

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF THREE (3) SHEETS, IS CORRECT. THAT IT IS A SUBDIVISION OF LAND AND BUILDING ENTITLED "3RD ADDITION, PHASE III FROM EXPANDABLE LAND, WINDWARD CONDOMINIUM" AS RECORDED ALONG 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. I FURTHER CERTIFY THAT ALL CONDOMINIUM UNITS, OR PORTIONS THEREOF, DEPICTED ON THIS PLAN AND PLAN OF CONDOMINIUM SUBDIVISION HAVE BEEN SUBSTANTIALLY COMPLETED. THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF "3RD ADDITION, PHASE III FROM EXPANDABLE LAND, WINDWARD CONDOMINIUM" IS 0.575 ACRE OF SUBMITTED LAND AND 912 ACRES OF REMAINING EXPANDABLE LAND.

PHILIP W. NESTER, INC. DATE: DEC 15, 1987

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAN WAS PRESENTED ON THIS 2 DAY OF February, 1988, AND THE CERTIFICATE OF ACKNOWLEDGMENT THEREON WITNESSED AND SIGNED BY ME, CLERK OF SAID COURT.

WITNESSED BY: *James Johnson* DEPUTY CLERK

WINDWARD CONDOMINIUM

CITY OF ROANOKE, VIRGINIA

SURVEYED NOVEMBER 11, 1987

JOB NUMBER 208-87

SCALE: 1" = 20'

0 20 40 60

NORFOLK & WESTERN RAILWAY - 100' R/W

JEFFERSON PARK SUBDIVISION - PB 3 - PG. 292 LOT 36

LOT 35

0.575 ACRE

7.917 ACRES
REMAINING EXPANDABLE LAND

S 53° 27' 00" W - 144.84'

2ND ADDITION PHASE III

LEGEND

- SURVEYED PROPERTY LINE
- DEED LINE
- CONCRETE LANDING - WALK, LIMITED COMMON ELEMENT
- OPTION DECK WITH PRIVACY FENCE, LIMITED COMMON ELEMENT
- STANDARD DECK WITH PRIVACY FENCE, LIMITED COMMON ELEMENT
- CONCRETE WALK, COMMON ELEMENT

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

2. TOTAL PARKING SPACES - 8

PHILIP W. NESTER