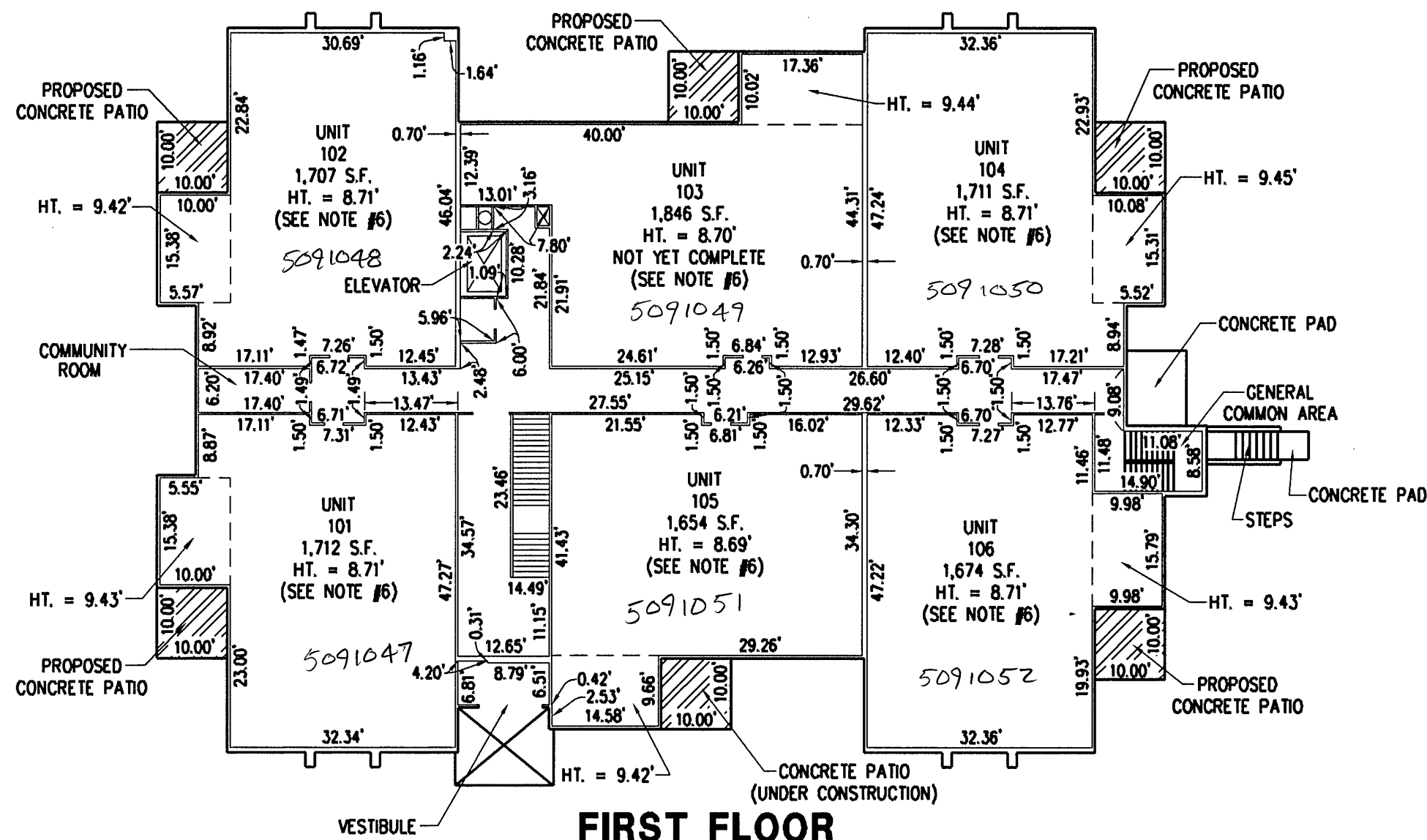
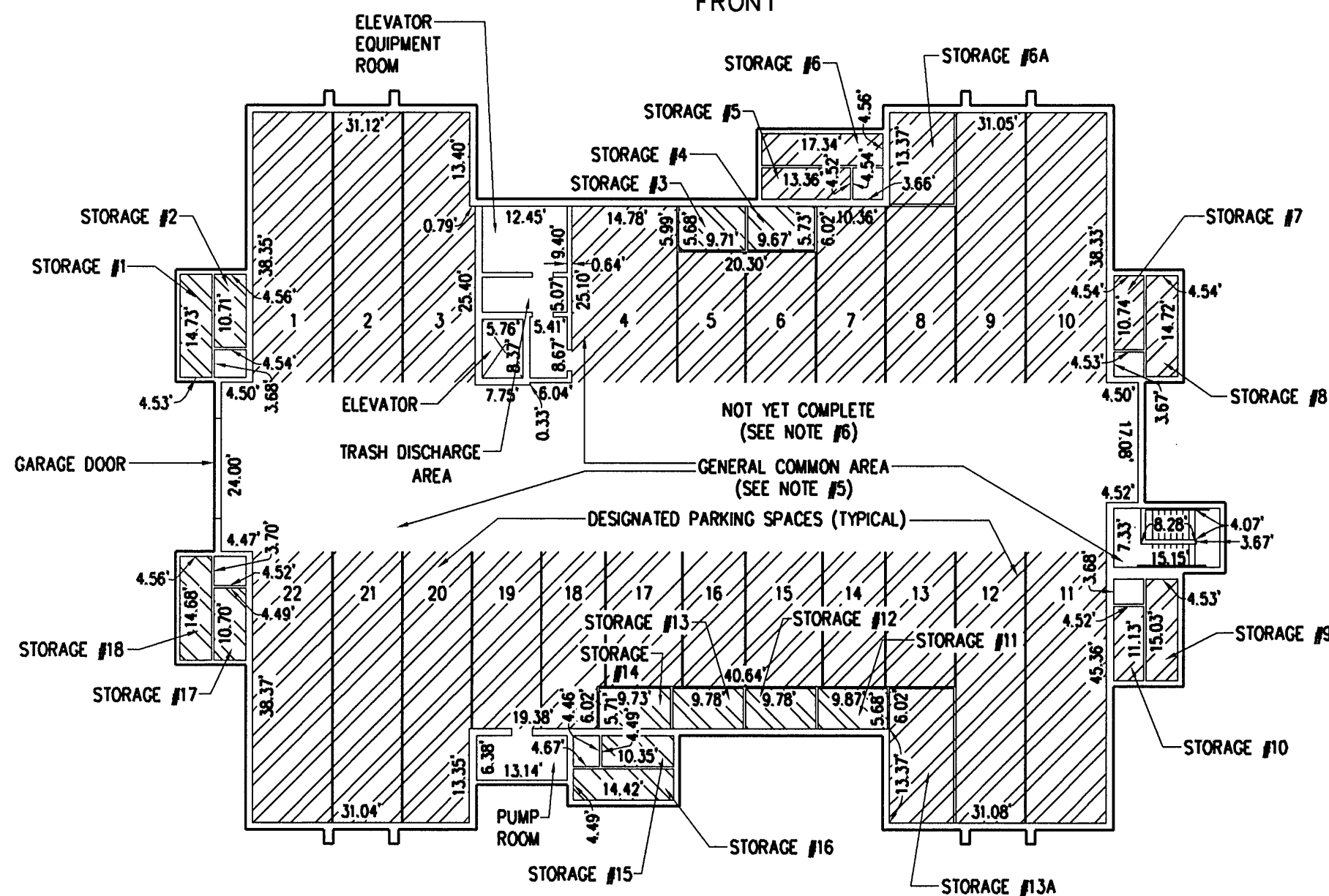




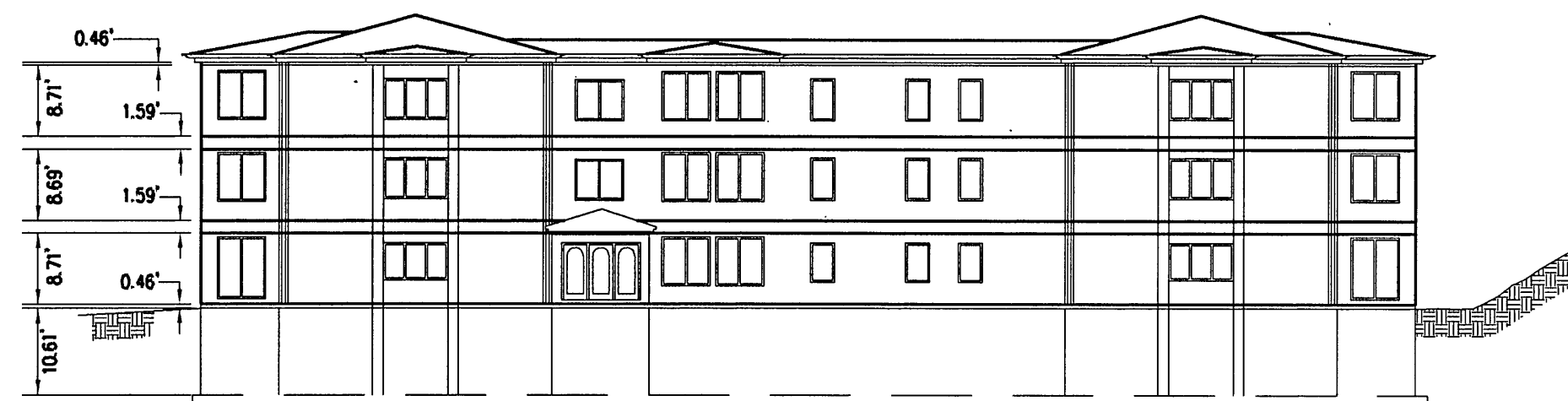
FIRST FLOOR

FRONT



BASEMENT FLOOR

FRONT



FRONT SECTION

FLOOR ELEVATIONS	
BASEMENT FLOOR ELEV.	1197.45'
1ST FLOOR ELEV.	1208.52'
2ND FLOOR ELEV.	1218.82'
3RD FLOOR ELEV.	1229.10'
EAVE ELEV.	1238.27'



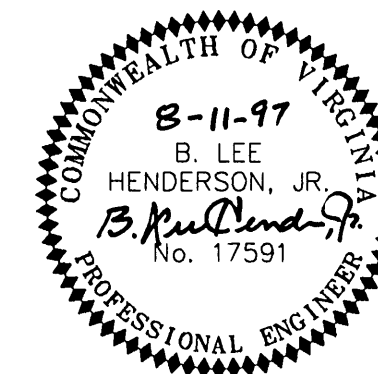
LEFT SIDE SECTION
WEST VIEW

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 11TH DAY OF AUGUST, 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: 8 AUGUST 1997

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

COMM. #94-53-3

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 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. PHASE III - UNITS 101, 102, 104, 105, 106, 207, 208, 210, 212, 313, 314, 316, 317, AND 318 ARE SUBSTANTIALLY COMPLETE. ALL OTHER UNITS OF PHASE III ARE NOT YET COMPLETE.