P.B. ____, PG. ____

COMBINED PUBLIC SEWER & WATERLINE EASEMENT			
LINE	LENGTH	BEARING	DESCRIPTION
A–B	31.56	S 72°12'29" W	ADJ. LOTS 1–8 IN STONEY CORNER LANE
B–C	267.38	S 17°47'31" E	
C–D	11.56	N 72°12'29" E	
D–E	25.21	S 17°47'31" E	
E–F	20.00	N 72°12'29" E	
F–A	292.58	N 17°47'31" W	

COMBINED PUBLIC SEWER & WATERLINE EASEMENT			
LINE	LENGTH	BEARING	DESCRIPTION
J–K	15.58	S 29°37'10" W	POINT J – LOT 9
K–L	20.00	S 20°27'14" E	
L–M	223.87	N 69°32'46" E	POINT M – LOT 19
M–N	8.88	N 69°32'46" E	IN LOTS 9–19, PINE HILL LANE & PINEFLAT LANE
N–O	151.67	N 00°03'09" E	
O–P	8.42	S 80°16'22" W	
P–Q	23.96	S 80°16'22" W	
Q–R	126.67	S 00°03'09" W	
R–S	1.60	S 69°32'46" W	POINT S – LOT 14
S–J	196.26	S 69°32'46" W	

20' WATER LINE EASEMENT			
LINE	LENGTH	BEARING	DESCRIPTION
F–AJ	84.96	S 06°32'31" E	
AJ–AK	5.08	N 83°27'29" E	
AK–AL	20.01	S 08°45'01" E	ON R/W
AL–AM	9.74	S 83°27'29" W	ADJ. LOT 1 IN STONEY CORNER LANE
AM–AN	16.93	N 74°50'04" W	
AN–E	94.79	N 06°32'31" W	
E–F	20.00	N 72°12'29" E	

PARCEL 2A – 20' WATER LINE EASEMENT			
LINE	LENGTH	BEARING	DESCRIPTION
A–V	23.50	N 72°12'29" E	ADJ. LOT 8 IN STONEY CORNER LANE
V–W	20.15	CH. S 10°50'39" E	
W–X	21.06	S 72°12'29" W	
X–A	20.00	N 17°47'31" W	

20' WATER LINE EASEMENT			
LINE	LENGTH	BEARING	DESCRIPTION
K–L	20.00	S 20°27'14" E	ADJ. LOT 26 IN PINE HILL LANE
L–Y	35.73	S 69°55'38" W	
Y–Z	20.05	CH. N 10°40'18" W	
Z–K	32.32	N 69°32'46" E	

PRIVATE DRAINAGE EASEMENT			
LINE	LENGTH	BEARING	DESCRIPTION
17–AA	9.74	CH. N 16°09'34" W	TIE ONLY
AA–AB	15.02	CH. N 16°47'20" W	ON R/W
AB–AC	90.40	N 76°08'36" E	
AC–AD	52.01	N 66°34'52" E	
AD–AE	38.86	N 71°32'55" E	AE ON LOT LINE
AE–AF	15.01	S 20°40'27" E	POINT AF ON PL
AF–AG	38.79	S 71°32'55" W	IN LOTS 22–26
AG–AH	52.62	S 66°34'52" W	
AH–AA	90.88	S 76°08'36" W	

PRIVATE DRAINAGE EASEMENT			
LINE	LENGTH	BEARING	DESCRIPTION
8–BA	11.28	CH. S 02°01'15" W	TIE ONLY
BA–BB	218.00	N 64°27'06" E	POINT BB – LOT 14
BB–BC	4.42	N 64°27'06" E	IN LOTS 9–14 & 20–26, PINE HILL LANE & PINEFLAT LANE
BC–BD	104.00	S 21°41'33" E	
BD–BE	71.15	S 05°06'55" E	
BE–BF	28.44	S 20°27'14" E	
BF–BG	21.55	S 20°27'14" E	
BG–BH	16.01	N 89°56'51" W	
BH–BJ	37.89	N 20°27'14" W	
BJ–BK	21.29	S 69°32'46" W	POINT BK – LOT 21
BK–BL	157.34	S 69°32'46" W	
BL–BM	5.51	N 77°27'34" W	POINT BM – LOT 25
BM–BN	53.45	N 77°27'34" W	ON R/W
BN–BP	15.57	CH. N 09°56'01" W	ON R/W
BP–BQ	56.47	S 75°25'18" E	
BQ–BR	180.64	N 69°32'46" E	
BR–BS	17.63	N 05°06'55" W	POINT BS – LOT 14
BS–BT	49.33	N 05°06'55" W	
BT–BU	83.72	N 21°41'33" W	
BU–BV	215.19	S 64°27'06" W	ON R/W
BV–BA	17.09	CH. N 03°05'40" E	ON R/W

PRIVATE DRAINAGE EASEMENT			
LINE	LENGTH	BEARING	DESCRIPTION
1–CA	51.66	CH. S 07°06'37" E	TIE ONLY
CA–CB	9.49	S 56°26'06" W	
CB–CC	77.53	S 39°34'22" W	POINT CC – LOT 8
CC–CD	38.80	S 39°34'22" W	
CD–CE	97.28	S 71°17'30" W	
CE–CF	1.40	S 19°10'00" E	POINT CF – LOT 8
CF–CG	239.51	S 19°10'00" E	CG ON LOT LINE
CG–CH	15.00	N 71°17'30" E	ON LOT LINE
CH–CI	225.90	N 19°10'00" W	
CI–CJ	86.42	N 71°17'30" E	
CJ–CK	25.87	N 39°34'22" E	POINT CK – LOT 8
CK–CL	7.92	N 39°34'22" E	POINT CL – LOT 8
CL–CM	52.96	N 39°34'22" E	IN LOTS 1–8 & STONEY CORNER LANE
CM–CN	158.91	S 17°47'31" E	
CN–CO	13.09	N 72°12'29" E	
CO–CP	61.45	CH. N 16°00'39" W	ON R/W
CP–CQ	107.10	N 17°47'31" W	
CQ–CR	12.75	N 39°34'22" E	
CR–CS	1.18	S 77°27'34" E	ON R/W
CS–CA	17.80	N 08°45'18" W	ON R/W

20' WATER LINE EASEMENT (HYDRANT)			
LINE	LENGTH	BEARING	DESCRIPTION
BR–AT	4.39	S 69°32'46" W	IN LOT 21 & PINE HILL LANE
AT–AU	34.71	S 20°27'14" E	
AU–AV	9.17	S 69°32'46" W	POINT AV– LOT 21
AV–AW	10.83	S 69°32'46" W	
AW–AX	22.39	N 20°27'14" W	POINT AX– LOT 21
AX–AY	12.32	N 20°27'14" W	
AY–AT	20.00	N 69°32'46" E	

PUBLIC SANITARY SEWER EASEMENT			
LINE	LENGTH	BEARING	DESCRIPTION
1–DA	29.45	CH. S 06°35'04" E	ON R/W
DA–DF	67.77	S 56°26'06" W	ADJ. LOT 8 IN STONEY CORNER LANE
DF–B	45.93	S 17°47'31" E	
B–DL	20.00	N 72°12'29" E	
DL–DK	30.79	N 17°47'31" W	
DK–CA	42.98	N 56°26'06" E	
CA–DA	22.21	CH. N 07°48'28" W	ON R/W

PRIVATE SANITARY SEWER EASEMENT			
LINE	LENGTH	BEARING	DESCRIPTION
1–DA	29.45	CH. S 06°35'04" E	ON R/W
DA–DB	16.42	S 56°26'06" W	ADJ. PARCEL "1" IN STONEY CORNER LANE
DB–DC	31.35	N 09°35'47" W	
DC–1	17.21	N 64°27'06" E	

PRIVATE SANITARY SEWER EASEMENT			
LINE	LENGTH	BEARING	DESCRIPTION
DF–DG	12.54	S 17°47'31" E	IN LOT 8 & IN STONEY CORNER LANE
DG–DH	17.30	N 70°39'35" W	
DH–DI	44.08	N 70°39'35" W	
DI–DJ	63.06	S 77°31'37" W	POINT DJ ON PL
DJ–7	101.29	N 68°54'00" E	
7–DE	8.47	N 64°27'06" E	POINT DE ON PL
DE–DD	37.34	S 45°24'48" E	POINT DE ON PL
DD–DF	15.69	S 56°26'06" W	

STORMWATER MANAGEMENT AREA			
LINE	LENGTH	BEARING	DESCRIPTION
CT–CU	138.55	S 00°03'09" W	POINT CU ON PL
CU–15	168.28	N 80°00'27" W	
15–CV	2.75	S 09°59'33" W	POINT CV ON PL
CV–CW	20.20	N 20°40'27" W	IN LOT 21 & COMMON AREA (LOT 27)
CW–CX	51.91	N 68°40'14" E	
CX–CY	79.43	N 20°27'14" W	
CY–CT	152.86	S 89°56'51" E	

PRIVATE SANITARY SEWER EASEMENT			
LINE	LENGTH	BEARING	DESCRIPTION
10–Q	5.84	S 81°16'50" W	IN LOT 14 & PINEFLAT LANE
Q–DR	13.06	S 00°03'09" W	
DR–DS	41.90	N 60°55'09" W	POINT DS – LOT 14
DS–DT	7.26	N 60°55'09" W	POINT DT ON PL
DT–DU	4.73	N 64°27'06" E	POINT DU – LOT 14
DU–DP	13.66	N 64°27'06" E	POINT DP ON PL
DP–10	36.79	S 60°55'09" E	

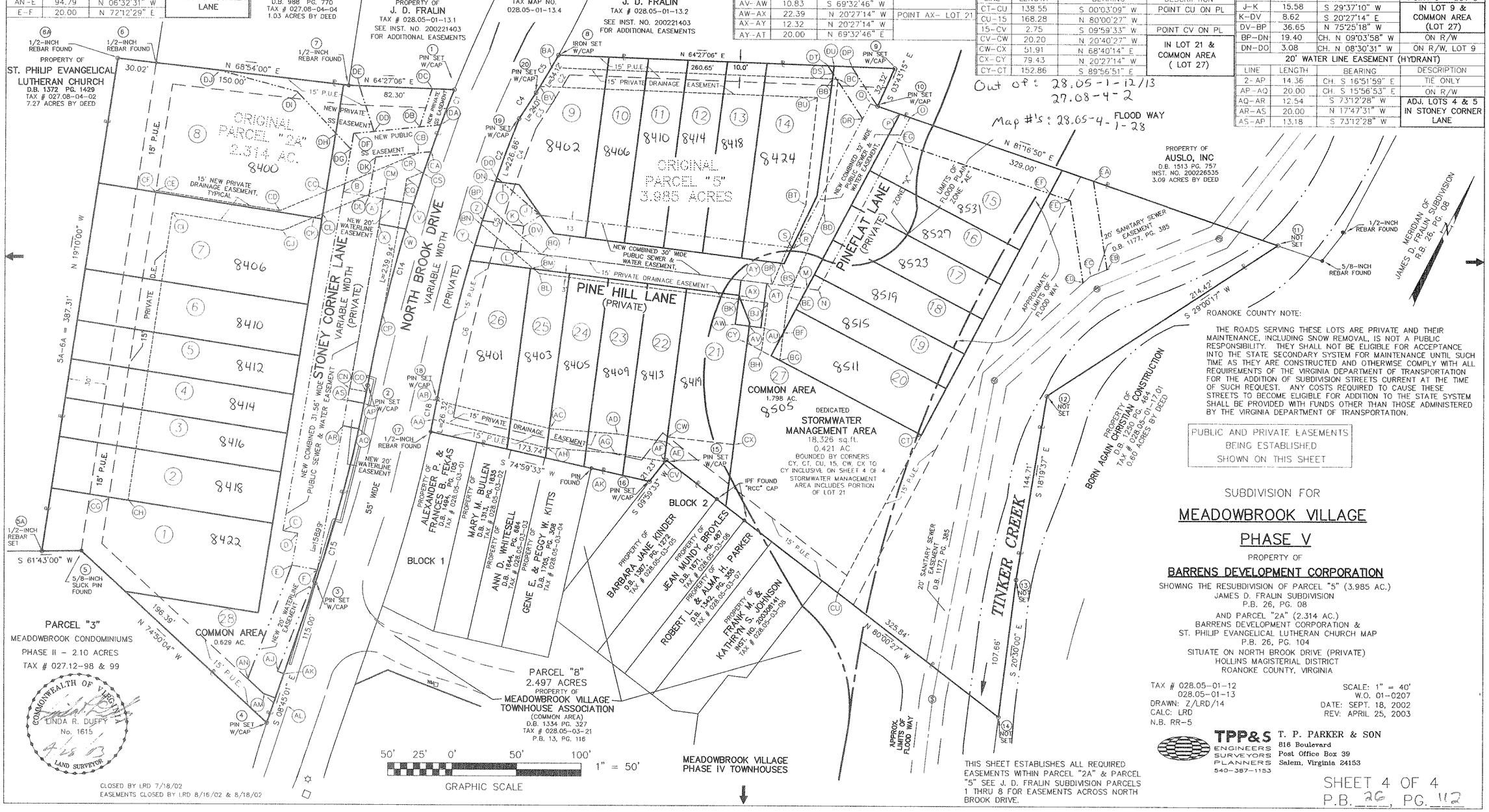
PUBLIC SANITARY SEWER EASEMENT			
LINE	LENGTH	BEARING	DESCRIPTION
10–O	26.54	N 81°46'50" E	TIE ONLY
O–EA	150.56	N 81°16'50" E	POINT EA ON PL
EA–EB	69.32	S 36°38'04" E	IN LOT 15 & COMMON AREA (LOT 27)
EB–EC	14.17	S 39°43'56" W	
EC–ED	7.44	S 20°10'11" W	
ED–EE	64.64	N 36°38'04" W	
EE–EF	16.85	S 80°47'27" W	POINT EF – LOT 15
EF–EG	124.98	S 80°47'27" W	
EG–O	21.52	N 00°03'09" E	

PUBLIC SANITARY SEWER EASEMENT			
LINE	LENGTH	BEARING	DESCRIPTION
19–DO	49.14	CH. S 07°12'46" E	TIE ONLY
DO–T	5.51	S 77°20'47" E	POINT T – LOT 9
T–J	39.24	S 77°20'47" E	POINT J – LOT 9
J–K	15.58	S 29°37'10" W	IN LOT 9 & COMMON AREA (LOT 27)
K–DV	8.62	S 20°27'14" E	
DV–BP	36.65	N 75°25'18" W	
BP–DN	19.40	CH. N 09°03'58" W	ON R/W
DN–DO	3.08	CH. N 08°30'31" W	ON R/W, LOT 9

20' WATER LINE EASEMENT (HYDRANT)			
LINE	LENGTH	BEARING	DESCRIPTION
2–AP	14.36	CH. S 16°51'59" E	TIE ONLY
AP–AQ	20.00	CH. S 15°56'53" E	ON R/W
AQ–AR	12.54	S 73°12'28" W	ADJ. LOTS 4 & 5 IN STONEY CORNER LANE
AR–AS	20.00	N 17°47'31" W	
AS–AP	13.18	S 73°12'28" W	

Out of: 28.05-1-12/13
27.08-4-2

Map #'s: 28.05-4-1-28 FLOOD WAY



ROANOKE COUNTY NOTE:

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.

PUBLIC AND PRIVATE EASEMENTS BEING ESTABLISHED SHOWN ON THIS SHEET

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
028.05-01-13
DRAWN: Z/LRD/14
CALC: LRD
N.B. RR-5

SCALE: 1" = 40'
W.O. 01-0207
DATE: SEPT. 18, 2002
REV: APRIL 25, 2003

THIS SHEET ESTABLISHES ALL REQUIRED EASEMENTS WITHIN PARCEL "2A" & PARCEL "5" SEE J. D. FRALIN SUBDIVISION PARCELS 1 THRU 8 FOR EASEMENTS ACROSS NORTH BROOK DRIVE.

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

CLOSED BY LRD 7/18/02
EASEMENTS CLOSED BY LRD 8/16/02 & 8/18/02

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

RC-009478