

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JAMES D. FRALIN IS THE OWNER OF PART OF THE PROPERTY SHOWN HEREON BEING A PORTION OF THE PROPERTY CONVEYED TO JAMES D. FRALIN BY VENA B. FRALIN AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1200, PAGE 167; DEED BOOK 1189, PAGE 52 AND DEED BOOK 1189, PAGE 55; A PORTION OF THE PROPERTY CONVEYED TO JAMES D. FRALIN BY LORETTA M. FRALIN AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1200, PAGE 170; A PORTION OF THE PROPERTY CONVEYED TO JAMES D. FRALIN BY DONALD G. SINK AND EVELYN J. SINK BY DEED RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1011, PAGE 545; A PORTION OF THE PROPERTY CONVEYED TO JAMES D. FRALIN BY RUBY MURRAY HALSEY BY DEED RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 962, PG. 23; A PORTION OF THE PROPERTY CONVEYED TO JAMES D. FRALIN BY C. F. KEFAUVER AND IRENE C. KEFAUVER BY DEED RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 969, PAGE 641; A PORTION OF THE PROPERTY CONVEYED TO JAMES D. FRALIN BY JOHN D. COPENHAVER, SPECIAL COMMISSIONER BY DEED RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 957, PAGE 711 AND ALL OF THE PROPERTY CONVEYED TO HIM BY THOMAS B. HEATHERINGTON AND MARGARET M. HEATHERINGTON BY DEED DATED MARCH 31, 1983 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1191, PAGE 396.

THAT THE MEADOWBROOK VILLAGE CONDOMINIUM OWNERS' ASSOCIATION, INC., A VIRGINIA CORPORATION IS THE OWNER OF PART OF THE PROPERTY SHOWN HEREON BEING ALL OF THE PROPERTY ESTABLISHED BY DECLARATION RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1223, PAGE 1588 AND INCLUDES PHASE I - THE SUBMITTED LAND AND PHASE II - SUBMITTED AND CONTAINING CONVERTIBLE LAND.

THAT MEADOWBROOK VILLAGE TOWNHOUSE ASSOCIATION, INC., A VIRGINIA CORPORATION IS THE OWNER OF PART OF THE PROPERTY SHOWN HEREON BEING THE PROPERTY CONVEYED TO SAID OWNER BY JAMES D. FRALIN AND LORETTA M. FRALIN BY DEED DATED JULY 27, 1988 AND RECORDED IN DEED BOOK 1291, PAGE 220 AND BY JAMES D. FRALIN BY DEED DATED APRIL 16, 1993 AND RECORDED IN DEED BOOK 1398, PAGE 1373 IN THE AFORESAID CLERK'S OFFICE.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE LAND INTO PARCELS SHOWN HEREON ENTIRELY OF THEIR 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.

THE SAID OWNERS HEREBY DEDICATE TO ROANOKE COUNTY, VIRGINIA THREE NEW WATER LINE EASEMENTS AND NEW SANITARY SEWER EASEMENT AS SHOWN WITHIN NORTH BROOK DRIVE (SEE DETAIL ON SHEET #3 OF THIS SUBDIVISION).

A NEW 15' PRIVATE DRAINAGE EASEMENT IS DEDICATED TO PARCEL 2 ACROSS NORTH BROOK DRIVE AND A NEW 15' PRIVATE DRAINAGE EASEMENT DEDICATED TO PARCEL 1 (SEE DETAIL ON SHEET #3 OF THIS SUBDIVISION).

WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNERS.

JAMES D. FRALIN, OWNER DATE 10/11/02
D.B. 1200, PG. 167, D.B. 957, PG. 711
D.B. 1189, PG. 52, D.B. 969, PG. 641
D.B. 1189, PG. 55, D.B. 1011, PG. 545
D.B. 1200, PG. 170, D.B. 1191, PG. 396

AGENT FOR MEADOWBROOK VILLAGE TOWNHOUSE ASSOCIATION, INC. DATE 10/11/02
D.B. 1291, PG. 220, D.B. 1398, PG. 1373

STATE OF VIRGINIA OF Roanoke TO WIT:

I, Thomas B. Heatherington, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JAMES D. FRALIN, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 10 DAY OF October 2002.

MY COMMISSION EXPIRES: 10-22-2002
NOTARY PUBLIC

STATE OF VIRGINIA OF Roanoke TO WIT:

I, Thomas B. Heatherington, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT James D. Fralin AGENT FOR MEADOWBROOK VILLAGE CONDOMINIUM OWNERS' ASSOCIATION, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 10 DAY OF October 2002.

MY COMMISSION EXPIRES: 10-22-2002
NOTARY PUBLIC

APPROVED:

John J. Murphy 10-22-2002
ROANOKE COUNTY SUBDIVISION AGENT DATE

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 14:51 O'CLOCK P.M. ON THIS 24 DAY OF Oct. 2002.

TESTE: STEVEN A. McGRAW
CLERK

BY: Abdul Wahab
DEPUTY CLERK

OWNERS IN MEADOWBROOK VILLAGE TOWNHOUSES, PHASE IV

TAX NUMBER	OWNER	LOT	BLOCK	DEED BOOK	PAGE
028.05-03-01	ALEXANDER P. & FRANCES B. FEKAS	1	1	1494	105
028.05-03-02	MARY M. BULLEN	2	1	1313	1835
028.05-03-03	ANN D. WHITESSELL	3	1	1644	684
028.05-03-04	GENE E. & PEGGY W. KITTS	4	1	1705	308
028.05-03-05	BARBARA JANE KINDER	1	2	1387	1272
028.05-03-06	JEAN MUNDY BROYLES	2	2	1673	295
028.05-03-07	ROBERT L. & ALMA H. PARKER	3A	2	1671	487
028.05-03-08	ELIZABETH E. GOODPASTURE ESTATE	4A	2	INST. NO. 200200336	
028.05-03-09	HARLEY WALKER, LIFE ESTATE	1	3	1322	800
028.05-03-10	MICHAEL E. THOMPSON	2	3	1336	1800
028.05-03-11	JOHN H. & MARY LOU M. WILLIAMS	3	3	1723	1501
028.05-03-12	FAYE W. IVANHOE & ROBERTA A. STEWART	4	3	INST. NO. 200203950	
028.05-03-13	RICHARD E. CLARK	1A	4	INST. NO. 200203953	
028.05-03-14	LORRAINE BRANUM	2A	4	1536	1806
028.05-03-15	EDWARD L. & BETTY C. LOVING	3A	4	1350	99
028.05-03-16	WADE H. & LOIS D. POLLARD	4A	4	1342	1718

GENERAL NOTES:

- THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT PREPARED BY SOUTHERN TITLE INSURANCE CORPORATION NO. RE2001060040 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.

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 ROAD SERVING THESE PARCELS IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES 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 THIS STREET TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- AN ELEVATION CERTIFICATE AND/OR A DETAILED FLOOD STUDY MAY BE REQUIRED BEFORE ANY BUILDING PERMITS CAN BE ISSUED ON PARCELS 3, 4 AND 5.

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 JAN 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.

STATE OF VIRGINIA OF Roanoke TO WIT:

I, Thomas B. Heatherington, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT James D. Fralin AGENT FOR MEADOWBROOK VILLAGE TOWNHOUSE ASSOCIATION, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 10 DAY OF October 2002.

MY COMMISSION EXPIRES: 10-22-2002
NOTARY PUBLIC

PLAT SHOWING PARCELS 1, 2, 5, 6 AND 7 IS BASED ON A CURRENT FIELD SURVEY, THE REMAINING PARCELS 3, 4 AND 8 ARE PLATTED FROM RECORDS. JAMES D. FRALIN IS AN OWNER OF RECORD, SEE "KNOW ALL MEN" FOR LEGAL REFERENCES.

MEADOWBROOK VILLAGE CONDOMINIUM OWNERS' ASSOCIATION, INC., A VIRGINIA CORPORATION IS AN OWNER OF RECORD, SEE D.B. 1223, PG. 1588.

MEADOWBROOK VILLAGE TOWNHOUSE ASSOCIATION, INC., A VIRGINIA CORPORATION IS AN OWNER OF RECORD, SEE D.B. 1291, PG. 220, D.B. 1398, PG. 1373.

COORDINATES

CORNER	NORTHING	EASTING
1	5791.55	2111.02
2	5827.96	2200.44
13	5890.52	2337.28
14	5986.23	2517.04
15	6007.50	2558.72
16	5718.18	2577.49
17	5685.93	2579.59
18	5735.80	2904.79
19	5548.28	2800.82
20	5410.91	2846.32
21	5310.06	2884.03
38	4999.96	2999.97
39	4950.95	3018.29
40	4885.09	3056.32
41	4454.44	3146.54
42	4468.78	3126.07
43	4387.58	3026.86
44	4345.83	2928.99
45	4357.86	2818.17
46	4292.94	2787.04
47	4305.64	2681.76
48	4344.25	2587.24
49	4394.85	2389.93
50	4447.94	2248.92
51	4483.87	2295.72
52	4501.57	2275.18
56	4891.84	1822.24
10	5092.56	2195.27
11	5454.81	2069.36
12	5508.81	2209.30
1	5791.55	2111.02

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

TABLE OF CONTENTS

SHEET #	DESCRIPTION
1	TITLE PAGE
2	OVERALL SUBDIVISION
3	PARCEL #7 (ROAD, POOL AND EASEMENT DETAILS)
4	PARCEL #8 (COMMON AREA MEADOWBROOK VILLAGE PHASE IV)

SUBDIVISION FOR JAMES D. FRALIN

MEADOWBROOK VILLAGE CONDOMINIUM OWNERS' ASSOCIATION, INC.

A VIRGINIA CORPORATION

MEADOWBROOK VILLAGE TOWNHOUSE ASSOCIATION, INC.

A VIRGINIA CORPORATION

CREATING HEREOF PARCEL 1 (0.755 ACRE), PARCEL 2 (2.049 ACRES), PARCEL 3 (4.928 ACRES), PARCEL 4 (9.098 ACRES), PARCEL 5 (3.985 ACRES), PARCEL 6 (1.542 ACRES), PARCEL 7 (1.772 ACRES) & PARCEL 8 (2.497 ACRES) SITUATE ON U.S. ROUTE 11 AND NORTH BROOK DRIVE (PRIVATE) HOLLINS MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA

TAX # 028.05-01-12, 13 & 21
DRAWN: Z/LRD/14
CALC: LRD
N.B. RR-5

SCALE: 1" = 100'
DATE: SEPT. 18, 2002
W.O. 01-0816



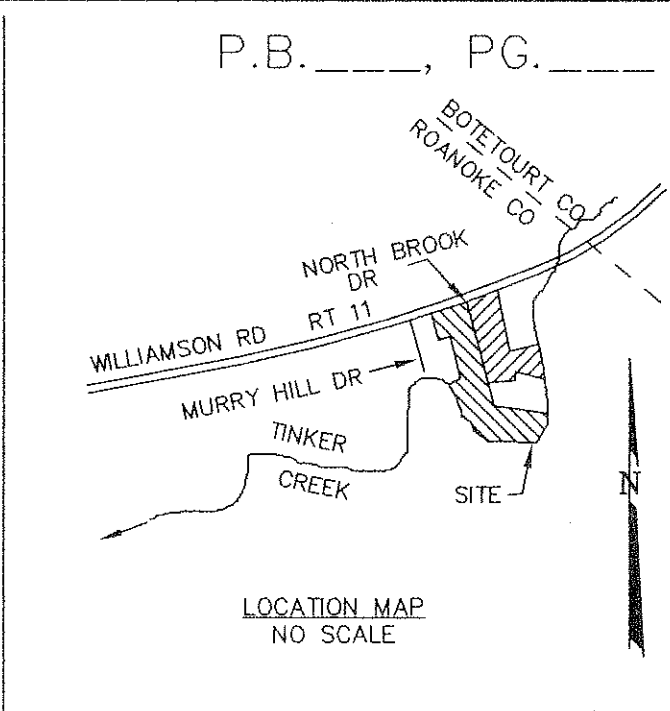
TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153
540-387-1153

SHEET 1 OF 4

P.B. 26, PG. 08

~~RC-009474~~

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