

KNOW ALL MEN BY THESE PRESENTS TO WIT :

THAT FRALIN & WALDRON, INC., A VIRGINIA CORPORATION, IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 19 TO 1 INCLUSIVE, KNOWN AS BROOKFIELD - SECTION 2 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 18 PAGE 76 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

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 AS SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH SAID OWNER, HIS HEIRS, SUCCESSORS, DEVISEES, AND 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 :

FRALIN & WALDRON, INC.

Andrew C. Kelderhouse 5/9/97
ANDREW C. KELDERHOUSE DATE
Vice President

STATE OF VIRGINIA
County of Roanoke TO WIT :

I, Nona Lisa Mauk A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ANDREW C. KELDERHOUSE, 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 9th DAY OF May, 1997.

MY COMMISSION EXPIRES : August 31, 1999

Nona Lisa Mauk
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP OF SUBDIVISION, PRESENTED WITH THE CERTIFICATION OF ACKNOWLEDGEMENT AND DEDICATION THERETO ATTACHED IS ADMITTED TO RECORD AT 10:41 O'CLOCK A M. ON THIS 29 DAY OF May, 1997

TESTE : STEVEN A. McGRAW
CLERK

Steven A. McGraw
DEPUTY CLERK

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED

CURVE TABLE

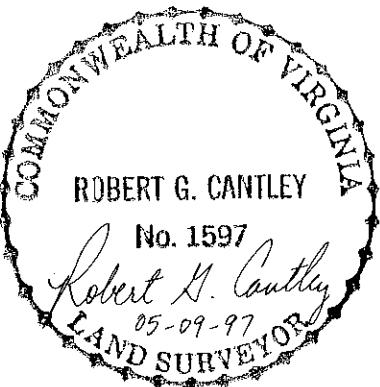
NUMBER	ARC	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	198.84	425.00	101.27	N 24°42'50" W	197.03
C2	68.27	425.00	34.21	N 15°54'45" W	68.19
C3	88.35	425.00	44.34	N 26°28'10" W	88.19
C4	42.22	425.00	21.13	N 35°16'16" W	42.20
C5	39.27	25.00	25.00	N 06°52'58" E	35.36
C6	203.53	170.00	115.96	N 17°35'05" E	191.59
C7	50.47	170.00	25.42	N 43°22'38" E	50.29
C8	80.76	170.00	41.16	N 21°15'46" E	80.00
C9	72.30	170.00	36.70	N 04°31'48" W	71.76
C10	18.07	25.00	9.45	N 03°59'27" E	17.68
C11	269.10	55.00	45.88	S 64°31'40" W	70.46
C12	64.17	55.00	36.30	N 08°43'48" W	60.59
C13	57.60	55.00	31.75	N 72°09'22" W	55.00
C14	57.60	55.00	31.75	S 47°50'38" W	55.00
C15	57.60	55.00	31.75	S 12°09'22" E	55.00
C16	32.14	55.00	16.54	S 58°53'54" E	31.69
C17	29.84	25.00	16.98	S 41°26'59" E	28.10
C18	123.87	120.00	68.09	S 22°18'43" W	118.44
C19	39.27	25.00	25.00	N 83°07'01" W	35.36
C20	22.39	25.00	12.01	N 12°27'29" W	21.65
C21	271.31	55.00	44.04	S 51°52'59" W	68.75
C22	49.26	55.00	26.42	N 12°27'29" W	47.63
C23	65.23	55.00	37.07	N 72°05'38" W	61.47
C24	53.90	55.00	29.33	S 45°51'24" W	51.76
C25	53.66	55.00	29.18	S 10°09'59" E	51.56
C26	49.26	55.00	26.42	S 63°46'34" E	47.63
C27	22.39	25.00	12.01	S 63°46'33" E	21.65
C28	39.27	25.00	25.00	S 06°52'59" W	35.36
C29	37.28	25.00	23.09	N 85°23'40" W	33.92
C30	419.33	285.00	257.97	N 84°49'21" W	382.52
C31	92.23	285.00	46.52	N 51°56'33" W	91.83
C32	85.77	285.00	43.21	N 69°50'05" W	85.45
C33	70.18	285.00	35.27	N 85°30'37" W	70.00
C34	70.18	285.00	35.27	S 80°22'53" W	70.00
C35	100.98	285.00	51.02	S 63°10'38" W	100.45
C36	235.76	55.00	85.34	S 69°46'29" E	92.46
C37	37.48	25.00	23.27	N 30°22'31" E	34.07
C38	281.18	235.00	160.17	S 72°23'42" E	264.71
C39	25.45	235.00	12.74	N 76°25'46" E	25.44
C40	125.47	235.00	64.27	S 85°10'21" E	123.99
C41	130.26	235.00	66.85	S 53°59'48" E	128.60
C42	175.45	375.00	89.36	S 24°42'50" E	173.85
C43	20.11	375.00	10.06	S 36°34'51" E	20.11
C44	95.10	375.00	47.81	S 27°46'46" E	94.85
C45	60.23	375.00	30.18	S 15°54'45" E	60.17
C46	39.27	25.00	25.00	S 33°41'21" W	35.36

BOUNDARY COORDINATES

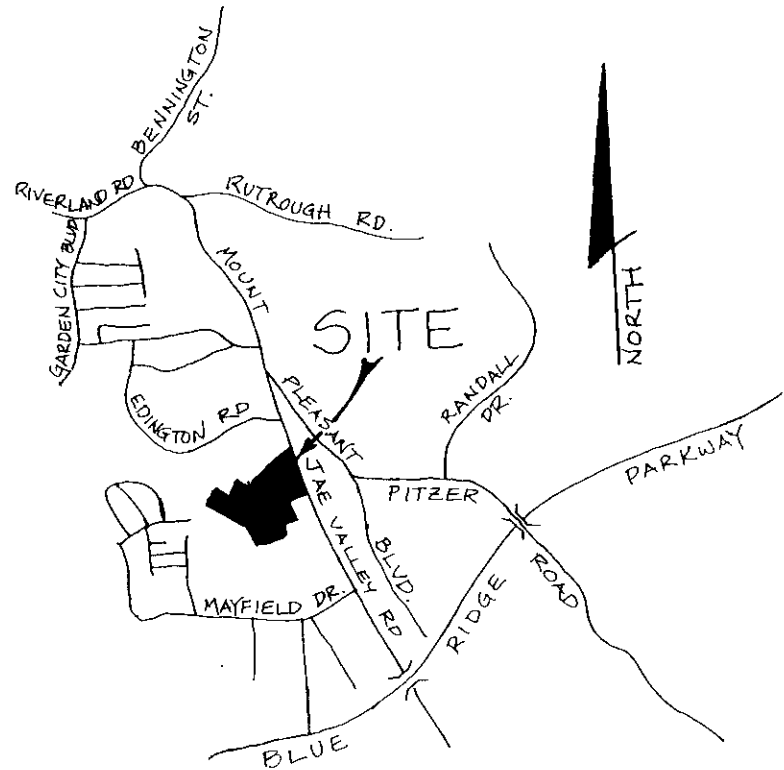
CORNER	NORTHING	EASTING
1	12226.2760	19409.3809
2	12177.3487	19423.6420
3	11613.1703	19472.0494
4	11593.5090	19247.9101
5	11204.1589	19282.0636
6	11169.0257	19106.4125
7	11069.0058	19126.4180
8	11039.5890	19106.8068
9	11038.3427	19100.5758
10	11480.5129	18753.6578
11	11496.7517	18686.7468
12	11595.6493	18668.4738
13	11589.6811	18643.7486
14	11560.2884	18626.5211
15	11592.2529	18539.7618
16	11637.5790	18629.4033
17	11964.6615	18531.4430
18	11981.3547	18542.6592
19	11849.2911	18776.7951

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 11°18'39" W	9.85
L2	N 38°07'01" W	62.55
L3	S 38°07'01" E	62.55
L4	N 51°52'59" E	70.00
L5	S 51°52'59" W	109.16
L6	S 51°52'59" W	70.00
L7	S 51°52'59" W	39.16
L8	S 38°07'01" E	59.90
L9	S 11°18'39" E	9.85
L10	S 78°41'21" W	6.35
L11	N 33°53'50" E	20.11
L12	N 59°12'27" E	38.31



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



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) IRON RODS SET AT ALL CORNERS, P.C.'S, AND P.T.'S, UNLESS OTHERWISE NOTED.
- 3) TOTAL BOUNDARY OF BROOKFIELD - SECTION 2 IS 13.004 ACRES 2.320 ACRES DEDICATED FOR STREETS 10.684 ACRES IN LOTS
- 4) 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
AGT. IT, ROANOKE COUNTY PLANNING COMMISSION

19 May 1997
DATE

SURVEY FOR
BROOKFIELD SECTION 2

PROPERTY OF
FRALIN & WALDRON, INC.

VINTON MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SURVEYED AUGUST 29, 1996
SCALE : 1" = 100'