

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT MUNGER DEVELOPMENT COMPANY, A VIRGINIA CORPORATION IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 14 TO 1 INCLUSIVE, BEING SECTION #1, "WINDSOR TRAILS TOWNHOMES", BEING A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED _____ FROM NICHOLAS MUNGER AND ANN S. MUNGER AND RECORDED IN DEED BOOK _____, PAGE _____ IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE AND THE VIRGINIA LAND SUBDIVISION ACT.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 22 DAY OF October, 1987.

OWNER : MUNGER DEVELOPMENT COMPANY, A VIRGINIA CORPORATION

BY: Nicholas Munger
NICHOLAS MUNGER, PRESIDENT

STATE OF Virginia
City of Roanoke

I, Edward A. Nati, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT NICHOLAS MUNGER, PRESIDENT WITH MUNGER DEVELOPMENT COMPANY HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON Oct. 22, 1987.

MY COMMISSION EXPIRES ON March 15, 1991
Edward A. Nati
NOTARY PUBLIC

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
1	9734.85	9310.43
2	10091.06	9133.34
3	10338.72	8980.36
4	10351.23	9028.36
5	10528.15	8937.37
6	10550.69	9324.32
7	10583.33	9859.14
8	10360.73	9872.24
9	10382.39	10029.75
10	10362.19	10028.18
11	10348.76	9873.46
12	9980.31	9895.95
13	9947.38	9721.97
14	9833.54	9451.63
TOTAL ACREAGE = 12.578		

CURVE TABLE						
NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C-1	24°14'00"	698.70	295.52	N 67°09'55" E	293.32	150.00
C-2	08°31'00"	248.09	36.88	S 30°41'35" E	36.84	18.47
C-3	94°08'25"	25.00	41.08	S 74°55'22" E	36.61	26.88
C-4	04°38'37"	802.24	65.02	N 60°19'43" E	65.00	32.53
C-5	90°00'00"	25.00	39.27	N 10°02'55" E	35.36	25.00
C-6	10°00'00"	802.24	140.02	N 63°00'25" E	139.84	70.19
C-7	02°55'43"	802.24	41.00	N 64°06'53" E	41.00	20.51
C-8	01°28'36"	802.24	20.67	N 66°19'02" E	20.67	10.34
C-9	00°57'05"	802.24	13.32	N 67°31'53" E	13.32	6.66
C-10	71°30'00"	125.00	155.99	N 32°15'25" E	146.06	89.99
C-11	32°20'58"	125.00	70.58	N 51°49'56" E	69.64	36.26
C-12	39°09'02"	125.00	85.41	N 16°04'56" E	83.76	44.45
C-13	90°00'00"	25.00	39.27	S 48°29'35" E	35.36	25.00
C13A	48°11'23"	25.00	21.03	S 27°35'16" E	20.41	11.18
C13B	276°22'46"	50.00	241.19	N 86°30'25" E	66.67	44.72
C13C	48°11'23"	25.00	21.03	N 20°36'06" E	20.41	11.18
C-14	90°00'00"	25.00	39.27	N 41°30'25" E	35.36	25.00
C-15	71°30'00"	175.00	218.38	N 32°15'25" E	204.49	125.98
C-16	01°38'14"	175.00	5.00	N 02°40'28" W	5.00	2.50
C-17	06°46'56"	175.00	20.71	N 01°32'06" E	20.70	10.37
C-18	06°46'56"	175.00	20.72	N 08°19'02" E	20.70	10.37
C-19	08°29'48"	175.00	25.95	N 15°57'24" E	25.93	13.00
C-20	07°41'59"	175.00	23.52	N 24°03'18" E	23.50	11.78
C-21	06°48'46"	175.00	20.81	N 31°18'40" E	20.80	10.42
C-22	06°46'14"	175.00	20.68	N 38°06'10" E	20.67	10.35
C-23	08°31'13"	175.00	26.02	N 45°44'54" E	26.00	13.04
C-24	08°54'09"	175.00	27.19	N 54°27'35" E	27.16	13.62
C-25	06°48'14"	175.00	20.78	N 62°18'47" E	20.77	10.40
C-27	10°00'00"	752.24	131.29	N 63°00'25" E	131.12	65.81
C-28	00°40'31"	752.24	8.86	N 67°40'09" E	8.86	4.43
C-29	01°34'30"	752.24	20.68	N 66°32'39" E	20.68	10.34
C-30	02°37'41"	752.24	34.50	N 64°26'34" E	34.50	17.25
C-31	05°07'19"	752.24	67.25	N 60°34'04" E	67.22	33.65
C-32	92°57'30"	25.00	40.56	N 11°31'40" E	36.26	26.33
C-33	85°42'04"	25.00	37.39	S 77°48'07" E	34.00	23.19
C-34	24°14'00"	708.70	299.75	N 67°09'55" E	297.52	152.15
C34A	04°17'51"	708.70	53.18	N 57°11'53" E	53.16	26.60
C-35	04°39'14"	708.70	57.57	N 61°40'29" E	57.55	28.80
C-36	02°47'23"	708.70	34.51	N 65°23'47" E	34.50	17.26
C-37	01°40'22"	708.70	20.69	N 67°37'39" E	20.69	10.35
C-38	01°40'34"	708.70	20.73	N 69°18'07" E	20.73	10.37
C-39	02°45'14"	708.70	34.06	N 71°31'01" E	34.06	17.03
C-40	02°45'56"	708.70	34.21	N 74°16'36" E	34.20	17.11
C-41	01°41'22"	708.70	20.90	N 76°30'15" E	20.90	10.45
C-42	01°41'52"	708.70	21.00	N 78°11'51" E	21.00	10.50
C-43	00°14'08"	708.70	2.91	N 79°09'47" E	2.91	1.46
C-44	2°17'31"	175.00	7.00	N 66°51'39" E	7.00	3.50

NOTES:

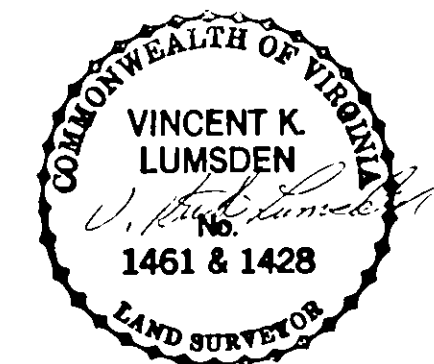
1. THIS PROPERTY, AS PLATTED, IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.
2. THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
3. 0.149 AC. COMPRISING CORNERS 1 THROUGH 1A TO 11A THROUGH 12 TO 14 TO 1, INCLUSIVE, IS TO BE DEDICATED TO THE CITY OF ROANOKE FOR ROAD WIDENING PURPOSES.
4. TOTAL ACREAGE WITHIN THE DEDICATED RIGHT-OF-WAYS IS 1.125 AC.
5. THIS PROPERTY IS SUBJECT TO CONDITIONAL REZONING BY THOSE CONDITIONS STATED IN REZONING ORDINANCE NO. 28603 ADOPTED BY CITY COUNCIL APRIL 20, 1987.
6. BOUNDARY OF SECTION #1 CONTAINS 4.616 ACRES.

APPROVED:

Edward R. Tushnet Oct 22, 1987
AGENT, ROANOKE CITY PLANNING COMMISSION DATE
AS Oct 22, 1987
FOR CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON October 22, 1987 AT 4:22 O'CLOCK P. M.

TESTEE: PATSY TESTERMAN, CLERK Patsy Testerman
Buford T. Lumsden
DEPUTY CLERK



TOTAL AREA 12.578 ACRES
PLAT SHOWING

SECTION No. 1

WINDSOR TRAILS TOWNHOMES

PROPERTY OF

MUNGER DEVELOPMENT COMPANY
A VIRGINIA CORPORATION

SITUATED ALONG GRANDIN ROAD EXTENSION

ROANOKE, VIRGINIA

SCALE: 1" = 60' DATE: 14 OCT., 1987

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

#86-2546

See Plan No. 6052

SHEET 1 OF 2