

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FRALIN AND WALDRON, INC., A VIRGINIA CORPORATION, IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 21 TO 1 INCLUSIVE, KNOWN AS BROOKFIELD - SECTIONS 1 AND FOLLOWING AND BEING THE COMBINATION OF A PORTION OF A PARCEL OF LAND KNOWN AS 33.078 ACRES CONVEYED TO SAID OWNER BY JEAN L. ROBERTSON BY DEED DATED JUNE 14, 1994 AND RECORDED IN DEED BOOK 1449 PAGE 60,

AND A PARCEL OF LAND KNOWN AS 13.431 ACRES CONVEYED TO SAID OWNER BY RUSSELL JOHNSON AND EVELYN F. JOHNSON BY DEED DATED JUNE 15, 1994 AND RECORDED IN DEED BOOK 1449 PAGE 64,

AND A PORTION OF A PARCEL OF LAND KNOWN AS 1.69 ACRES CONVEYED TO SAID OWNER BY RUSSELL JOHNSON AND EVELYN F. JOHNSON BY DEED DATED JUNE 15, 1994 AND RECORDED IN DEED BOOK 1449 PAGE 64,

ALL RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

THAT THE AFOREMENTIONED THREE PARCELS WERE COMBINED INTO ONE PARCEL BY PLAT RECORDED IN PLAT BOOK PAGE IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO AND VESTS IN THE COUNTY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS.

ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITY USE. THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA DOES ON HIS OWN BEHALF AND FOR AND ON ACCOUNT OF HIS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) FROM ANY CLAIMS FOR DAMAGES WHICH SAID OWNER, HIS HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR VDOT BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED, OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE, AND BY REASON OF DOING NECESSARY GRADING, CUTTING, OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VDOT SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1 - 465 THRU 15.1 - 485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE, SECTION 17 - 10 (J) COUNTY SUBDIVISION ORDINANCE.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER:

Richard S. Whitney, Jr. 10/20/95
FRALIN AND WALDRON, INC. DATE

STATE OF VIRGINIA

County OF Roanoke TO WIT:

I *Shirley C. Wheeling*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT *Richard S. Whitney, Jr.* WHOSE NAME IS SIGNED TO THE FOREGOING WRITING ON BEHALF OF THE CORPORATION HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 30th DAY OF October, 1995.

MY COMMISSION EXPIRES: Nov. 30, 1996

Shirley C. Wheeling
NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 4:17 O'CLOCK P.M. ON THIS 20 DAY OF Nov, 1995.

TESTE: *Steven A. McGraw*
CLERK

Lebecca Fay Mahome
DEPUTY CLERK

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED

CURVE TABLE

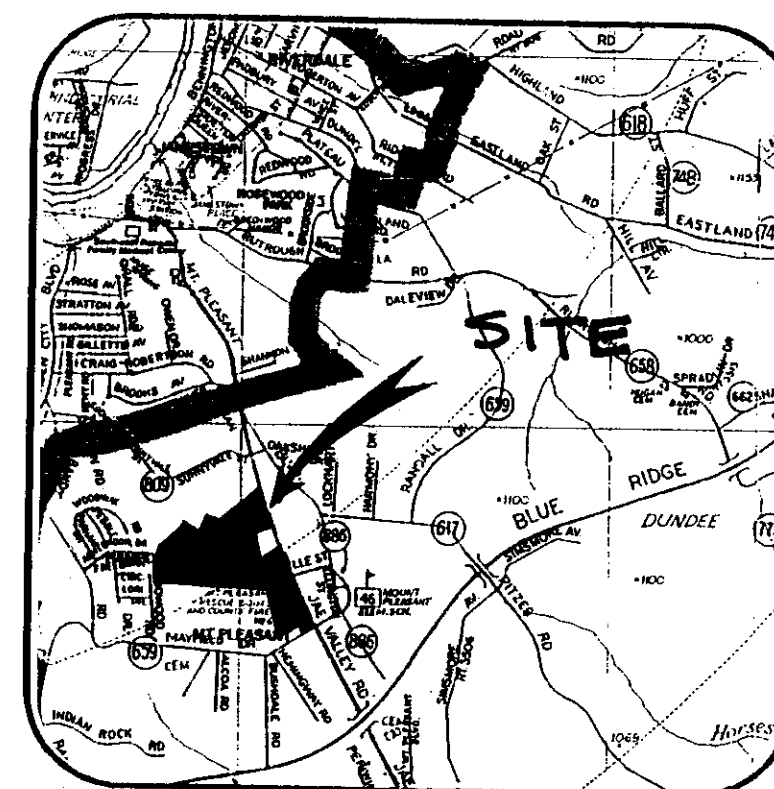
NUMBER	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	88°32'57"	25.00	38.64	34.90	N 57°02'11" W
C2	90°00'00"	25.00	39.27	35.36	S 33°41'21" W
C3	53°25'45"	165.00	153.87	148.35	S 38°01'32" E
C4	51°19'04"	25.00	22.39	21.65	N 89°36'04" E
C5	282°38'08"	55.00	271.31	68.75	S 25°15'36" W
C6	51°19'04"	55.00	49.26	47.63	N 89°36'04" E
C7	62°31'42"	55.00	60.02	57.09	S 33°28'33" E
C8	52°46'32"	55.00	50.66	48.89	S 24°10'34" W
C9	56°08'42"	55.00	53.90	51.76	S 78°38'11" W
C10	59°52'08"	55.00	57.47	54.89	N 43°21'24" W
C11	51°19'04"	25.00	22.39	21.65	N 39°04'52" W
C12	53°25'45"	215.00	200.49	193.31	N 38°01'32" W
C13	22°03'06"	215.00	82.75	82.24	N 53°42'51" W
C14	21°26'39"	215.00	80.47	80.00	N 31°57'58" W
C15	09°55'59"	215.00	37.27	37.23	N 16°16'39" W
C16	90°00'00"	25.00	39.27	35.36	N 56°18'39" W
C17	12°11'20"	285.00	60.63	60.52	S 84°47'01" W
C18	12°11'20"	235.00	49.99	49.90	N 84°47'01" E
C19	90°00'00"	25.00	39.27	35.36	N 33°41'21" E
C20	90°00'00"	25.00	39.27	35.36	S 56°18'39" E
C21	88°32'57"	25.00	38.64	34.90	N 34°24'52" E
C22	03°44'17"	1949.86	127.21	127.19	S 07°59'28" E
C23	02°54'06"	1949.86	98.74	98.73	S 11°18'39" E
C24	02°31'10"	1949.86	85.74	85.73	S 14°01'17" E
C25	02°48'15"	1949.86	95.43	95.42	S 16°40'59" E
C26	02°40'18"	1949.86	90.92	90.91	S 19°25'15" E
C27	02°32'32"	1949.86	86.52	86.51	S 22°01'40" E
C28	02°24'53"	1949.86	82.18	82.17	S 24°30'22" E
C29	00°47'11"	1949.86	26.76	26.76	S 26°06'24" E
C30	30°14'23"	285.00	150.42	148.68	S 58°12'26" W
C31	18°11'19"	285.00	90.47	90.09	S 64°13'59" W
C32	05°21'39"	285.00	26.67	26.66	S 52°27'30" W
C33	06°41'26"	285.00	33.28	33.26	S 46°25'57" W
C34	76°05'52"	25.00	33.20	30.82	S 81°08'10" W
C35	12°54'09"	587.06	132.20	131.92	N 67°15'58" W
C36	00°59'38"	587.06	10.18	10.18	N 61°18'43" W
C37	00°59'32"	587.06	10.17	10.17	N 62°18'18" W
C38	10°54'59"	587.06	111.85	111.68	N 68°15'33" W
C39	17°15'32"	325.00	97.90	97.53	S 46°30'33" W

BOUNDARY COORDINATES

CORNER	NORTHING	EASTING
1	11272.9163	19501.7043
2	10610.8374	19695.4477
3	10120.5029	19939.9195
4	9988.6805	19709.4337
5	10097.7247	19648.3243
6	9923.7096	19337.8099
7	10761.4888	19266.6006
8	10824.8540	18991.7708
9	11014.2585	18089.4562
10	11108.1903	17636.0141
11	11631.6986	17846.6376
12	11663.7390	17825.3275
13	11904.6107	18223.9834
14	11765.5659	18397.6702
15	11981.3547	18542.6592
16	11849.2911	18776.7951
17	12226.2760	19409.3809
18	12177.3487	19423.6420
19	11613.1703	19472.0494
20	11593.5090	19247.9101
21	11197.1433	19282.6790

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 64°44'24" E	52.46
L2	S 64°44'24" E	29.91
L3	S 64°44'24" E	22.55
L4	N 64°44'24" W	52.46
L5	S 11°18'39" E	5.00
L6	N 78°41'21" E	8.77
L7	N 33°37'40" W	38.48
L8	N 33°53'50" E	20.11
L9	S 16°15'00" E	50.96
L10	N 34°51'41" W	40.00
L11	N 78°41'21" E	7.45



VICINITY MAP
N.T.S.

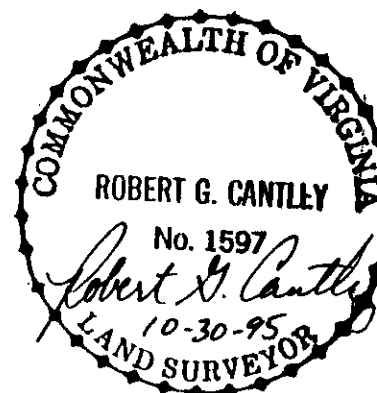
NOTES:

- 1) PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA MAP No. 51161C0048D (UNSHADED ZONE X).
- 2) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 3) IRON RODS SET AT ALL CORNERS, P.C.'s AND P.T.'s UNLESS OTHERWISE NOTED.
- 4) TOTAL BOUNDARY OF BROOKFIELD - SECTION 1 IS 13.348 ACRES 1.931 ACRES DEDICATED FOR STREETS 11.417 ACRES IN LOTS
- 5) TAX MAP No. 79.01-3-26 HAS BEEN ASSIGNED TO THE PARENT TRACT (47.139 ACRES)
- 6) THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER OF THIS DEVELOPMENT SHALL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT FACILITIES LOCATED THEREIN, AND CONTAINED WITHIN AN EASEMENT PROPERLY DEDICATED.

APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.

APPROVED *Robert G. Cantley*
AGENT, ROANOKE COUNTY PLANNING COMMISSION

20 November 1995
DATE



I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

SHEET 1 OF 4

ACAD # 950421C

SURVEY FOR
BROOKFIELD SECTION 1

PROPERTY OF
FRALIN & WALDRON, INC.

VINTON MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SURVEYED MAY 22, 1995
SCALE: 1" = 100'

RC-6421