

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 24 TO 1 INCLUSIVE, BEING SECTION #2, "WINDSOR TRAILS TOWNHOMES," BEING A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED 5 OCTOBER 1987 FROM NICHOLAS MUNGER AND ANN S. MUNGER AND RECORDED IN DEED BOOK 1571, PAGE 432 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 11th DAY OF April 1989.

OWNER: MUNGER DEVELOPMENT COMPANY, A VIRGINIA CORPORATION

BY: Nicholas Munger
NICHOLAS MUNGER, PRESIDENT

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY BELIEF.

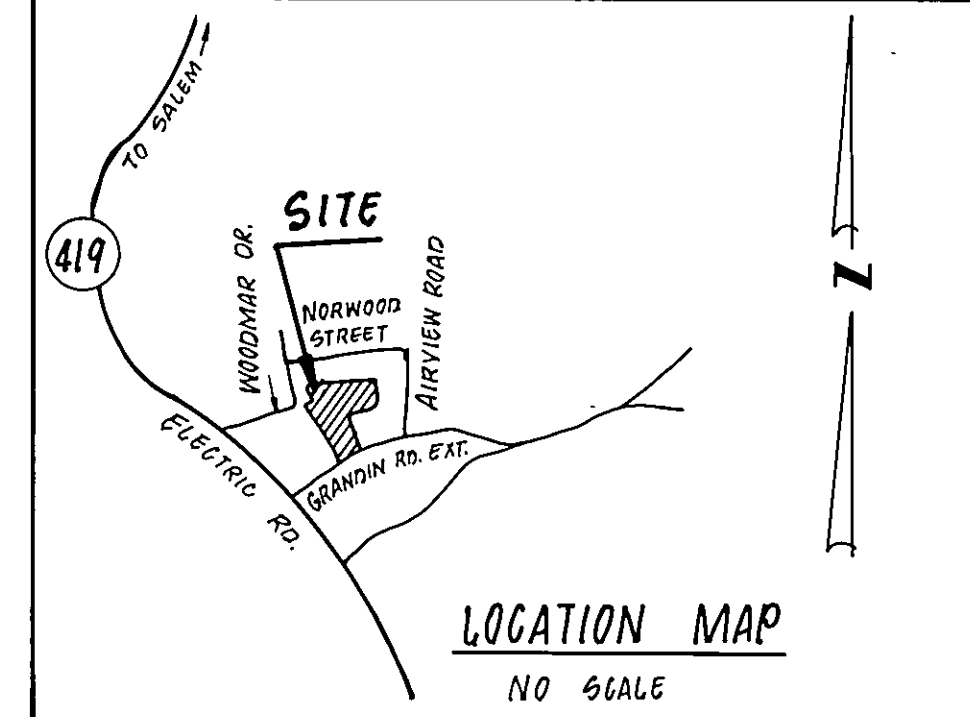
V. Keith Lumsden

STATE OF Virginia OF Roanoke County, I, David V. Pullaman, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT NICHOLAS MUNGER, PRESIDENT WITH MUNGER DEVELOPMENT COMPANY HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON April 11, 1989. MY COMMISSION EXPIRES ON March 24, 1991.
David V. Pullaman
NOTARY PUBLIC

CURVE TABLE						
NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C-1	04°59'38"	1800.93'	156.96'	N 29°12'26" W	156.91'	78.53'
C-2	00°16'33"	1800.93'	8.67'	S 26°34'21" E	8.67'	4.33'
C-3	05°13'36"	1850.93'	168.84'	S 29°05'27" E	168.78'	84.48'
C-4	00°02'35"	1850.93'	1.39'	N 26°27'23" W	1.39'	0.69'
C-5	04°38'37"	802.24'	65.02'	S 60°19'43" W	65.00'	32.53'
C-6	94°08'25"	25.00'	41.08'	N 74°55'23" W	36.61'	26.88'
C-7	08°31'00"	248.09'	36.88'	S 30°41'35" E	36.84'	18.47'
C-8	06°55'59"	248.09'	30.02'	S 31°19'30" E	30.00'	15.03'
C-9	01°25'25"	248.09'	6.17'	S 27°08'48" E	6.16'	3.08'
C-10	05°16'10"	1800.93'	165.63'	N 29°04'10" W	165.57'	82.87'
C-11	05°16'10"	1850.93'	170.23'	S 29°04'10" E	170.17'	85.17'
C-12	90°00'00"	25.00'	39.27'	S 41°30'25" W	35.36'	25.00'
C-13	90°00'00"	25.00'	39.27'	N 48°29'35" W	35.36'	25.00'
C-14	0°09'136"	248.09'	0.69'	S 34°52'19" E	0.69'	0.35'
C-15	70°31'44"	25.00'	30.77'	S 03°33'37" W	28.87'	17.68'
C-16	250°31'44"	50.00'	218.63'	S 86°26'23" E	81.65'	

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. TOTAL AC. WITHIN DEDICATED RIGHT-OF-WAYS = 0.575 AC.
4. THIS PROPERTY IS SUBJECT TO CONDITIONAL REZONING BY THOSE CONDITIONS STATED IN REZONING ORDINANCE No. 28603 ADOPTED BY CITY COUNCIL APRIL 20, 1987.
5. BOUNDARY OF SECTION #2 CONTAINS 1.601 ACRES.
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBERANCES NOT SHOWN HEREON.
7. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
8. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.



APPROVED: Edward R. Tucker
AGENT, ROANOKE CITY PLANNING COMMISSION
Charles M. Huffine
CITY ENGINEER, ROANOKE, VIRGINIA

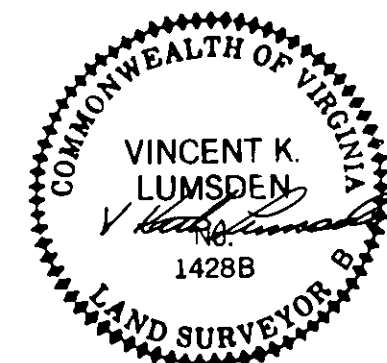
May 3, 1989
DATE
5/3/89
DATE

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 11, 1989 AT 10:00 O'CLOCK A.M.

TESTEE; PATSY TESTERMAN, CLERK

Shirley D. ...
DEPUTY CLERK

BOUNDARY COORDINATES		
ORIGIN ASSUMED		
COR.	NORTHING	EASTING
1	9804.245	9275.926
2	10091.055	9133.336
3	10338.717	8980.356
4	10351.226	9028.363
5	10528.149	8937.372
6	10550.686	9324.316
7	10583.332	9859.141
8	10391.377	9870.858
9	10385.130	9768.524
10	10358.654	9745.094
11	10355.607	9695.186
12	10379.038	9668.710
13	10374.468	9593.849
14	10229.737	9602.683
15	10156.275	9433.677
16	10119.066	9424.640
17	10043.567	9463.690
18	10011.390	9407.213
19	10005.023	9397.021
20	10014.546	9361.672
21	9992.199	9316.723
22	9946.396	9339.494
23	9914.715	9358.300
24	9877.091	9384.597
1	9804.245	9275.926
TOTAL AREA = 7.772 ACRES		



TOTAL AREA = 7.772 AC.
PLAT SHOWING
SECTION No. 2
WINDSOR TRAILS TOWNHOMES
BEING A SUBDIVISION OF
PROPERTY OF
MUNGER DEVELOPMENT COMPANY
A VIRGINIA CORPORATION
CREATING LOT 1 THRU 12
SITUATED ALONG GRANDIN ROAD EXTENSION
ROANOKE, VIRGINIA

SCALE: 1" = 60' DATE: 17 APRIL 1989

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA COMM. # 86-254 G