

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT GLADE CREEK DEVELOPMENT LLC. IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUND BY 1 TO 23 TO 1 INCLUSIVE AND BEING ALL THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 150005227.

THE SAID OWNERS CERTIFY THAT THEY HAVE 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 AS TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE. IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS _____ DAY OF _____, 20____.

STEPHEN C. ROSSI, MEMBER
GLADE CREEK DEVELOPMENT LLC.

8-24-2017
DATE

STATE OF VIRGINIA CITY OF ROANOKE
I, STEVEN F. SWAIN A NOTARY PUBLIC IN AND
FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY
THAT STEPHEN C. ROSSI, REPRESENTATIVE, WHOSE NAME AS SUCH IS
SIGNED TO THE FOREGOING WRITING DATED 8-24, 2017.
DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID CITY AND
STATE AND ACKNOWLEDGED THE SAME ON AUGUST 24, 2017.
MY COMMISSION EXPIRES AUGUST 31, 2018.

NOTARY PUBLIC

STEVEN F. SWAIN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7057610
My Commission Expires 8/31/2018

APPROVED:

SUBDIVISION AGENT
CITY OF ROANOKE

DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY
OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS
24 DAY OF August, 2017, AND WITH THE
CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO
ANNEXED IS ADMITTED TO RECORD AT 4:24 O'CLOCK P.M.

TESTE: BRENDA S. HAMILTON, COURT CLERK

DEPUTY CLERK

DATE



102 Albemarle Ave.
Roanoke, Virginia
24013

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ph: 540.345.0675
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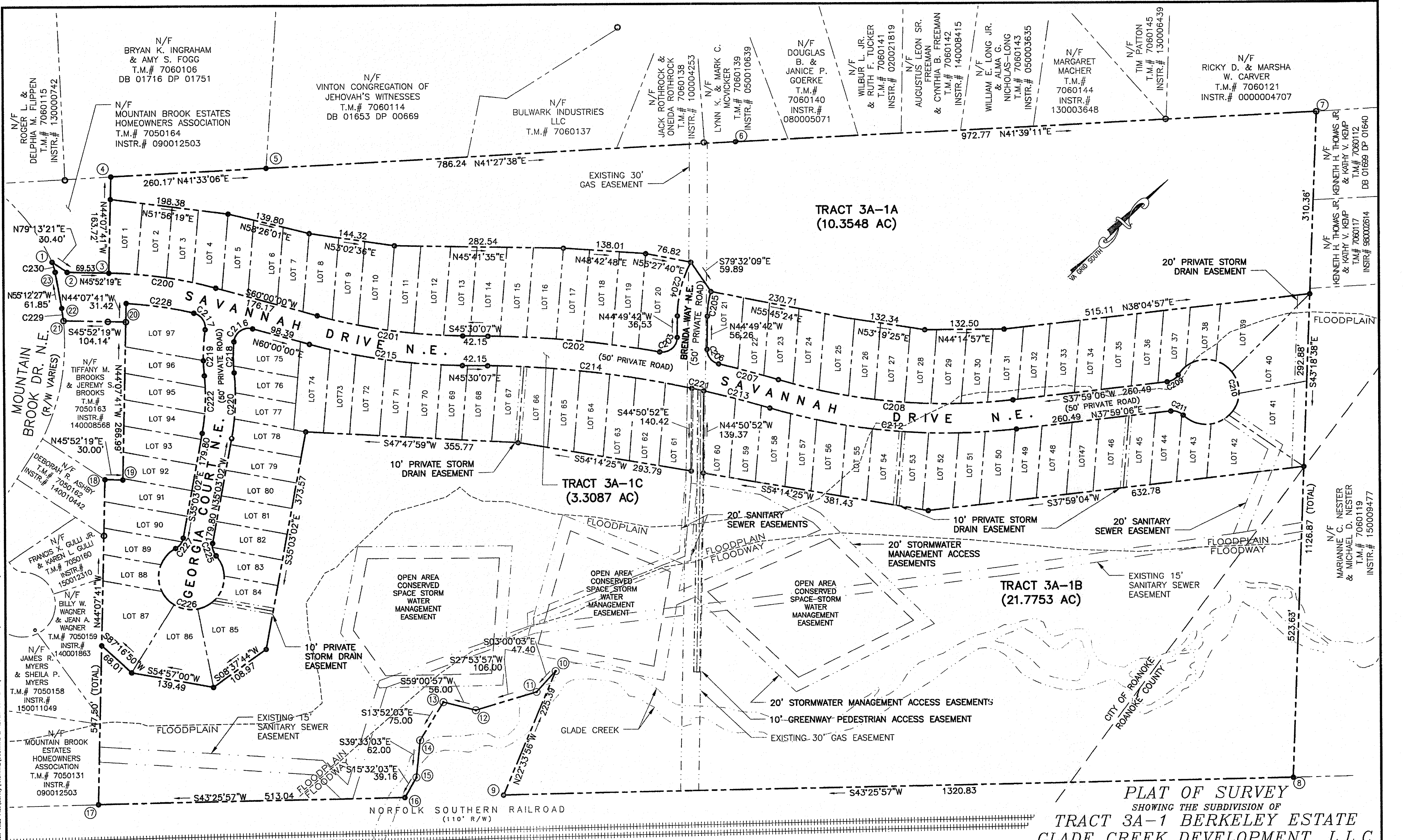
CURVE TABLE						
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD	DELTA	TANGENT
C1	NOT USED					
C2	NOT USED					
C3	52.42	325.00	S41°58'44"E	52.36	9'14"28"	26.27
C4	25.46	325.00	S48°50'39"E	25.46	4'29'21"	12.74
C5	19.90	350.00	N49°27'34"W	19.90	3'15'30"	9.96
C6	44.59	350.00	N44°10'49"W	44.56	7'18'01"	22.33
C7	33.47	350.00	N37°47'25"W	33.46	5'28'47"	16.75
C8	6.87	25.00	N37°10'58"W	6.84	15'44'11"	3.45
C9	15.53	25.00	N01°31'24"W	15.28	35'34'53"	8.02
C10	37.50	55.00	S03°16'00"E	36.78	39°04'04"	19.51
C11	46.32	55.00	S46°55'37"E	44.96	48°15'09"	24.63
C12	31.14	55.00	S87°16'26"E	30.73	32°26'29"	16.00
C13	41.37	55.00	N54°57'33"E	40.40	43°05'32"	21.72
C14	31.16	55.00	N17°10'58"E	30.75	32°27'39"	16.01
C15	46.32	55.00	N23°10'27"W	44.96	48°15'10"	24.63
C16	37.50	55.00	N66°50'04"W	36.78	39°04'04"	19.51
C17	15.53	25.00	S68°34'39"E	15.28	35°34'53"	8.02
C18	6.87	25.00	S42°55'07"E	6.84	15°44'11"	3.45
C19	33.46	400.00	N37°26'49"W	33.45	4'47'35"	16.74
C20	44.45	400.00	N43°01'38"W	44.43	6'22'03"	22.25
C21	34.05	400.00	N48°38'59"W	34.04	4'52'41"	17.04
C22	11.29	275.00	S49°54'46"E	11.29	2'21'07"	5.65
C23	40.82	275.00	S44°29'04"E	40.78	8'30'18"	20.45
C24	NOT USED					
C25	35.49	1025.00	N59°00'30"E	35.48	1°59'01"	17.74
C26	44.39	1025.00	N5°46'33"E	44.38	2°28'52"	22.20
C27	50.19	1025.00	N84°07'57"E	50.18	2°48'20"	25.10
C28	44.04	1025.00	N51°29'56"E	44.03	2°27'42"	22.02
C29	50.01	1025.00	N48°52'14"E	50.00	2°47'43"	25.01
C30	35.26	1025.00	N46°29'15"E	35.26	1°58'15"	17.63
C31	16.75	1743.03	S45°46'38"W	16.75	0°33'03"	8.38
C32	44.04	1743.03	S46°46'36"W	44.04	1°26'52"	22.02
C33	50.01	1743.03	S48°19'20"W	50.01	1°38'38"	25.01
C34	44.00	1743.03	S49°52'03"W	44.00	1°26'47"	22.00
C35	50.04	1743.03	S51°24'47"W	50.04	1°38'41"	25.02
C36	44.09	1743.03	S52°57'37"W	44.09	1°26'58"	22.05
C37	50.22	1743.03	S54°30'37"W	50.21	1°39'02"	25.11
C38	45.01	1743.03	S56°04'31"W	45.01	1°28'47"	22.51
C39	20.45	1743.03	S57°09'04"W	20.45	0°40'20"	10.22
C40	54.84	1743.03	S58°23'19"W	54.84	1°48'10"	27.42
C41	44.79	1743.03	S60°01'34"W	44.79	1°28'21"	22.40
C42	14.80	1743.03	S61°00'20"W	14.80	0°29'11"	7.40
C43	36.18	1025.00	N60°14'18"E	36.18	2°01'21"	18.09
C44	44.52	1025.00	N57°58'58"E	44.52	2°29'19"	22.26
C45	50.29	1025.00	N55°19'58"E	50.29	2°48'40"	25.15
C46	44.08	1025.00	N52°41'43"E	44.08	2°27'51"	22.05
C47	50.01	1025.00	N50°03'55"E	50.01	2°47'44"	25.01
C48	44.02	1025.00	N47°26'14"E	44.02	2°27'39"	22.02
C49	50.15	1025.00	N44°48'18"E	50.15	2°48'13"	25.08
C50	44.34	1025.00	N42°09'50"E	44.34	2°28'43"	22.17

CURVE TABLE						
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD	DELTA	TANGENT
C51	50.73	1025.00	N39°30'24"E	50.73	2°50'09"	25.37
C52	1.85	1025.00	N38°02'13"E	1.85	0°06'13"	0.93
C53	19.57	25.00	S60°46'09"W	19.07	44°51'09"	10.32
C54	2.66	25.00	S86°14'51"W	2.66	6°06'14"	1.33
C55	51.05	55.00	N62°43'00"E	49.23	53°10'33"	27.53
C56	34.12	55.00	N18°21'16"E	33.58	35°32'55"	17.63
C57	41.61	55.00	N21°05'36"W	40.62	43°20'48"	21.86
C58	39.50	55.00	N63°20'36"W	38.66	41°09'13"	20.65
C59	32.40	55.00	S79°12'10"W	31.93	33°44'54"	16.68
C60	53.88	55.00	S34°15'31"W	51.75	56°07'52"	29.32
C61	18.75	55.00	S03°34'14"E	18.65	19°31'39"	9.46
C62	NOT USED					
C63	42.72	975.00	N39°14'25"E	42.72	2°30'38"	21.36
C64	44.38	975.00	N41°47'58"E	44.37	2°36'28"	22.19
C65	50.17	975.00	N44°34'39"E	50.17	2°56'54"	25.09
C66	44.03	975.00	N47°20'43"E	44.02	2°35'14"	22.02
C67	50.01	975.00	N50°06'30"E	50.01	2°56'20"	25.01
C68	44.09	975.00	N52°52'24"E	44.09	2°35'28"	22.05
C69	50.32	975.00	N55°38'51"E	50.32	2°57'26"	25.17
C70	44.58	975.00	N58°26'09"E	44.57	2°37'11"	22.29
C71	25.59	975.00	N60°29'52"E	25.59	1°30'14"	12.80
C72	25.42	1793.03	S60°50'34"W	25.42	0°48'44"	12.71
C73	44.75	1793.03	S59°43'18"W	44.75	1°25'48"	22.38
C74	33.42	1793.03	S58°28'21"W	33.42	1°04'04"	16.71
C75	NOT USED					
C76	NOT USED					
C77	NOT USED					
C78	NOT USED					
C79	36.48	1793.03	S54°08'35"W	36.47	1°09'56"	18.24
C80	44.09	1793.03	S52°51'21"W	44.09	1°24'32"	22.05
C81	50.04	1793.03	S51°21'07"W	50.04	1°35'57"	25.02
C82	44.00	1793.03	S49°50'58"W	44.00	1°24'21"	22.00
C83	50.01	1793.03	S48°20'51"W	50.01	1°35'53"	25.01
C84	44.04	1793.03	S46°50'42"W	44.04	1°24'28"	22.02
C85	20.01	1793.03	S45°49'18"W	20.01	0°38'22"	10.00
C86	32.01	975.00	N46°26'33"E	32.01	1°52'51"	16.00
C87	50.01	975.00	N48°51'08"E	50.00	2°56'19"	25.01
C88	44.04	975.00	N51°36'56"E	44.04	2°35'17"	22.02
C89	50.21	975.00	N54°23'06"E	50.20	2°57'02"	25.11
C90	44.43	975.00	N57°09'56"E	44.43	2°36'39"	22.22
C91	26.02	975.00	N59°14'08"E	26.02	1°31'44"	13.01
C92	39.83	725.00	S58°25'34"W	39.83	3°08'53"	19.92
C93	44.24	725.00	S55°06'14"W	44.23	3°29'46"	22.13
C94	50.05	725.00	S51°22'42"W	50.04	3°57'18"	25.03
C95	44.65	725.00	S47°38'11"W	44.65	3°31'44"	22.33
C96	21.41	325.00	N53°19'12"W	21.41	3°46'31"	10.71
C97	17.79	73.74	N62°07'19"W	17.75	13°49'31"	8.94

CURVE TABLE						
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD	DELTA	TANGENT
C200	178.77	725.00	S52°56'09"W	178.32	14°07'41"	89.84
C201	246.71	975.00	N52°45'04"E	246.05	14°29'53"	124.02
C202	288.66	1793.03	S50°06'50"W	288.35	9°13'26"	144.64
C203	43.44	25.00	N04°56'56"E	38.18	99°33'16"	29.56
C204	94.14	200.00	S31°20'40"E	93.27	26°58'05"	47.96
C205	42.02	150.00	S36°48'14"E	41.88	16°02'57"	21.15
C206	33.70	25.00	S83°26'42"E	31.21	77°13'59"	19.97
C207	103.59	1793.03	S59°35'38"W	103.58	3°18'37"	51.81
C208	395.89	975.00	N49°37'02"E	393.18	23°15'53"	200.71
C209	22.23	25.00	N12°08'56"E	21.51	50°57'23"	11.91
C210	271.31	55.00	N52°00'54"W	68.75	282°35'20"	44.03
C211	22.23	55.00	S63°49'16"W	21.51	50°57'23"	11.91
C212	416.20	1025.00	N49°37'02"E	413.34	23°15'53"	211.00
C213	114.43	1743.03	S59°22'05"W	114.41	3°45'42"	57.24
C214	344.17	1743.03	S51°09'31"W	343.61	11°18'48"	172.64
C215	259.36	1025.00	N52°45'04"E	258.67	14°29'53"	130.38
C216	43.73	25.00	S09°53'02"W	38.37	100°13'55"	29.92
C217	36.96	25.00	N79°42'26"W	33.68	84°41'51"	22.79
C218	52.11	275.00	S45°39'37"E	52.03	10°51'25"	26.13
C219	77.88	325.00	S44°13'25"E	77.70	13°43'49"	39.13
C220	111.97	400.00	N43°04'11"W	111.60	16°02'18"	56.35
C221	20.45	1743.03	S57°09'04"W	20.45	0°40'20"	10.22
C222	97.97	350.00	N43°04'11"W	97.65	16°02'18"	49.31
C223	NOT USED					
C224	NOT USED					
C225	22.39	25.00	S60°42'34"E	21.55	51°19'04"	12.01
C226	271.31	55.00	N54°56'58"E	68.75	282°38'08"	44.04
C227	22.39	25.00	N09°23'30"W	21.65	51°19'04"	12.01
C228	114.42	675.00	S51°54'29"W	141.96	12°04'19"	71.37
C229	21.41	325.00	N53°19'12"W	21.41	3°46'31"	10.71
C230	17.79	73.74	N62°07'19"W	17.75	13°49'31"	8.94
C301	10.00	1025.00	N48°40'03"E	10.00	0°33'32"	5.00
C302	10.23	1743.03	S57°19'09"W	10.23	0°20'11"	5.11
C303	20.40	1743.03	S56°53'58"W	20.40	0°40'14"	10.20

NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
- THIS PROPERTY AS PLATTED DOES FALL WITHIN THE 100 YEAR FLOOD ZONE.
- THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
- ANY PHYSICAL IMPROVEMENTS NOT DIMENSIONED, SHALL NOT BE SCALED.
- FEMA FLOOD ZONE: 'X' & 'AE' MAP #51161C0167G, REVISED DATE: SEPT. 28, 2007
- LEGAL REFERENCE: INSTRUMENT #150005227
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL, OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.
- IRON RODS SET AT ALL INTERIOR LOT CORNERS.
- THE ABOVE-DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE, OR LINES, TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPES, IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC STREET, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.
- SAVANNAH DRIVE, GEORGIA COURT AND BRENDA WAY ARE DEDICATED AS 50' PRIVATE ROAD AND STORM DRAINAGE EASEMENTS, TRACT 3A-1C, TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION. 50' PRIVATE ROAD, TRACT 3A-1C, IS ALSO DEDICATED AS WATER AND SANITARY SEWER EASEMENT TO WESTERN VIRGINIA WATER AUTHORITY AND A STORMWATER ACCESS EASEMENT TO THE CITY OF ROANOKE.
- GRANT



102 Albemarle Ave.
Roanoke, Virginia
24013

Engineering
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GRAPHIC SCALE

0 100

(IN FEET)

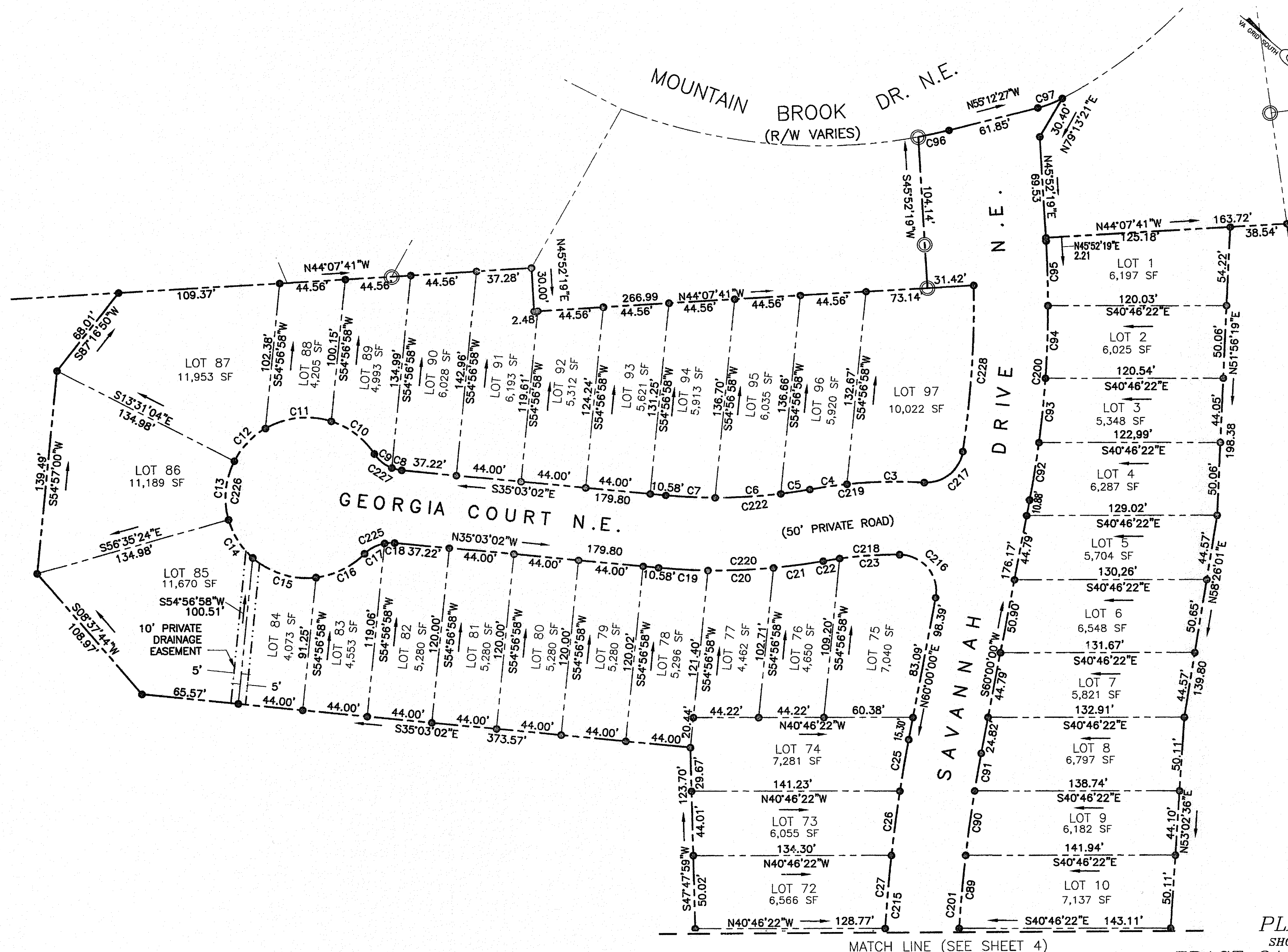
1 inch = 100' ft.

LEGEND

- SURVEYED PROPERTY LINE
- DEED LINE
- EASEMENT LINE
- SET REBAR
- EXISTING IRON FOUND
- END OF LINE/CURVE
- NOTHING FOUND, NOTHING SET
- SANITARY SEWER MANHOLE

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF
**TRACT 3A-1 BERKELEY ESTATE
GLADE CREEK DEVELOPMENT, L.L.C.**
PLAT RECORDED IN M.B. 1 PG. 3384
TO BE KNOWN AS
MOUNTAIN BROOK VILLAS
CREATING HEREON LOTS 1 THRU 97 (14.2685 AC);
TRACT 3A-1A (10.3548 AC); TRACT 3A-1B (21.7753);
TRACT 3A-1C (3.3087)
SITUATED ON
**MOUNTAIN BROOK DRIVE, N.E.
CITY OF ROANOKE, VIRGINIA**
SHEET 2 OF 6
COMM. 4343A DATED: FEBRUARY 8, 2017

DOUGLAS R. MEREDITH, JR.
Lic. No. 1450-B
8-24-17



PLAT OF SURVEY
 SHOWING THE SUBDIVISION OF
TRACT 3A-1 BERKELEY ESTATE
GLADE CREEK DEVELOPMENT, L.L.C.
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 SITUATED ON
MOUNTAIN BROOK DRIVE, N.E.
CITY OF ROANOKE, VIRGINIA
SHEET 3 OF 6
 COMM. 4343A DATED: FEBRUARY 8, 2017

- LEGEND**
- SURVEYED PROPERTY LINE
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 - SET REBAR
 - EXISTING IRON FOUND
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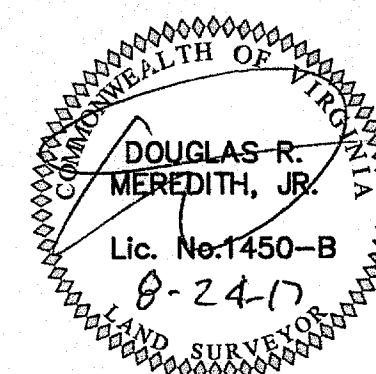
GRAPHIC SCALE
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 (IN FEET)
 1 inch = 50' ft.

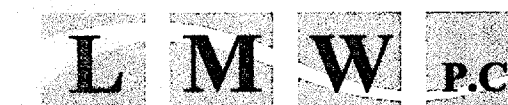


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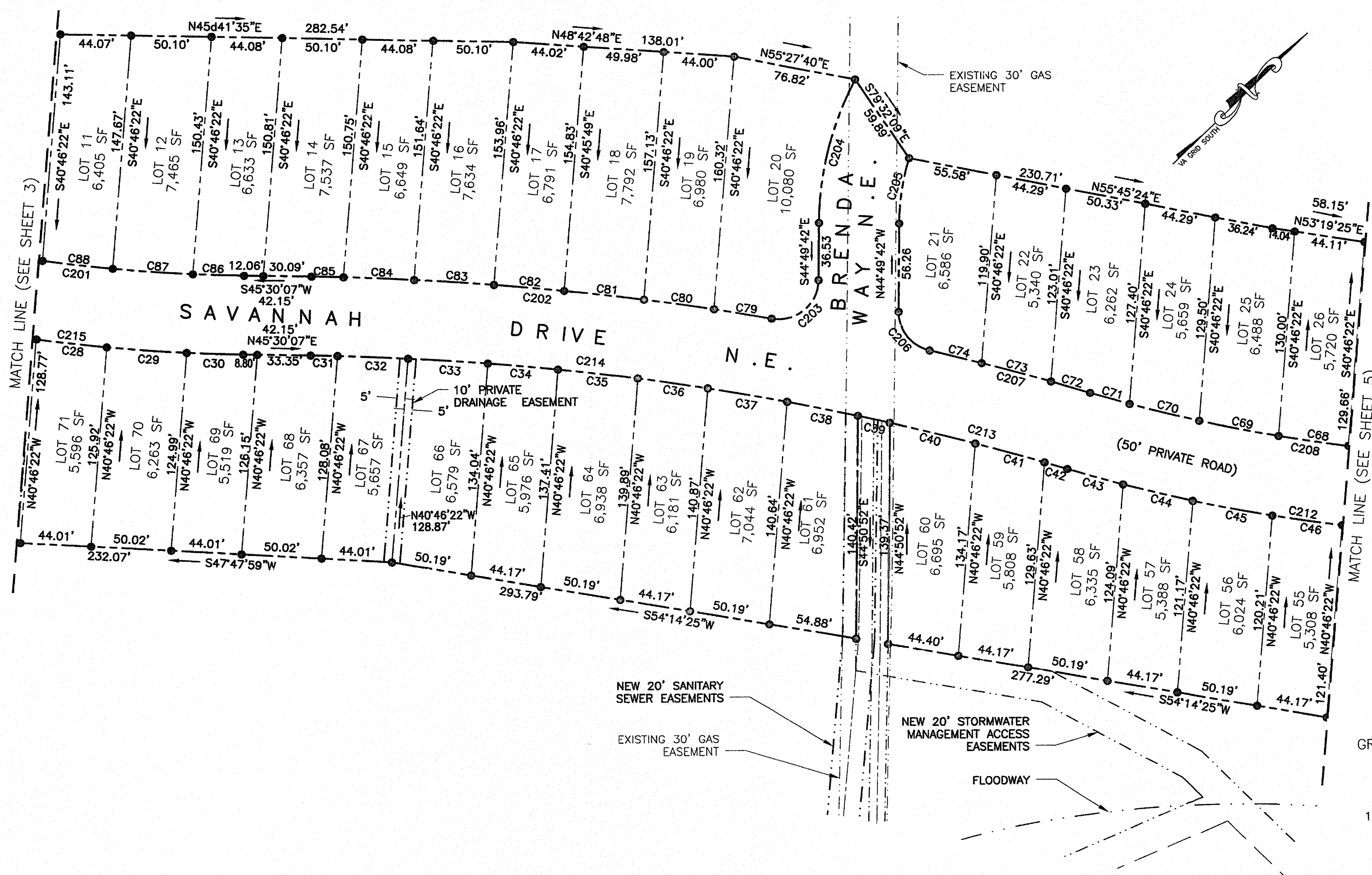




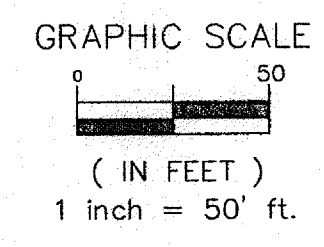
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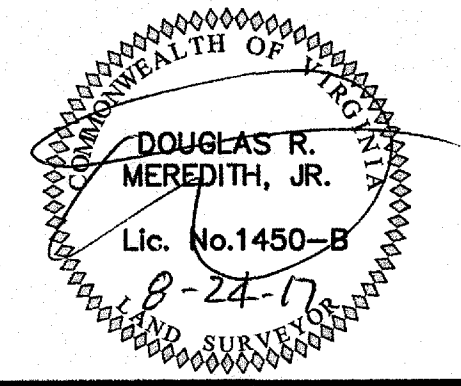
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lmweng@lmwpc.net

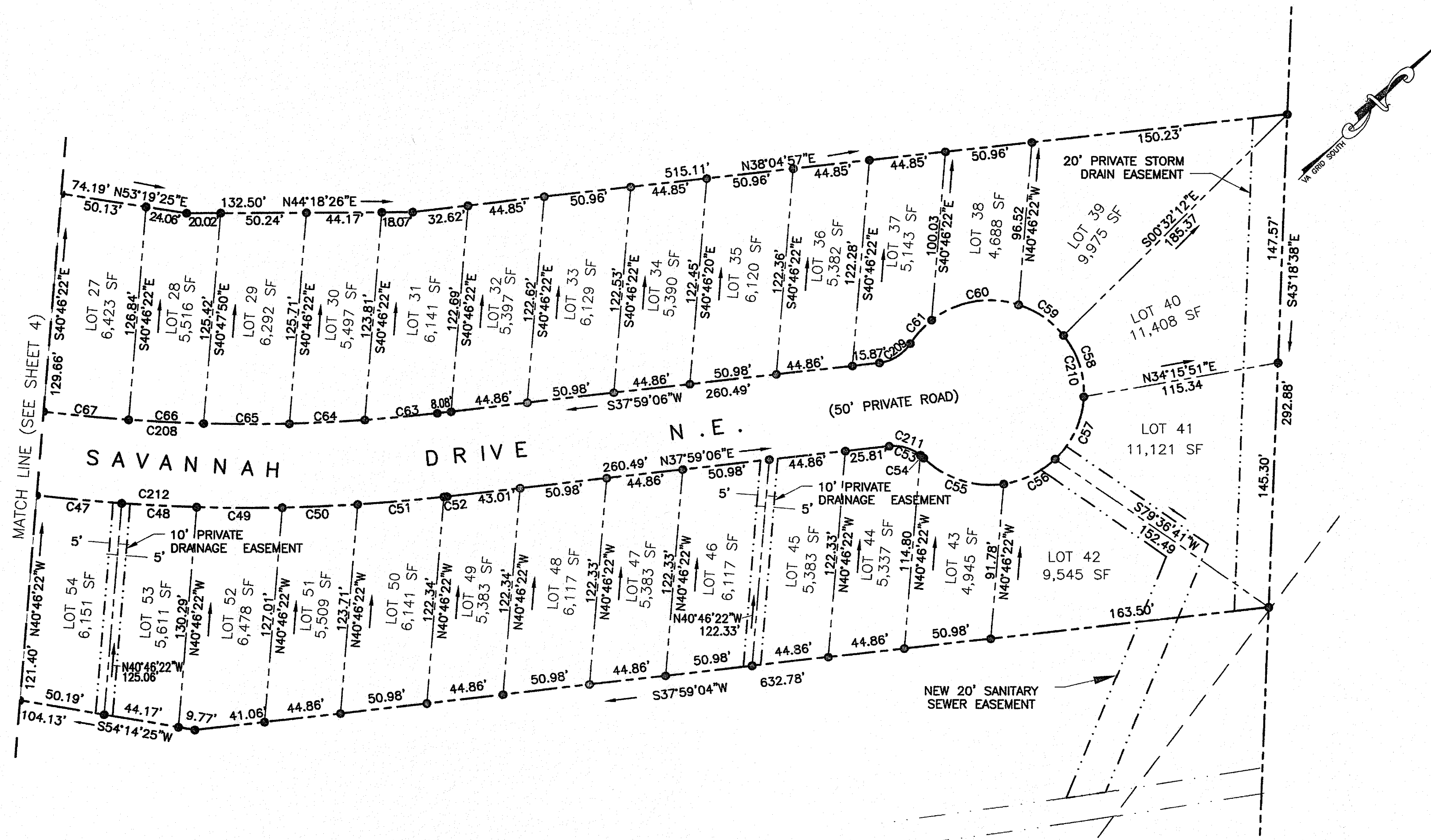


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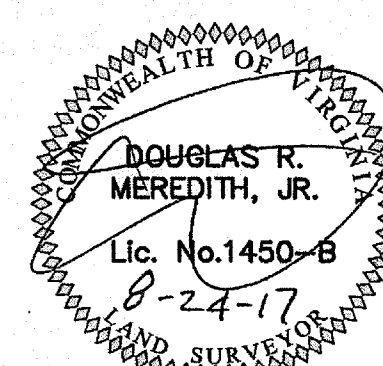
PLAT OF SURVEY
SHOWING THE SUBDIVISION OF
TRACT 3A-1 BERKELEY ESTATE
GLADE CREEK DEVELOPMENT, L.L.C.
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TO BE KNOWN AS
MOUNTAIN BROOK VILLAS
CREATING HEREON LOTS 1 THRU 97 (14.2685 AC);
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SITUATED ON
MOUNTAIN BROOK DRIVE, N.E.
CITY OF ROANOKE, VIRGINIA
SHEET 4 OF 6
COMM. 4343A DATED: FEBRUARY 8, 2017





PLAT OF SURVEY
 SHOWING THE SUBDIVISION OF
 TRACT 3A-1 BERKELEY ESTATE
 GLADE CREEK DEVELOPMENT, L.L.C.
 PLAT RECORDED IN M.B. 1 PG. 3384
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 MOUNTAIN BROOK DRIVE, N.E.
 CITY OF ROANOKE, VIRGINIA
 SHEET 5 OF 6
 COMM. 4343A DATED: FEBRUARY 8, 2017

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 - NOTHING FOUND, NOTHING SET
 - SANITARY SEWER MANHOLE

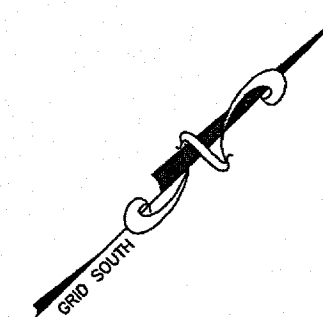


GRAPHIC SCALE
 0 50
 (IN FEET)
 1 inch = 50' ft.

102 Albemarle Ave.
 Roanoke, Virginia
 24013

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L M W P.C.
 Engineering
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 Surveying
 Landscape Design



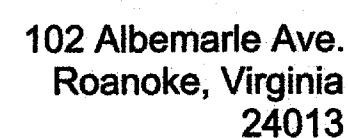
TRACT 3A-1 BERKELEY ESTATE
GLADE CREEK DEVELOPMENT, L.L.C.

CREATING HEREON LOTS 1 THRU 97 (14.2685 AC);
TRACT 3A-1A (10.3548 AC); TRACT 3A-1B (21.7753);
TRACT 3A-1C (3.3087)

COMM. 4343A DATED: FEBRUARY 8, 2017

LEGEND

- COMMONWEALTH OF VIRGINIA
DOUGLAS R.
MEREDITH, JR.
Lic. No. 1450-B
8-24-17
LAND SURVEYOR



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GRAPHIC SCALE



(IN FEET)

1 inch = 50' ft.

\\FOLDERS\4343A.12-15 S C Rosej and Company Inc Mtn Brook Villos Plat\Survey\ARCHIVAL\SUBMITAL & REVIEW COMMENTS\APPROVED 08242017\4343A 08242017.dwg PLOTTED: 8/24/2017 11:14 AM