

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF THREE (3) SHEETS, IS CORRECT. THAT IT IS A SUBDIVISION OF LAND AND BUILDING ENTITLED "2ND ADDITION, PHASE III FROM EXPANDABLE LAND, 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 FOUR (4) UNITS AND THAT IT HAS BEEN PREPARED PURSUANT TO AND IN COMPLIANCE OF THE CODE OF VIRGINIA 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 "2ND ADDITION, PHASE III FROM EXPANDABLE LAND, WINDWARD CONDOMINIUM" IS 0.438 ACRE OF SUBMITTED LAND AND 8.492 ACRES OF REMAINING EXPANDABLE LAND.

Philip W. Nester *Per 10.1987*
 PHILIP W. NESTER, LS 1398 DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS DAY OF 1987, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT HERETO ANNEXED

ADMITTED TO RECORD AT 1:30 O'CLOCK P.M.

TESTEE BY: DEPUTY CLERK

3RD ADDITION
 PHASE II
 0.94 ACRE

LEGEND

SURVEYED PROPERTY LINE

DEED LINE

CONCRETE LANDING / WALK, LIMITED COMMON ELEMENT

OPTIONAL DECK WITH PRIVACY FENCE, LIMITED COMMON ELEMENT

STANDARD DECK WITH PRIVACY FENCE, LIMITED COMMON ELEMENT

ASPHALT DRIVE, LIMITED COMMON ELEMENT

CONCRETE PAD WITH CARPORT, LIMITED COMMON ELEMENT

CONCRETE WALK, COMMON ELEMENT

(1) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BULLETIN MAP AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.

(2) TOTAL PARKING SPACES 8

Philip W. Nester

EXHIBIT "A"

2ND ADDITION

PHASE III

WINDWARD CONDOMINIUM

CITY OF ROANOKE, VIRGINIA

SURVEYED OCTOBER 14, 1987

JOB NUMBER 208-87

SCALE: 1" = 20'

