

BOUNDARY LINE CALCULATIONS									
CORS.	BEARING	DIST.	N.	S.	E.	W.			
1-2	S. 40° 25' E.	121.48		92.49	78.76				
2-3	N. 49° 35' E.	260.00	162.09		190.34				
3-4	S. 40° 25' E.	128.11		97.54	83.02				
4-5	N. 49° 35' E.	200.00	129.67		152.27				
5-6	S. 40° 25' E.	27.66		21.04	17.93				
6-7	N. 49° 35' E.	407.72	264.34		310.42				
7-8	S. 31° 04' 20" E.	608.88		621.52	314.25				
8-9	S. 0° 08' 40" W.	215.00		215.00		0.54			
9-10	S. 77° 29' W.	419.51		90.92	409.54				
10-11	S. 40° 17' E.	67.00		51.11	43.32				
11-12	S. 5° 35' E.	268.38		267.11	24.11				
12-13	N. 89° 16' 15" W.	680.04	8.66		679.99				
13-14	N. 82° 26' 30" W.	83.46	10.98		82.73				
14-15	N. 87° 32' 10" W.	226.35	9.73		226.14				
15-16	N. 7° 16' 15" W.	140.00	138.87		17.22				
16-17	N. 73° 34' 30" W.	60.37	58.68		14.17				
17-18	N. 7° 16' 15" W.	187.00	185.50		23.67				
18-19	N. 88° 03' 30" W.	222.62	175.29		137.24				
19-20	N. 10° 15' W.	177.00	174.18		31.50				
20-21	N. 66° 18' E.	73.00	29.34		66.84				
21-22	S. 83° 07' E.	169.45		20.31	168.23				
22-23	S. 40° 25' E.	88.71		67.54	67.51				
23-1	N. 49° 35' E.	150.00	97.25		114.20				
TOTALS			1444.58	1444.60	1623.24	1623.24			

TOTAL AREA IN BOUNDARY: 24.814 ACRES

CURVE DATA					CHORD				
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.			
A	38° 44' 15"	400.00	140.62	270.44	N. 21° 02' 52.5" W.	266.33			
LOT-13	11° 01' 45"	400.00	38.61	76.99	N. 7° 11' 35" W.	76.87			
LOT-14	10° 01' 45"	400.00	35.10	70.02	N. 17° 43' 17.5" W.	69.93			
RESIDUE	17° 40' 50"	400.00	62.21	123.43	N. 37° 34' 35" W.	122.94			
B	28° 54'	350.00	90.19	176.54	S. 13° 43' 15" E.	174.67			
LOT-7	18° 52'	350.00	58.15	115.25	S. 18° 44' 16" E.	114.73			
LOT-8	10° 02'	350.00	30.72	61.29	S. 4° 17' 15" E.	61.22			
C	10° 10' 45"	20.00	24.81	35.69	S. 79° 17' 37.5" E.	31.14			
D	28° 23' 38"	40.00	—	197.32	N. 40° 25' W.	50.00			
LOT-2	74° 12' 45"	40.00	30.26	61.87	S. 63° 47' 40" W.	48.26			
LOT-3	74° 12' 45"	40.00	30.26	61.87	S. 10° 25' E.	48.26			
LOT-4	74° 12' 45"	40.00	30.26	61.87	S. 84° 37' 40" E.	48.26			
LOT-5	60° 00'	40.00	23.09	41.89	N. 28° 16' E.	40.00			
E	85° 51' 26"	20.00	18.60	29.97	N. 44° 36' 25" W.	27.24			
F	91° 23' 30"	20.00	20.49	31.90	N. 46° 25' 30" E.	28.63			
G	55° 54' 40"	500.00	126.31	247.44	N. 77° 56' 37.5" E.	244.92			
LOT-10	7° 58' 15"	500.00	34.84	69.56	N. 88° 08' 07.5" E.	69.50			
LOT-9	10° 20'	500.00	45.21	90.18	N. 78° 59' 15" E.	90.09			
LOT-8	10° 03'	500.00	43.97	87.70	N. 68° 47' 30" E.	87.69			
H	14° 14' 15"	400.00	49.96	99.40	S. 64° 38' 52.5" W.	99.15			
LOT-9	2° 41'	400.00	9.37	18.74	S. 60° 52' 15" W.	18.73			
LOT-10	11° 33' 15"	400.00	40.47	80.66	S. 67° 59' 22.5" W.	80.54			
I	75° 45' 45"	25.00	19.46	33.06	S. 75° 21' 07.5" E.	30.70			
M	90° 00'	25.00	25.00	39.27	N. 4° 31' 45" E.	35.36			
N	51° 19'	40.00	19.21	35.82	N. 75° 11' 15" E.	34.64			
P	23° 19'	40.00	—	161.49	S. 14° 48' 45" E.	72.11			
LOT-6	51° 19'	40.00	19.21	35.82	N. 75° 11' 15" E.	34.64			
LOT-6	80° 36'	40.00	33.92	66.27	N. 9° 13' 45" E.	51.74			
LOT-7	79° 33'	40.00	33.30	65.54	N. 70° 50' 45" W.	51.18			
LOT-8	19° 51'	40.00	13.86	5.59	S. 57° 27' 15" W.	13.79			
E	90° 00'	50.00	78.54	156.58	N. 85° 28' 15" W.	70.71			
S	90° 00'	100.00	157.08	313.16	S. 85° 28' 15" E.	141.42			
LOT-5	16° 56'	100.00	14.89	29.55	S. 48° 56' 15" E.	29.45			
LOT-4	38° 50'	100.00	35.25	67.78	S. 76° 49' 15" E.	66.49			
LOT-3	34° 14'	100.00	30.80	59.75	N. 66° 38' 45" E.	58.86			
T	8° 46'	1125.00	86.23	172.14	S. 53° 54' 45" W.	171.97			
LOT-1	3° 55'	1125.00	35.46	70.91	S. 56° 20' 15" W.	70.88			
LOT-2	4° 51'	1125.00	47.64	95.23	S. 51° 57' 15" W.	95.20			
U	8° 46'	1075.00	82.40	164.49	N. 53° 54' 45" E.	164.32			
LOT-2	2° 56'	1075.00	27.52	55.04	N. 50° 59' 45" E.	55.02			
LOT-1	5° 56'	1075.00	54.77	109.45	N. 55° 22' 45" E.	109.39			
V	90° 00'	20.00	20.00	31.42	S. 45° 43' 45" W.	28.28			
W	90° 00'	20.00	20.00	31.42	N. 44° 16' 15" W.	28.28			
X	8° 00'	1255.00	87.76	175.23	S. 86° 43' 45" W.	175.10			
LOT-11	4° 47'	1255.00	52.42	104.77	S. 88° 20' 15" W.	104.74			
LOT-12	31° 18'	1255.00	35.24	70.46	S. 84° 20' 15" W.	70.46			
Y	8° 00'	1195.00	83.57	166.85	N. 86° 43' 45" E.	166.73			
LOT-10	3° 26' 45"	1195.00	35.93	71.83	N. 84° 22' 50" E.	71.82			
LOT-9	3° 50' 10"	1195.00	40.07	80.07	N. 88° 05' 30" E.	79.99			
LOT-8	0° 13' 15"	1195.00	7.50	15.01	S. 89° 37' 30" E.	15.00			
Z	8° 49'	40.00	35.28	67.82	N. 89° 16' 15" W.	52.91			
AA	8° 23' 39"	40.00	35.28	67.82	S. 89° 16' 15" E.	52.91			
G	28° 41' 55"	450.00	115.12	225.40	S. 78° 06' 57.5" W.	223.06			
LOT-12	14° 43'	450.00	58.11	115.58	S. 71° 07' 30" W.	115.27			
LOT-13	13° 58' 55"	450.00	55.18	109.82	S. 69° 28' 27.5" W.	109.54			

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }
I, JAMES W. MUTTER, A
NOTARY PUBLIC IN AND FOR THE AFORESAID
CITY AND STATE DO HEREBY CERTIFY THAT M.L.
STRAUSS AND SYBIL C. ANDREWS, PRESIDENT AND
SECRETARY, RESPECTIVELY, OF CENTURY DEVELOP-
MENT CORPORATION, WHOSE NAMES AS SUCH ARE
SIGNED TO THE FOREGOING WRITING DATED JUNE
17, 1968, HAVE EACH PERSONALLY APPEARED BE-
FORE ME IN MY AFORESAID CITY AND STATE AND
ACKNOWLEDGED THE SAME ON JUNE 17, 1968.
NOV. 16, 1969
MY COMMISSION EXPIRES

James W. Mutter
Notary Public

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT CENTURY DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF
THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION N°3 "WINDSOR WEST" BOUNDED AS
SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 23 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF
THE LAND CONVEYED TO SAID OWNER BY DEED FROM STRAUSS CONSTRUCTION CO., INC. DATED JULY 18,
1968, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED
BOOK 257, PAGE 233, AND SAID LAND SHOWN HEREON TO BE SUBDIVIDED ALSO COMPRISES ALL OF
THE LAND CONVEYED TO SAID OWNER BY DEED FROM B.W.S. FARMS, INC., DATED JULY 18, 1968,
RECORDED IN SAID CLERK'S OFFICE IN DEED BOOK 257, PAGE 228.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH
ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-779
THROUGH 15-794.3 OF THE VIRGINIA CODE OF 1960, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND
IN COMPLIANCE WITH THE COUNTY OF ROANOKE "LAND SUBDIVISION ORDINANCES." THE SAID OWNER
DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF
ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL OF THE
EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

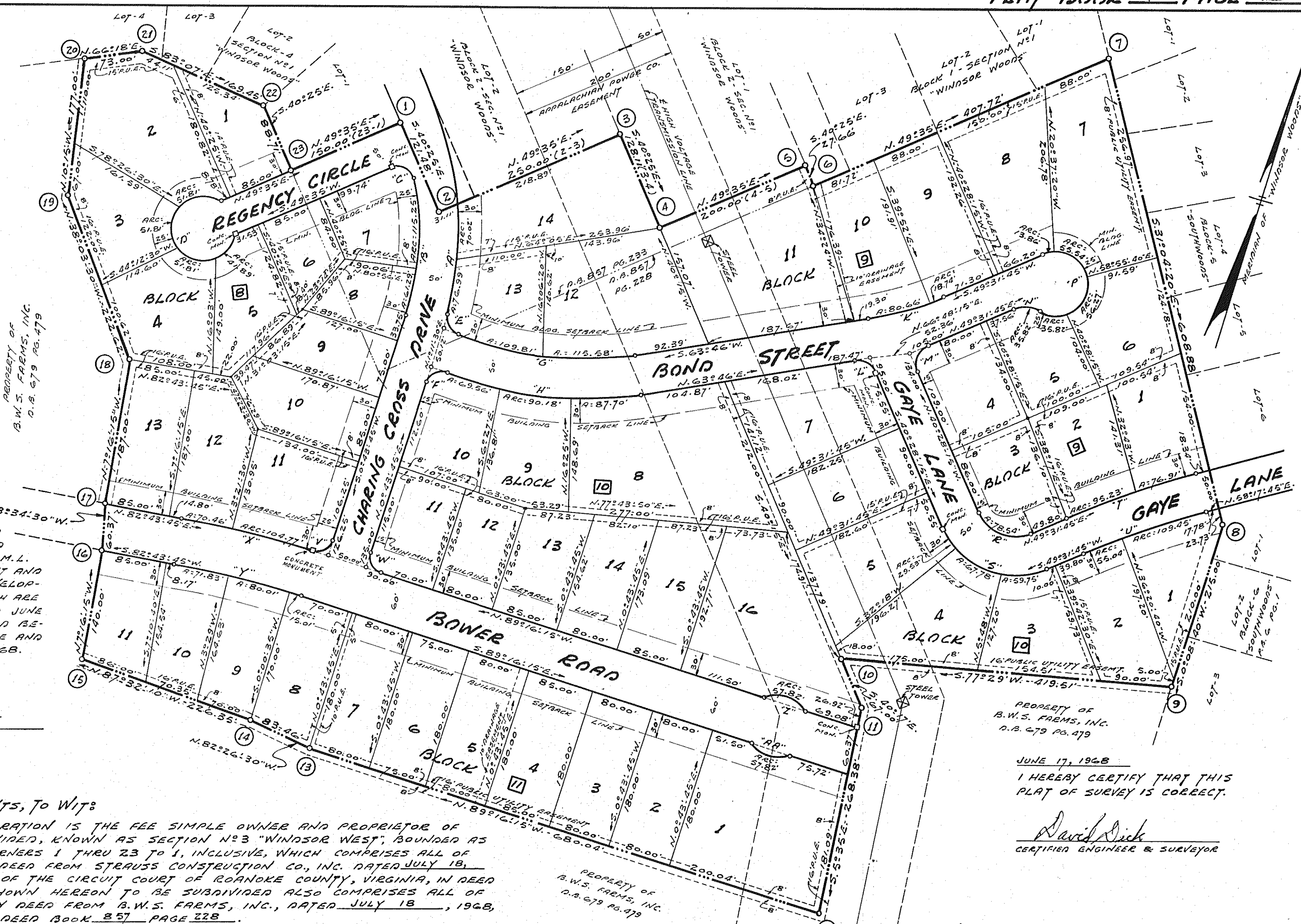
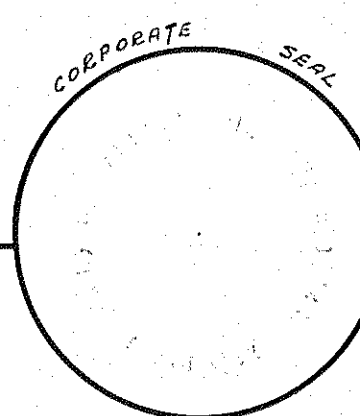
THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS MAP AND SUB-
DIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS, SHOWN HEREON, BY THE BOARD
OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS
HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY AND THE VIRGINIA
DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER,
ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA
DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH
STREETS AS SHOWN ON THIS MAP OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE
BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILL-
ING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO
TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS, AND SAID COUNTY OR
VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR
WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF I HAVE PLACED THE SIGNATURE OF THE SAID CORPORATION BY M.L. STRAUSS,
ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY SYBIL C. ANDREWS,
ITS SECRETARY, THIS THE 17 DAY OF JUNE, 1968.

CENTURY DEVELOPMENT CORPORATION

BY: M. L. Strauss
PRESIDENT

ATTEST: Sybil C. Andrews
SECRETARY



NOTE: IRON PINS PLACED AT ALL LOT
CORNERS UNLESS OTHERWISE NOTED.
CONCRETE MONUMENTS PLACED AS
SHOWN. REMOVAL OF MONUMENTS OR
IRON PINS AND RESETTling BY ANY
ONE OTHER THAN THE CERTIFIED LAND
SURVEYOR IS PROHIBITED.

APPROVED:

Lee B. Eddy DATE: 7/10/68
CHAIRMAN, BOARD OF SUPERVISORS OF ROANOKE CO.

Paul B. McAllister DATE: 7/10/68
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION

Richard J. Hume DATE: 7/17/68
AGENT, ROANOKE CITY PLANNING COMMISSION

William F. Neal DATE: 7-16-68
CITY ENGINEER - ROANOKE, VIRGINIA

PLAT
of
SECTION N°3
WINDSOR WEST
PROPERTY OF
CENTURY DEVELOPMENT CORPORATION
ROANOKE, VIRGINIA
BY: DAVID RICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS
DATE: JUNE 17, 1968 SCALE: 1"=100'