

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MOUNTAIN BROOK DEVELOPMENT, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 11 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 060003554.

THE SAID OWNER(S) BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE 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 SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

MOUNTAIN BROOK DEVELOPMENT, INC.

BY: [Signature] ITS: President

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Edward Lindsley, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 27th DAY OF April, 2007.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-31-08

COORDINATE LIST(ASSUMED)		
CORNER	NORTHING	EASTING
1	5892.5204	6295.9297
2	6504.0227	6889.7020
3	6537.4818	6855.2438
4	6475.7282	6446.6359
5	6454.0147	6121.9612
6	6505.3923	6140.8887
7	6525.7244	6444.9083
8	6596.3828	6912.4371
9	6753.0697	7064.5810
10	5957.1021	7764.9092
11	5200.9680	6981.2254
1	5892.5204	6295.9297

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, 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 THE CIRCUIT COURT OF THE CITY OF ROANOKE.

APPROVED: [Signature] 5-01-07  
CITY ENGINEER, CITY OF ROANOKE DATE  
[Signature] 4-27-07  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 11:00 O'CLOCK A.M. ON THIS 12 DAY OF May, 2007, IN MAP BOOK 1, PAGE 3157-3159

TESTE: BRENDA S. HAMILTON

CLERK  
[Signature]  
DEPUTY CLERK

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	176.17'	267.46'	91.42	N89°12'28"E	173.01'	37°44'25"
C2	35.08'	20.00'	24.04	S21°40'51"E	30.75'	100°28'57"
C3	47.64'	175.00'	23.97	S36°21'32"W	47.49'	15°35'49"
C4	20.31'	175.00'	10.17	S31°53'06"W	20.30'	6°38'58"
C5	27.33'	175.00'	13.69	S39°41'01"W	27.30'	8°56'51"
C6	116.61'	175.00'	60.56	S25°04'07"W	114.46'	38°10'38"
C7	31.85'	25.00'	18.50	S42°28'31"W	29.74'	72°59'27"
C8	22.39'	25.00'	12.01	N75°22'13"W	21.65'	51°19'04"
C9	271.31'	55.00'	44.04	S11°01'45"E	68.75'	282°38'08"
C10	110.32'	55.00'	86.21	S72°49'34"W	92.73'	114°55'30"
C11	63.47'	55.00'	35.80	S17°41'37"E	60.00'	66°06'53"
C12	62.52'	55.00'	35.13	S83°19'06"E	59.21'	65°08'04"
C13	35.00'	55.00'	18.12	N45°53'02"E	34.41'	36°27'42"
C14	22.39'	25.00'	12.01	N53°18'43"E	21.65'	51°19'04"
C15	34.05'	25.00'	20.25	S62°00'59"E	31.47'	78°01'32"
C16	33.97'	175.00'	17.04	S28°33'51"E	33.91'	11°07'16"
C17	23.55'	25.00'	12.73	S07°08'27"E	22.69'	53°58'05"
C18	301.33'	60.00'	43.64	N55°52'30"E	70.59'	287°56'10"
C19	38.26'	60.00'	19.80	S01°34'37"W	37.61'	36°31'58"
C20	66.89'	60.00'	37.40	S48°37'34"E	63.48'	63°52'23"
C21	58.78'	60.00'	31.99	N71°22'21"E	56.46'	56°07'47"
C22	58.78'	60.00'	31.99	N15°14'34"E	56.46'	56°07'48"
C23	78.16'	60.00'	45.74	N50°08'32"W	72.75'	74°38'24"
C24	0.66'	60.00'	0.33	N87°46'39"W	0.66'	0°37'51"
C25	23.55'	25.00'	12.73	N61°06'32"W	22.69'	53°58'05"
C27	31.42'	20.00'	20.00	N10°52'30"E	28.28'	90°00'00"
C28	46.02'	225.00'	23.09	N50°00'57"E	45.94'	11°43'06"
C29	20.23'	225.00'	10.12	N53°18'00"E	20.22'	5°09'01"
C30	25.79'	225.00'	12.91	N47°26'27"E	25.78'	6°34'05"
C31	82.34'	225.00'	41.63	N33°40'25"E	81.88'	56°07'01"
C32	12.10'	225.00'	6.05	N42°37'01"E	12.10'	3°04'50"
C33	70.24'	225.00'	35.41	N32°08'00"E	69.95'	17°53'11"
C34	34.24'	25.00'	20.41	N62°25'18"E	31.62'	78°27'47"
C35	22.39'	25.00'	12.01	S52°41'16"E	21.65'	51°19'04"
C36	271.31'	55.00'	44.04	N11°39'12"E	68.75'	282°38'08"
C37	68.33'	55.00'	39.36	S62°37'14"E	64.02'	71°10'59"
C38	67.32'	55.00'	38.61	N46°43'14"E	63.20'	70°08'06"
C39	67.32'	55.00'	38.61	N23°24'52"W	63.20'	70°08'05"
C40	68.33'	55.00'	39.36	S85°55'36"W	64.02'	71°10'58"
C41	22.39'	25.00'	12.01	S75°59'42"W	21.65'	51°19'09"
C42	34.24'	25.00'	20.41	N39°06'55"W	31.62'	78°27'47"
C43	34.95'	225.00'	17.51	N04°20'00"W	34.91'	8°53'58"
C44	247.54'	325.00'	130.12	N30°36'10"W	241.60'	43°38'22"
C45	23.21'	325.00'	11.61	N10°49'44"W	23.20'	4°05'30"
C46	202.91'	325.00'	104.88	N30°45'39"W	199.63'	35°46'20"
C47	21.42'	325.00'	10.71	N50°32'05"W	21.41'	3°46'32"
C48	172.25'	332.50'	88.10	N81°05'30"W	170.33'	29°40'53"
C49	203.17'	275.00'	106.47	S29°56'54"E	198.58'	42°19'50"
C50	56.74'	275.00'	28.47	S14°41'38"E	56.64'	11°49'19"
C51	146.43'	275.00'	75.00	S35°51'33"E	144.71'	30°30'31"
C52	161.70'	175.00'	87.14	S17°41'14"W	156.01'	52°56'25"
C53	141.69'	175.00'	74.98	S14°24'41"W	137.85'	46°23'19"
C54	20.01'	175.00'	10.02	S40°52'53"W	20.00'	6°33'06"
C55	35.79'	175.00'	17.96	S50°00'58"W	35.73'	11°43'05"
C56	22.00'	175.00'	11.01	S47°45'31"W	21.99'	7°12'10"
C57	13.79'	175.00'	6.90	S53°37'03"W	13.79'	4°30'54"
C58	31.42'	20.00'	20.00	N79°07'30"W	28.28'	90°00'00"
C59	170.79'	125.00'	101.73	N05°00'58"E	157.81'	78°16'56"
C60	30.97'	125.00'	15.56	N27°01'40"W	30.89'	14°11'40"
C61	139.82'	125.00'	78.24	N12°06'48"E	132.64'	64°05'16"
C62	61.25'	225.00'	30.81	N36°21'32"E	61.06'	15°35'49"
C63	34.98'	20.00'	23.92	N78°39'46"E	30.69'	100°12'17"
C64	17.80'	73.74'	8.94	N59°20'12"W	17.75'	13°49'43"

#### ACREAGE TABLE

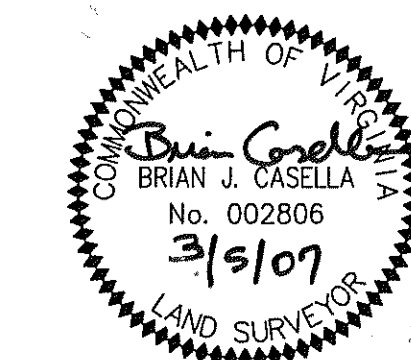
21.944 ACRES - LOTS 1 THRU 53  
+ 4.728 ACRES - IN R/W DEDICATION  
26.672 ACRES - TOTAL SHOWN ON PLAT

#### NOTES:

- OWNER OF RECORD: MOUNTAIN BROOK DEVELOPMENT, INC.
- LEGAL REFERENCE: INSTRUMENT #060003554
- ORIGINAL TAX MAP #7050106
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS CURRENTLY ZONED: R-12, (RESIDENTIAL SINGLE-FAMILY)
- PROPERTY IS IN F.E.M.A. DEFINED ZONES X UNSHADED, X SHADED, AND AE. THIS OPINION IS BASED UPON AN EXAMINATION OF F.E.M.A. MAP #'S 51161C0028 D, 51161C0029 D, 51161C0046 D, AND 51161C0047 D. (EFFECTIVE DATES: OCT. 15, 1993) AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- LOTS 20 AND 53 ARE NON-RESIDENTIAL LOTS TO BE GRANTED TO AND MAINTAINED BY THE MOUNTAIN BROOK ESTATES HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF STORMWATER MANAGEMENT, DRAINAGE STRUCTURES, AND PASSIVE RECREATIONAL USES.
- ALL AREAS DESIGNATED "PRIVATE DRAINAGE EASEMENT" ARE TO BE GRANTED TO THE MOUNTAIN BROOK ESTATES HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF STORMWATER MANAGEMENT AND DRAINAGE STRUCTURES.
- LANDSCAPING SHALL NOT INCLUDE ANY EVERGREEN TREE, SHRUB OR GROUND COVER, FENCE OR WALL, WHICH EXCEEDS A HEIGHT OF THIRTY (30) INCHES FROM GRADED GROUND LEVEL WITHIN A SIGHT DISTANCE EASEMENT.
- DESIGNATED SIGN EASEMENT AREA ON LOT 1 IS TO BE GRANTED TO AND MAINTAINED BY THE MOUNTAIN BROOK ESTATES HOMEOWNERS ASSOCIATION.
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]  
BRIAN J. CASELLA 002806



PLAT OF SURVEY  
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY  
MOUNTAIN BROOK DEVELOPMENT, INC.  
RECORDED IN INSTRUMENT #060003554  
TO BE KNOWN AS  
MOUNTAIN BROOK ESTATES  
CREATING HEREON LOTS 1 THRU 53  
SITUATED ON BELLE AVENUE, N.E.  
CITY OF ROANOKE, VIRGINIA  
DATED MARCH 5, 2007  
JOB #R0500378.00  
SCALE: 1" = 60'  
SHEET 1 OF 3



PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

PLANNERS ARCHITECTS  
ENGINEERS SURVEYORS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°50'34"E	16.02
L2	S28°33'37"W	93.24
L3	S78°58'15"W	40.60
L4	N78°58'15"E	36.20
L5	N34°07'30"W	124.39
L6	N34°07'30"W	59.39
L7	N34°07'30"W	65.00
L8	S78°20'48"E	63.69
L9	N78°20'48"W	63.69
L10	N08°46'59"W	103.66
L11	N52°25'20"W	61.85
L12	S44°09'26"W	13.93
L13	N20°13'26"E	54.75
L14	N45°50'34"W	48.03
L15	N45°50'34"W	32.01
L16	N73°12'33"E	57.89
L17	N30°47'50"E	96.77
L18	N48°39'26"E	74.14
L19	N44°09'26"E	13.00
L20	N44°09'26"E	21.26
L21	N00°59'40"W	80.74
L22	N08°46'59"W	126.61
L23	N08°46'59"W	80.00
L24	N08°46'59"W	46.61
L25	N08°46'59"W	103.66
L26	N44°09'26"E	12.50
L27	N28°33'37"E	101.72

VICINITY MAP  
NO SCALE

