



NOTE
ALL ADDITIONAL LAND NOT BEING
SUBMITTED TO CONDOMINIUM REGIME
ON THIS PLAT IS SUBJECT TO FUTURE
EXPANSION AND INCORPORATION INTO
THE CONDOMINIUM

EXPANDABLE AREA
12.918 Ac.
PROPERTY OF
WINDWARD ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION
CONSISTING OF FOUR (4) SHEETS, IS CORRECT; THAT IT IS A SUBDIVISION
OF LAND AND BUILDINGS ENTITLED "PHASE I, WINDWARD CONDOMINIUM" AS
RECORDED AMONG THE LAND RECORDS OF ROANOKE, VIRGINIA IN DEED BOOK
PAGE AND OF THE IMPROVEMENTS LOCATED THEREON CONSIST-
ING OF THREE(3) BUILDINGS CONTAINING TWENTY SIX (26) UNITS AND THAT
IT HAS BEEN PREPARED PURSUANT TO AND IN COMPLIANCE WITH THE REQUIRE-
MENTS AND PROVISIONS OF CHAPTER 4.2 IN TITLE 55-79.58 (d) OF THE
CODE OF VIRGINIA OF 1950, AS AMENDED, I.E. THE CONDOMINIUM ACT."
I FURTHER CERTIFY THAT THE LOCATIONS AND DIMENSIONS OF ALL EXISTING
IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SUR-
VEY AND THAT, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACH-
MENTS. WE FURTHER CERTIFY THAT ALL CONDOMINIUM UNITS, OR PORTIONS
THEREOF, DEPICTED ON THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION
HAVE BEEN SUBSTANTIALLY COMPLETED. THE TOTAL AREA INCLUDED WITHIN
THE BOUNDS OF PHASE I, WINDWARD CONDOMINIUM IS 3.56 ACRES OF LAND.

Vincent K. Lumsden
VINCENT K. LUMSDEN, L.S. DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF
ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 9th
DAY OF December, 1983, AND WITH THE CERTIFICATE OF
ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 12:11
O'CLOCK P.M.

TESTEE: *Patry Lumsden* BY: *Suzanne Gregory*
CLERK DEPUTY CLERK

CURVE DATA
Δ = 28° 44' 58"
T = 128.12'
A = 583.96'
A = 252.24'
CH = 250.28'
CHB = N0° 07' 33" W

THIS CERTIFICATE IS FOR UNITS 101-107 IN BUILDINGS 5 AND 6 ONLY.
THE REMAINING UNITS AND INCIDENTAL WORK IN THE COMMON AREAS ARE
NOT SUBSTANTIALLY COMPLETE. SHEETS 2 AND 3 PERTAINING TO BUILDINGS
1, 2, 3, & 4 ARE NOT INCLUDED.

SHEET 2 OF 4 DEPICTING PLANS AND ELEVATIONS FOR BUILDINGS 1 AND
2 IS NOT INCLUDED.

EXHIBIT "A"
PHASE I
WINDWARD CONDOMINIUM

SITUATED AT THE INTERSECTION OF
OGDEN ROAD & WINDING WAY ROAD, S.W.
ROANOKE, VIRGINIA.

SCALE: 1" = 30' DATE: 2 DEC. 1983

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA

#82-74C

SHEET 1 OF 4