FORMERLY PROPERTY OF W B KEAR DB 477 PG 531 NOW PROPERTY OF CHARLES A BECK & CHRISTINE L BECK

MERIDIAN BASED ON SURVEY BY T P PARKER & SON, DATED 10 SEPT 1981 FOR WINDWARD CONDOMINIUM

SECTION "JEFFERSON PARK" PB 3 PG 292

WINDING WAY ROAD, S.W.

20' MINIMUM BUILDING LINE

N 27° 38' 04" E. 202.41' (TOT) N 28° 19' 40" E. 176.41'

N 41° 21' 15" W 247.48'

S 36° 33' 00" E. 810.25' (TOTAL)

CONVERTIBLE LAND 3.43 Ac.

PHASE II 4.13 AC. (TOTAL)

PHASE II 0.70 Ac. (SUBMITTED AREA)

UNIT # 214 UNIT # 215 UNIT # 216 UNIT # 217 UNIT # 218

ELEVATOR

EXPANDABLE AREA 8.780 Ac PROPERTY OF WINDWARD ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP

N 74° 45' 00" W 386.52'

N 15° 15' 00" E 30.00'

N 74° 45' 00" W 29.00'

N 15° 15' 00" E 68.84'

N 59° 47' 00" W. 241.35' (TOTAL)

48.00' 193.35'

N 30° 19' 00" E 155.00'

N 17° 53' 50" W. 191.85'

N 62° 21' 56" W 30.00'

N 27° 38' 04" E 30.00'

S 22° 21' 00" W. 82.51'

EXISTING PAVED PARKING (APPROXIMATELY 13 SPACES)

EXISTING PAVED PARKING

TRACT I (PHASE I) 3.56 Ac MB 1 PG 321

STORM DRAIN DETENTION BASIN

LIMITS OF BUILDING # 4 PARKING

NORFOLK & WESTERN RAILWAY

TOTAL AREA MAP
SCALE 1" = 400'

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

LOCATION MAP
NO SCALE

NOTE:
THERE ARE APPROXIMATELY THIRTEEN (13) PARKING SPACES AVAILABLE IN PHASE II.

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF TWO (2) SHEETS, IS CORRECT: THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED "PHASE II, WINDWARD CONDOMINIUM" AS RECORDED AMONG THE LAND RECORDS OF ROANOKE, VIRGINIA IN DEED BOOK _____ PAGE _____ AND OF THE IMPROVEMENTS LOCATED THEREON CONSISTING OF ONE (1) BUILDING CONTAINING FIVE (5) UNITS AND THAT IT HAS BEEN PREPARED PURSUANT TO AND IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF CHAPTER 4.2 IN TITLE 55-79.58 (a) 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 SURVEY AND THAT, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS. 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 II, WINDWARD CONDOMINIUM IS 0.70 ACRES OF SUBMITTED LAND AND 3.43 ACRES OF CONVERTIBLE LAND, TOTALING 4.13 ACRES.

V. Kirk Lumsden 9/27/85
V. KIRK 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 4 DAY OF September 1985, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 9:30 O'CLOCK A.M.

TESTEE: Patsy Lester CLERK BY: S. Anne Gregory DEPUTY CLERK

COMMONWEALTH OF VIRGINIA VINCENT K. LUMSDEN V. Kirk Lumsden No 1451 & 1428 LAND SURVEYOR

GRAPHIC SCALE 30 15 0 30 60

EXHIBIT "A"

PHASE II WINDWARD CONDOMINIUM

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

SCALE : 1" = 30' DATE : 15 JULY 1985

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA

*82-74C

SHEET # 1 OF 2

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