

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 23 TO 1 INCLUSIVE, BEING SECTION #3, "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 435 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 _____ DAY OF _____, 1989.

MUNGER DEVELOPMENT COMPANY, A VIRGINIA CORPORATION

BY: Nicholas Munger President
NICHOLAS MUNGER, PRESIDENT

STATE OF VIRGINIA

County of Roanoke

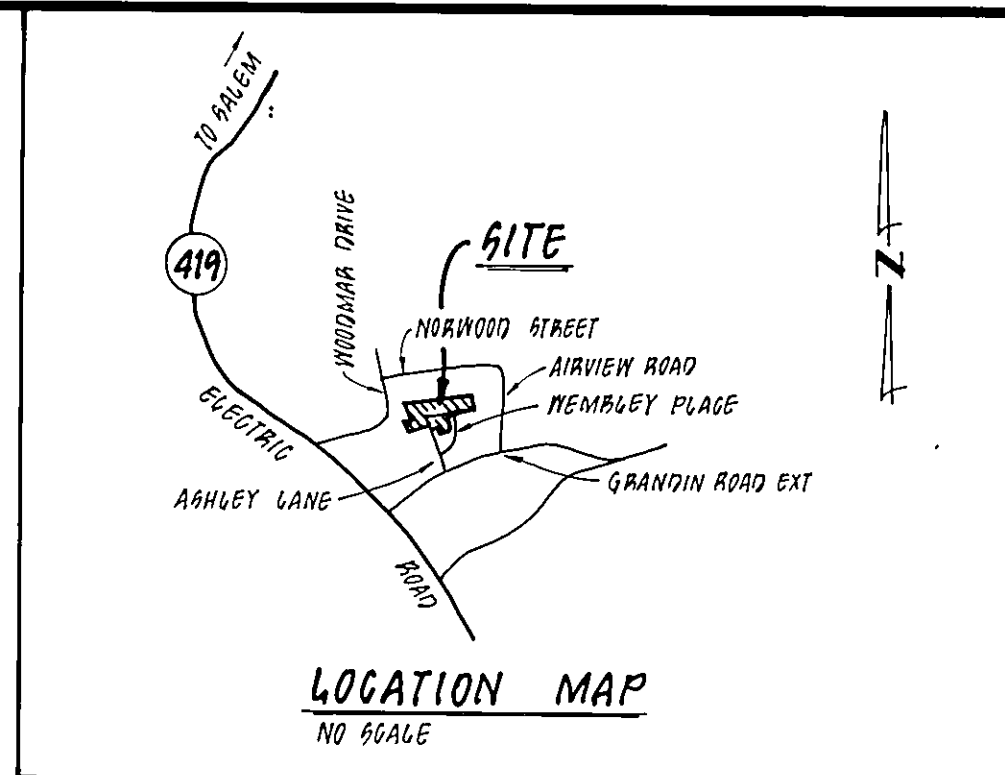
I, Betty K. Zini, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT NICHOLAS MUNGER, PRESIDENT WITH MUNGER DEVELOPMENT COMPANY HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON August 22, 1989.

MY COMMISSION EXPIRES March 8, 1991.

Betty K. Zini
NOTARY PUBLIC

NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
2. THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
3. TOTAL AC. WITHIN DEDICATED RIGHT-OF-WAYS = 0.523 AC.
4. THIS PROPERTY IS SUBJECT TO CONDITIONAL RE-ZONING ORDINANCE NO. 28603 ADOPTED BY CITY COUNCIL APRIL 20, 1987.
5. BOUNDARY OF SECTION #3 CONTAINS 6.304 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.
9. PURSUANT TO SECTION 15.1-482(B) OF THE CODE OF THE COMMONWEALTH OF VIRGINIA (1950) AS AMENDED PORTIONS OF ASHLEY LANE AND WEMBLEY PLACE, S.W., PRESENTLY UNCONSTRUCTED AND UNACCEPTED BY THE CITY OF ROANOKE, AND FURTHER BEING PRIOR TO THE SALE ANY LOT IN SECTION 3, OF THIS SUBDIVISION, SAID STREET PORTIONS AS DEFINED ON THIS PLAT ARE THEREBY VACATED.
10. SECTION 3, IS A SUBDIVISION OF OFFICIAL TAX NUMBER 5090203 (6.304 AC.) AND CREATES HEREON NEW LOTS 1 THRU 30, IN BLOCK 3, AND NEW LOTS 1 THRU 11, IN BLOCK 4.



APPROVED:

Edward R. Tucker 8-22-89
AGENT, ROANOKE CITY
PLANNING COMMISSION DATE

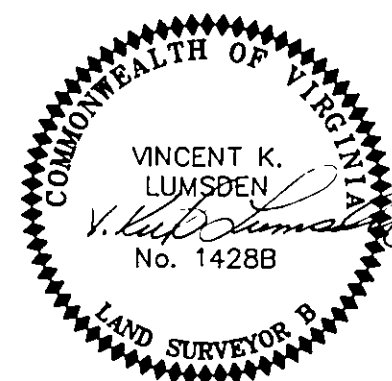
Charles M. Huffine 8/22/89
CITY ENGINEER,
ROANOKE, VIRGINIA DATE

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 August 22, 1989 AT 8:42 O'CLOCK P.M.

TESTEE: PATSY TESTERMAN, CLERK

Edward R. Tucker
DEPUTY CLERK

CURVE DATA						
CURVE	ANGLE	RADIUS	ARC	TANG.	CHORD	CH. BEARING
C-1	04°59'38"	1800.93'	156.96'	78.53'	156.91'	S 29°12'26" E
C-2	01°18'17"	1800.93'	41.01'	20.50'	41.01'	S 27°21'46" E
C-3	00°57'18"	1800.93'	30.02'	15.01'	30.02'	S 28°29'33" E
C-4	01°18'23"	1800.93'	41.06'	20.53'	41.06'	S 29°37'24" E
C-5	01°25'40"	1800.93'	44.87'	22.44'	44.87'	S 30°59'25" E
C-6	01°47'46"	75.00'	2.35'	1.18'	2.35'	S 30°48'22" E
C-7	17°39'50"	75.00'	23.12'	11.65'	23.03'	S 21°04'34" E
C-8	03°46'50"	275.00'	18.15'	9.08'	18.14'	S 60°11'10" W
C-9	23°51'26"	275.00'	114.51'	58.10'	113.68'	N 74°34'42" E
C-10	06°15'27"	275.00'	30.03'	15.03'	30.02'	S 65°12'18" W
C-11	06°16'15"	275.00'	30.10'	15.06'	30.08'	S 71°28'09" W
C-12	06°06'58"	275.00'	29.36'	14.69'	29.34'	S 77°39'45" W
C-13	05°47'11"	275.00'	27.77'	13.90'	27.76'	S 83°36'50" W
C-14	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 41°30'25" W
C-15	41°48'37"	25.00'	18.24'	9.55'	17.84'	N 72°35'16" W
C-16	28°12'40"	225.00'	110.79'	56.54'	109.67'	S 72°24'05" W
C-17	19°28'17"	25.00'	8.50'	4.29'	8.46'	S 48°33'37" W
C-18	70°31'43"	25.00'	30.77'	17.67'	28.87'	N 03°32'37" E
C-19	214°56'00"	50.00'	187.57'	—	95.39'	N 36°49'13" E
C-20	05°13'36"	1850.93'	168.84'	84.48'	168.78'	N 29°05'27" W
C-21	01°05'40"	1850.93'	35.36'	17.68'	35.36'	N 31°09'25" W
C-22	00°55'53"	1850.93'	30.08'	15.04'	30.08'	N 30°08'39" W
C-23	00°55'49"	1850.93'	30.05'	15.03'	30.05'	N 29°12'48" W
C-24	00°55'46"	1850.93'	30.03'	15.01'	30.03'	N 28°17'00" W
C-25	01°20'28"	1850.93'	43.32'	21.66'	43.32'	N 27°08'53" W
C-26	109°28'16"	50.00'	95.53'	70.71'	81.65'	N 86°26'23" W
C-27	04°21'15"	275.00'	20.90'	10.45'	20.89'	S 60°28'22" W
C-28	205°51'02"	50.00'	179.64'	—	97.47'	S 58°13'43" E
C-29	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 76°42'15" W
C-30	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 13°17'45" E
C-31	13°47'03"	75.00'	18.04'	9.07'	18.00'	S 05°21'08" E
C-32	13°47'03"	75.00'	18.04'	9.07'	18.00'	S 08°25'55" W
C-33	13°47'03"	75.00'	18.04'	9.07'	18.00'	S 22°12'59" W
C-34	14°55'56"	75.00'	19.55'	9.83'	19.49'	S 36°34'28" W
C-35	14°15'19"	75.00'	18.66'	9.38'	18.61'	S 51°10'06" W
C-36	58°24'49"	75.00'	76.46'	41.93'	73.20'	S 29°05'21" W
C-37	31°35'11"	75.00'	41.35'	21.21'	40.83'	N 15°54'40" W
C-38	10°58'19"	75.00'	14.36'	7.20'	14.34'	N 88°00'25" W
C-39	19°54'09"	75.00'	26.05'	13.16'	25.92'	N 72°34'11" W
C-40	13°47'03"	75.00'	18.04'	9.07'	18.00'	N 55°43'36" W
C-41	13°47'03"	75.00'	18.04'	9.07'	18.00'	N 41°56'32" W
C-42	13°47'03"	75.00'	18.04'	9.07'	18.00'	N 28°09'29" W
C-43	17°46'23"	75.00'	23.27'	11.73'	23.17'	N 12°22'47" W
C-44	87°07'56"	75.00'	114.06'	71.34'	103.38'	N 47°03'33" W
C-45	48°11'23"	25.00'	21.03'	11.18'	20.41'	S 20°36'06" W
C-46	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 48°29'35" W



PLAT SHOWING
SECTION No. 3
WINDSOR TRAILS TOWNHOMES
BEING A RESUBDIVISION OF M.B. 1 PG. 836
SHOWING SUBDIVISION OF THE PROPERTY (6.304 Ac.) OF
MUNGER DEVELOPMENT COMPANY
A VIRGINIA CORPORATION
AND VACATING A PORTION OF ASHLEY LANE, S.W., AND
WEMBLEY PLACE, S.W., PURSUANT TO SECTION 15.1-482(B)
OF THE CODE OF THE COMMONWEALTH OF VIRGINIA
SITUATED ALONG GRANDIN ROAD EXTENSION
ROANOKE, VIRGINIA

SCALE: 1" = 60'

DATE: 15 AUGUST 1989

LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA

COMM. # 86-254G