

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BARRENS DEVELOPMENT CORPORATION IS THE OWNER OF THE PROPERTY SHOWN HEREON KNOWN AS PARCEL "2" (2.049 ACRES) AND PARCEL "5" (3.985 ACRES), JAMES D. FRALIN SUBDIVISION RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN PLAT BOOK 26, PAGE 08 AND BEING ALL OF THE PROPERTY CONVEYED TO IT BY JAMES D. FRALIN BY DEED DATED OCTOBER 4, 200 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 200221398.

THAT BARRENS DEVELOPMENT CORPORATION IS THE OWNER OF A PARCEL OF LAND, BEING A 30 FOOT STRIP ADJOINING THE ABOVE MENTIONED PARCEL "2", CONTAINING 0.265 ACRE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY ST. PHILIP EVANGELICAL LUTHERAN CHURCH BY DEED DATED MARCH 24, 2003 AND RECORDED IN THE ABOVE SAID CLERK'S OFFICE AS INSTRUMENT NO. 200308753.

ABOVE SAID PARCEL "2" AND 30 FOOT STRIP WERE COMBINED BY RECORDED SUBDIVISION PLAT RECORDED IN PLAT BOOK 26, PAGE 104 TO CREATE PARCEL "2A".

THE SAID OWNER HEREBY DEDICATES TO ROANOKE COUNTY THE PUBLIC SANITARY SEWER EASEMENTS AND THE PUBLIC WATERLINE EASEMENTS SHOWN HEREON.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE LAND INTO LOTS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

BY William A. Fralin ITS President 4/28/03
BARRENS DEVELOPMENT CORPORATION DATE
INST. NO. 20021398 & INST. NO. 200308753

STATE OF VIRGINIA
COUNTY OF Roanoke TO WIT:

I, William A. Fralin, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT William A. Fralin OF BARRENS DEVELOPMENT CORPORATION, ITS PRESIDENT WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 28TH DAY OF APRIL, 2003.

MY COMMISSION EXPIRES:

11/30/2006 James R. Lay
NOTARY PUBLIC

ROANOKE COUNTY NOTES:

- 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 PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
- THE ROADS SERVING THESE LOTS ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. THEY SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS THEY ARE CONSTRUCTED AND OTHERWISE COMPLY WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CAUSE THESE STREETS TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:21 O'CLOCK A.M. ON THIS 30 DAY OF April, 2003.

TESTE: STEVEN A. McGRAW
CLERK

BY: John Chan
DEPUTY CLERK

APPROVED:

Wenise Jordan 4/30/03
ROANOKE COUNTY SUBDIVISION AGENT DATE

GENERAL NOTES:

- THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT FOR ORIGINAL PARCEL "2" AND ORIGINAL PARCEL "5" PREPARED BY FIRST AMERICAN TITLE INSURANCE, COMMITMENT NO. STA-7368 AND IS SUBJECT THERETO.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE" & "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS NOS. 51161C0022 D AND 51161C0026 D, EFFECTIVE DATE OCTOBER 18, 1995.
- PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A 3-4 FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN.

REFERENCE MAPS:

- PLAT OF MEADOWBROOK VILLAGE, PHASE IV TOWNHOUSES BY MATTERN & CRAIG, DATED MAY 7, 1987 AND REVISED DEC 26, 1990 AND RECORDED IN P.B. 13, PG. 116.
- PLAT OF MEADOWBROOK VILLAGE, PHASE IV TOWNHOUSES BY MATTERN & CRAIG, DATED MAY 7, 1987 AND REVISED JULY 8, 1987 AND RECORDED IN P.B. 10, PG. 76.
- EASEMENT FOR TINKER CREEK SEWER INTERCEPTOR RECORDED IN D.B. 1177, PG. 387.
- MEADOWBROOK VILLAGE CONDOMINIUMS PLAT PREPARED BY GUFFEY, HUBBELL, McGHEE, P.C. DATED NOV. 2, 1983 RECORDED IN D.B. 1223, PG. 1601.
- MAP PLATTED FROM RECORDS MADE FOR J. H. FRALIN ET. ALS. BY T. P. PARKER & SON DATED JUAN 18, 1973.
- PLAT OF NORTH ARDMORE, SECTION 4, BY DAVID DICK & HARRY A. WALL, C.E. & S. DATED APRIL 18, 1961 AND RECORDED IN P.B. 5, PG. 3.
- PLAT SHOWING SURVEY OF PROPERTY BEING CONVEYED TO CARROL H. PLUNKETT BY DAVID DICK & ASSOCIATES DATED SEPT. 25, 1973 AND RECORDED IN D.B. 985, PG. 663.
- SURVEY FOR THOMAS B. & MARGARET M. HEATHERINGTON BY T. P. PARKER & SON DATED AUG. 21, 1980 AND RECORDED IN D.B. 1152, PG. 129.
- SUBDIVISION FOR MILLER'S LANDING BY LUMSDEN & ASSOCIATES, P.C. DATED 16 SEPTEMBER 1998 AND RECORDED IN P.B. 22, PG. 9.
- SUBDIVISION FOR JAMES D. FRALIN, MEADOWBROOK VILLAGE CONDOMINIUM OWNERS' ASSOCIATION, INC. AND MEADOWBROOK VILLAGE TOWNHOUSE ASSOCIATION, INC. BY T. P. PARKER & SON DATED OCTOBER 4, 2002 AND RECORDED IN P.B. 26, PG. 08.
- RESUBDIVISION FOR BARRENS DEVELOPMENT CORPORATION & ST. PHILIP EVANGELICAL LUTHERAN CHURCH BY T. P. PARKER & SON DATED MARCH 24, 2003 AND RECORDED IN P.B. 26, PG. 104.

PARCEL "2A" COORDINATES

CORNER	NORTHING	EASTING
1	5544.30	2283.55
2	5309.62	2331.59
3	5154.84	2367.32
4	5041.18	2384.82
5	5092.56	2195.27
5A	5078.16	2168.51
6A	5444.00	2041.35
6	5454.81	2069.36
7	5508.81	2209.30
1	5544.30	2283.55

THESE COORDINATES ARE BASED
ON AN ASSUMED DATUM.

PARCEL "5" COORDINATES

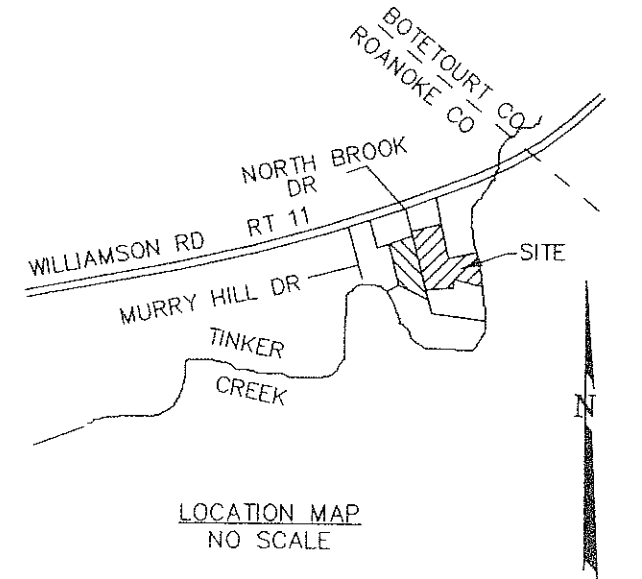
CORNER	NORTHING	EASTING
8	5605.77	2342.33
9	5718.18	2577.49
10	5685.93	2579.59
11	5735.80	2904.79
12	5548.28	2800.82
13	5410.91	2846.32
14	5310.06	2884.03
15	5366.60	2563.13
16	5345.69	2559.44
17	5300.70	2391.63
18	5325.93	2384.12
19	5547.78	2338.49
20	5571.70	2340.62
8	5605.77	2342.33

THESE COORDINATES ARE BASED
ON AN ASSUMED DATUM.

NOTE: FOR METES AND
BOUNDS OF EASEMENTS,
SEE SHEET 4 OF 4.

THIS SUBDIVISION IS BASED ON A
CURRENT FIELD SURVEY. BARRENS
DEVELOPMENT CORPORATION IS THE
OWNER OF RECORD, SEE INST. NO.
200221398 & INST. NO. 200308753.

P.B. _____, PG. _____



THE FOLLOWING LOTS WILL REQUIRE A FLOOD ELEVATION CERTIFICATE

LOT	100-YEAR FLOOD ELEVATION	MINIMUM LOWEST FLOOR	PROPOSED LOWEST FLOOR
14	1093.4	1095.4	1099.5
15	1093.4	1095.4	1097.7
16	1093.1	1095.1	1097.7
17	1092.9	1094.9	1097.7
18	1092.6	1094.6	1097.7
19	1092.4	1094.4	1097.7
20	1092.2	1094.2	1097.7
21	1092.5	1042.5	1100.5

TABLE OF CONTENTS

SHEET #	DESCRIPTION
1	TITLE PAGE, NOTES & FLOOD ELEVATION REQUIREMENTS
2	PARCEL "2A" SUBDIVISION LOTS 1-8, 28
3	PARCEL "5" SUBDIVISION LOTS 9 - 27
4	PUBLIC AND PRIVATE EASEMENTS

SUBDIVISION FOR MEADOWBROOK VILLAGE PHASE V

PROPERTY OF
BARRENS DEVELOPMENT CORPORATION
SHOWING THE RESUBDIVISION OF PARCEL "5" (3.985 AC.)
JAMES D. FRALIN SUBDIVISION
P.B. 26, PG. 08
AND PARCEL "2A" (2.314 AC.)
BARRENS DEVELOPMENT CORPORATION &
ST. PHILIP EVANGELICAL LUTHERAN CHURCH MAP
P.B. 26, PG. 104
SITUATE ON NORTH BROOK DRIVE (PRIVATE)
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

TAX # 028.05-01-12 SCALE: 1" = 40'
028.05-01-13 W.O. 01-0207
DRAWN: Z/LRD/14 DATE: SEPT. 18, 2002
CALC: LRD REV: APRIL 25, 2003
N.B. RR-5



TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153
540-387-1153

SHEET 1 OF 4
P.B. 26, PG. 112

RECORDED
RC-009475