

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT TO BE SUBDIVIDED. WE FURTHER CERTIFY THAT RODERICK F. PIERSON SURVEYED AND MADE THIS PLAT OF SURVEY AT OUR DIRECTION.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED AND COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.2-2240 THROUGH 15.2-2276 OF THE CODE OF VIRGINIA OF 1950, AS AMENDED TO DATE, AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCES, AND THEN FURTHER PURSUANT TO AND IN COMPLIANCE WITH ROANOKE COUNTY LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

THE SAID OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO ROANOKE COUNTY ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF STREETS, SHOWN HEREON, BY ROANOKE COUNTY ON ITS BEHALF AND FOR AND ON ACCOUNT OF IT'S HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES ROANOKE COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNERS, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR CLAIMS FOR DAMAGES WHICH SUCH OWNERS, ITS HEIRS, SUCCESSORS DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (OR CHANGED STREETS 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 VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG STREETS AND PROPERTY LINES THEREOF, OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON, IN WITNESS WHEREOF ARE HEREBY PLACED SIGNATURES AND SEAL.

PARSELL & ZEIGLER DEVELOPMENT CORPORATION, INSTRUMENT # 200205060

DATE:

Jacqueline I. Gordon 5-12-04
JACQUELENE I. GORDON, DATE:

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURES OF THE LAND OWNERS ON THE 13th DAY OF May, 2004.

COUNTY OF ROANOKE
STATE OF VIRGINIA

I, Cecilia Holmes A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT Terry E. Parsell, Pres of Parsell & Zeigler Development Corporation WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED March 22, 2004, HAVE PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 13th DAY OF May 2004.

MY COMMISSION EXPIRES: 12-31-07

NOTARY PUBLIC: Cecilia Holmes

COUNTY OF ROANOKE
STATE OF VIRGINIA

I, Daniel J. DeWitt Jr A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT JACQUELENE I. GORDON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED MAY 12, 2004, HAVE PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 12 DAY OF MAY 2004.

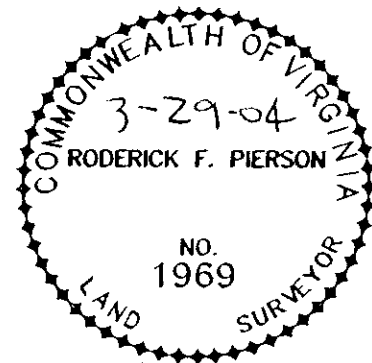
MY COMMISSION EXPIRES: 09-30-07

NOTARY PUBLIC: Daniel J. DeWitt Jr

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE VIRGINIA THIS MAP PRESENTED ON THIS ____ DAY OF ____ 2004 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD ____ O'CLOCK ____ M.

TESTE: _____
CLERK

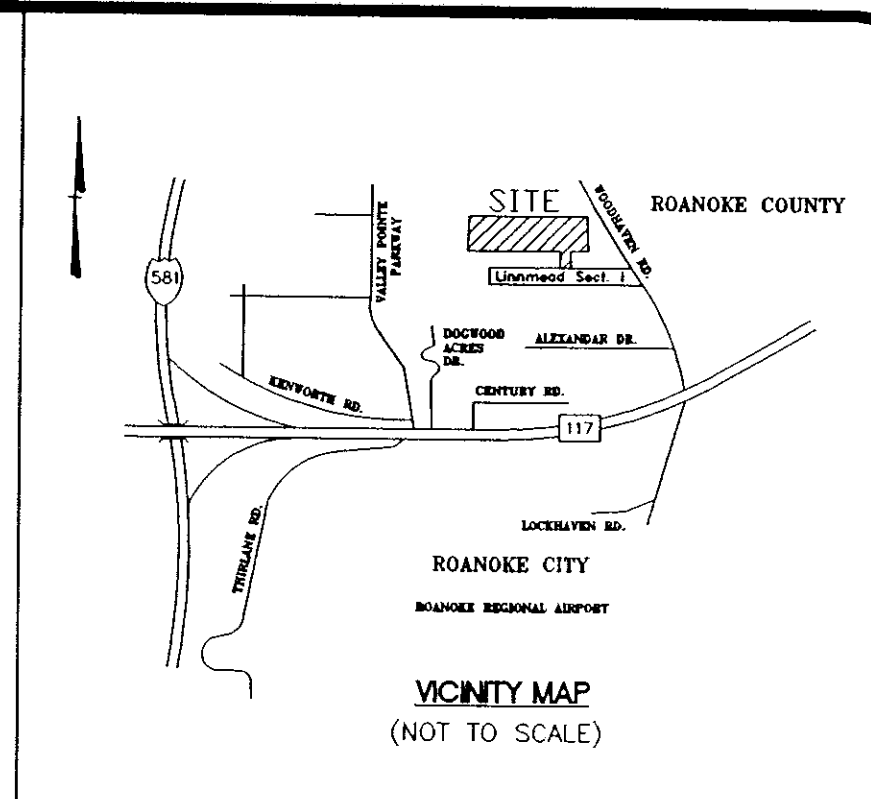
RODERICK F. PIERSON, LLS, 1969



ZONED - R2 / ZERO LOT LINE

MINIMUM SETBACKS	24'
MAXIMUM BUILDING COVERAGE PERCENTAGE	40%
MAXIMUM LOT COVERAGE PERCENTAGE	50%
MAXIMUM BUILDING HEIGHT	45'

THIS PLAT REPLACES PLAT RECORDED
IN PLAT BOOK 27, PAGE 89
PLAT OF SUBDIVISION FOR
PARSELL & ZEIGLER DEVELOPMENT CORPORATION
SHOWING
"LINNMEAD - SECTION II"
SITUATED ALONG WOOD HAVEN ROAD
AND LAND DEDICATION FOR
R/W OF ALBERT ROAD
AND SITUATED IN THE
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SCALE: 1" = 60' DATE: MARCH 22, 2004
SHEET 1 OF 2



NOTES:

FLOODNOTE:

CAPTION PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA SO DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. AREA DESIGNATED AS FLOOD ZONE "X". THIS DETERMINATION IS BASED ON FEMA FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

SURVEY PLAT MAY BE SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

NOTES:

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) TAX MAP# 26.20-06-36.01.
- 3) TOTAL LOT ACREAGE 8.36 ACRES
TOTAL ACREAGE FOR R/W IS 1.57 ACRES.
- 4) ALL EASEMENTS ARE NEW UNLESS OTHERWISE NOTED.

THE HOMEOWNER'S 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:

John J. Murphy 6-9-04
ROANOKE COUNTY SUBDIVISION AGENT, DATE.