

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.

ALL STREETS AS SHOWN ARE PRIVATE.

The road serving this lot 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 into the state system shall be provided with funds other than those administered by the Virginia Department of Transportation.

MAXIMUM BUILDING COVERAGE PERCENTAGE. THE MAXIMUM IS 40%. MAXIMUM LOT COVERAGE PERCENTAGE. THE MAXIMUM IS 65%.

THE MINIMUM SEPARATION BETWEEN A BUILDING CONTAINING A GROUP OF FOUR (4) OR LESS TOWNHOUSE UNITS SHALL BE 20 FEET FROM ANY OTHER BUILDING CONTAINING A GROUP OF FOUR (4) OR LESS TOWNHOUSES.

THE FACADES OF TOWNHOUSES IN A GROUP SHALL BE VARIED BY CHANGED FRONT YARDS AND VARIATIONS IN DESIGN SO THAT NO MORE THAN FOUR (4) ADJUTING TOWNHOUSES WILL HAVE THE SAME FRONT YARD SETBACK AND THE SAME OR ESSENTIALLY THE SAME ARCHITECTURAL TREATMENT OF FACADES OR ROOFLINES.

THE SAID OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE ALL EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

PARSELL & ZEIGLER DEVELOPMENT CORPORATION, DEED BOOK 200308372, PAGE 1
Terry E. Parsell DATE: 5-21-04

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURES OF THE LAND OWNERS ON THE 21st 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 and John Zeigler WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED July 11, 2003 HAVE PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 21st DAY OF May, 2004.

MY COMMISSION EXPIRES: 12-31-07NOTARY PUBLIC: Cecilia Holmes

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE VIRGINIA THIS MAP PRESENTED ON THIS 10 DAY OF June, 2004 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD 15:51 O'CLOCK P.M.

TESTE: [Signature]

CLERK

COUNTY OF ROANOKE
STATE OF VIRGINIA

I, _____ A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT _____ WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED _____, 2003, HAVE PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 2003.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

ROANOKE COUNTY SUBDIVISION AGENT, DATE.

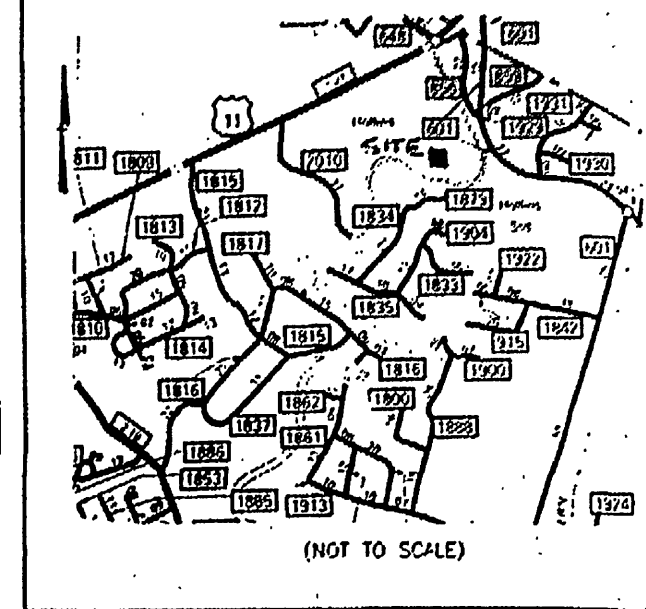
COURSE	BEARING	DISTANCE
WL-1	S 19°04'32"E	340.55'
WL-2	S 05°37'30"E	169.32'
WL-3	S 50°27'09"W	56.41'
WL-4	N 84°22'58"W	121.91'
WL-5	N 73°45'47"W	305.95'
WL-6	N 17°41'33"W	16.17'
WL-7	N 37°56'48"E	206.23'
WL-8	N 56°11'40"W	10.20'
WL-9	N 32°22'23"W	225.07'
WL-10	N 12°14'53"W	21.79'
WL-11	N 09°19'45"E	20.58'
WL-12	N 84°54'37"E	18.18'
WL-13	S 09°19'45"W	14.00'
WL-14	S 12°14'53"E	16.27'
WL-15	S 32°22'23"E	219.24'
WL-16	S 56°11'40"E	8.12'
WL-17	N 37°56'48"E	7.85'
WL-18	N 71°02'30"E	244.34'
WL-19	N 19°04'32"E	118.01'
WL-20	N 12°14'53"W	17.39'
WL-21	N 09°19'45"E	193.85'
WL-22	S 19°04'32"E	43.62'
WL-23	S 09°19'45"W	124.88'
WL-24	S 12°14'53"E	57.90'
WL-25	S 32°22'23"E	57.90'
WL-26	N 84°22'58"W	113.38'
WL-27	N 73°45'45"W	203.80'
WL-28	N 16°07'13"E	177.59'
WL-29	N 52°11'36"W	44.95'
WL-30	N 37°56'48"E	34.85'
WL-31	N 17°41'33"E	239.92'
WL-32	S 05°37'30"E	147.61'
WL-33	S 50°27'09"W	42.18'
WL-34	N 84°22'58"W	53.64'
WL-35	N 05°37'30"E	36.50'
WL-36	N 16°19'13"E	113.38'
WL-37	N 84°54'37"E	34.21'
WL-38	S 16°07'13"W	167.39'
WL-39	N 73°45'45"W	77.55'
WL-40	N 17°41'33"W	30.27'
WL-41	N 37°56'48"E	166.91'
WL-42	S 52°11'36"E	34.81'
WL-43	S 26°57'10"E	256.57'

COURSE	BEARING	DISTANCE
LS-1	S 35°03'59"W	2.68'
LS-2	S 55°22'07"W	14.17'
LS-3	N 11°40'23"W	175.82'
LS-4	S 85°46'30"W	94.20'
LS-5	S 41°20'26"E	66.08'
LS-6	S 16°14'04"W	107.87'
LS-7	N 73°45'57"W	20.00'
LS-8	N 16°14'04"E	112.32'
LS-9	N 41°20'58"E	78.70'
LS-10	N 85°46'30"E	98.05'
LS-11	N 19°27'30"W	317.13'
LS-12	N 70°58'39"E	20.00'
LS-13	S 13°50'10"E	499.70'
LS-14	S 60°00'34"E	10.04'
LS-15	S 70°56'32"W	132.08'
LS-16	S 15°57'53"W	290.19'
LS-17	N 75°13'00"W	20.00'
LS-18	N 14°47'00"E	33.36'
LS-19	N 52°14'08"W	74.75'
LS-20	N 38°03'59"E	53.44'
LS-21	S 51°26'21"E	20.00'
LS-22	S 38°03'59"W	73.34'
LS-23	S 52°14'08"E	48.55'
LS-24	N 16°09'10"E	246.10'
LS-25	N 70°56'32"E	142.44'
LS-26	S 19°03'28"E	20.00'

COURSE	BEARING	DISTANCE
SD-1	S 73°02'01"E	71.87'
SD-2	S 19°17'07"E	136.89'
SD-3	S 09°04'31"E	142.89'
SD-4	S 05°28'50"W	98.11'
SD-5	S 43°58'45"W	80.83'
SD-6	S 25°37'00"W	8.62'
SD-7	N 25°37'00"E	86.13'
SD-8	N 43°58'45"E	78.04'
SD-9	N 05°28'37"E	90.88'
SD-10	N 09°04'31"W	131.59'
SD-11	S 72°09'09"W	38.51'
SD-12	N 17°59'51"W	15.00'
SD-13	N 72°09'09"E	39.61'
SD-14	N 19°17'07"W	120.94'
SD-15	N 73°02'01"W	53.32'
SD-16	N 19°09'47"W	16.57'
SD-17	S 19°14'41"E	144.19'
SD-21	S 31°41'29"W	152.21'
SD-23	S 26°44'28"W	72.04'
SD-25	S 12°07'50"W	137.93'
SD-26	N 12°07'50"E	138.28'
SD-27	N 26°44'28"E	99.49'
SD-28	N 31°38'01"E	102.28'
SD-29	N 19°14'41"W	136.93'
SD-30	N 70°45'19"E	15.00'
SD-31	N 31°04'50"W	137.83'
SD-32	N 58°55'10"E	15.00'
SD-33	S 31°04'50"E	130.36'
SD-34	N 31°38'01"E	1.94'

COURSE	BEARING	DISTANCE
PE-1	N 57°55'20"E	91.24'
PE-2	S 19°16'18"W	90.42'
PE-3	N 16°06'38"E	77.75'
PE-4	S 05°43'28"E	77.77'
PE-5	S 69°16'08"E	25.00'
PE-6	N 64°58'24"E	28.67'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C-PE1	201°22'07"	70.29'	20.00'	N62°34'19"W	39.31'
C-PE2	160°51'42"	14.05'	5.00'	S61°22'48"E	9.87'
C-PE3	201°51'11"	70.46'	20.00'	N64°47'53"W	39.28'
C-PE4	158°09'57"	13.80'	5.00'	S64°48'28"E	9.82'



NOTES:

FLOOD NOTE:

CAPTION PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SO DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. AREA DESIGNATED AS FLOOD ZONE "AE". THIS DETERMINATION IS BASED ON FEMA FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE FIRM RATE MAP 51161C0026 D, EFFECTIVE DATE: 10/15/93

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# 26.05-01-13.3
- 3) TOTAL LOT ACREAGE 9.09 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. Mays 6-9-04
 ROANOKE COUNTY SUBDIVISION AGENT, DATE.

PLAT OF SUBDIVISION FOR
 PARSELL & ZEIGLER DEVELOPMENT CORPORATION
 SHOWING
 MEADOWBROOK TOWNHOUSES - "PHASE III"
 SITUATED NEAR PINEHURST CIRCLE
 AND SITUATED IN THE
 HOLLINS MAGISTERIAL DISTRICT
 ROANOKE COUNTY, VIRGINIA
 SCALE: 1" = 50' DATE: JULY 11, 2003
 SHEET 1 OF 2

Revised: May 17, 2004 for Waterline and Storm Drainage Easements

COMM. NO. R200228 DISK FILE R200292.CRD MEADOWBROOK3.DWG