

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 TO 2 TO 3 TO 6 TO 1, AND BEING A PORTION 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 AND SHOWN AS LOT 52 IN MAP BOOK 1, PAGES 3157-3159.

THAT MOUNTAIN BROOK DEVELOPMENT, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 3 THROUGH 6 TO 3, INCLUSIVE, AND BEING A PORTION 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 070003183.

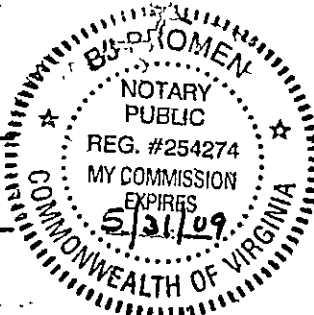
THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH 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: Edward Lindsey

ITS: Promer



STATE OF VIRGINIA
COMMONWEALTH AT LARGE

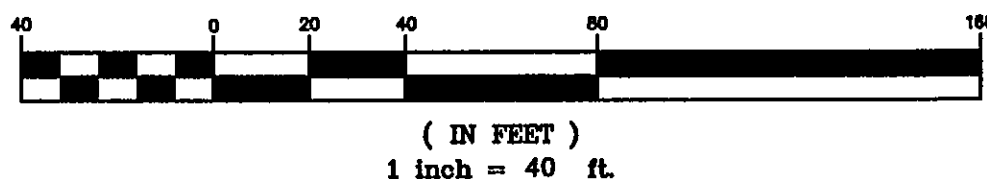
I, BJ Promer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Edward Lindsey, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 26th DAY OF August, 2008.

BJ Promer REG. #254274
NOTARY PUBLIC

MY COMMISSION EXPIRES May 31 2009

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.

GRAPHIC SCALE



CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	202.91'	325.00'	104.88'	N30°45'39"W	199.63'	35°46'20"

APPROVED: [Signature]
AGENT, CITY OF ROANOKE PLANNING COMMISSION

8/26/08

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 3:19 O'CLOCK P.M. ON THIS 26 DAY OF August, 2008, IN MAP BOOK 1, PAGE 3384.

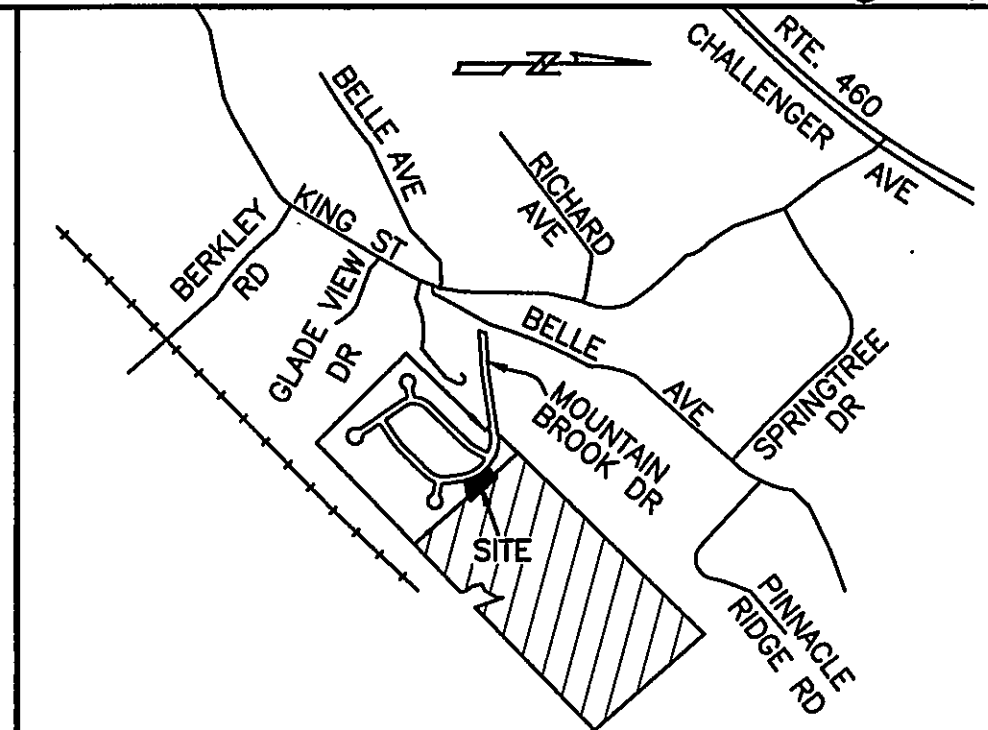
TESTE: BRENDA S. HAMILTON

[Signature]
CLERK
DEPUTY CLERK

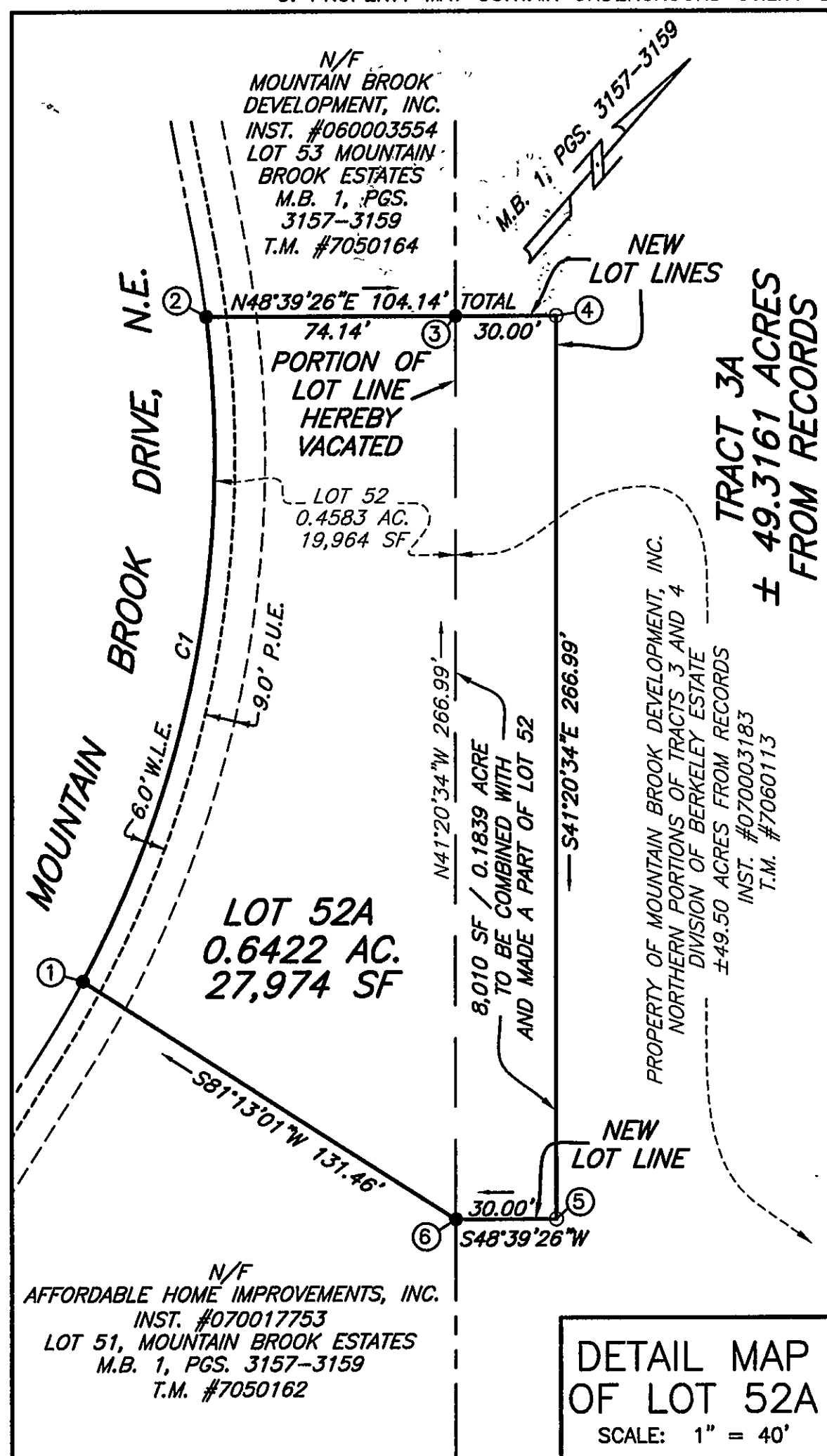
NOTES:

- OWNER OF RECORD: MOUNTAIN BROOK DEVELOPMENT, INC.
LEGAL REFERENCES: INSTRUMENT #060003554;
MAP BOOK 1, PAGES 3157-3159
ORIGINAL TAX MAP #7050163
- OWNER OF RECORD: MOUNTAIN BROOK DEVELOPMENT, INC.
LEGAL REFERENCES: INSTRUMENT #070003183;
PLAT OF SURVEY BY T.P. PARKER & SON DATED MAY 20, 1974
ORIGINAL TAX MAP #7060113
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0167 G (REVISED DATE: SEPTEMBER 28, 2007)
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	6348.0725	7273.3350
2	6519.6181	7171.2322
3	6568.5911	7226.8937
4	6588.4079	7249.4168
5	6387.9626	7425.7777
6	6368.1457	7403.2546
1	6348.0725	7273.3350



VICINITY MAP
NO SCALE



DETAIL MAP
OF LOT 52A

SCALE: 1" = 40'

LEGEND

●	IRON PIN FOUND
○	IRON PIN SET
□	DEEDED CORNER
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.L.E.	WATER LINE EASEMENT

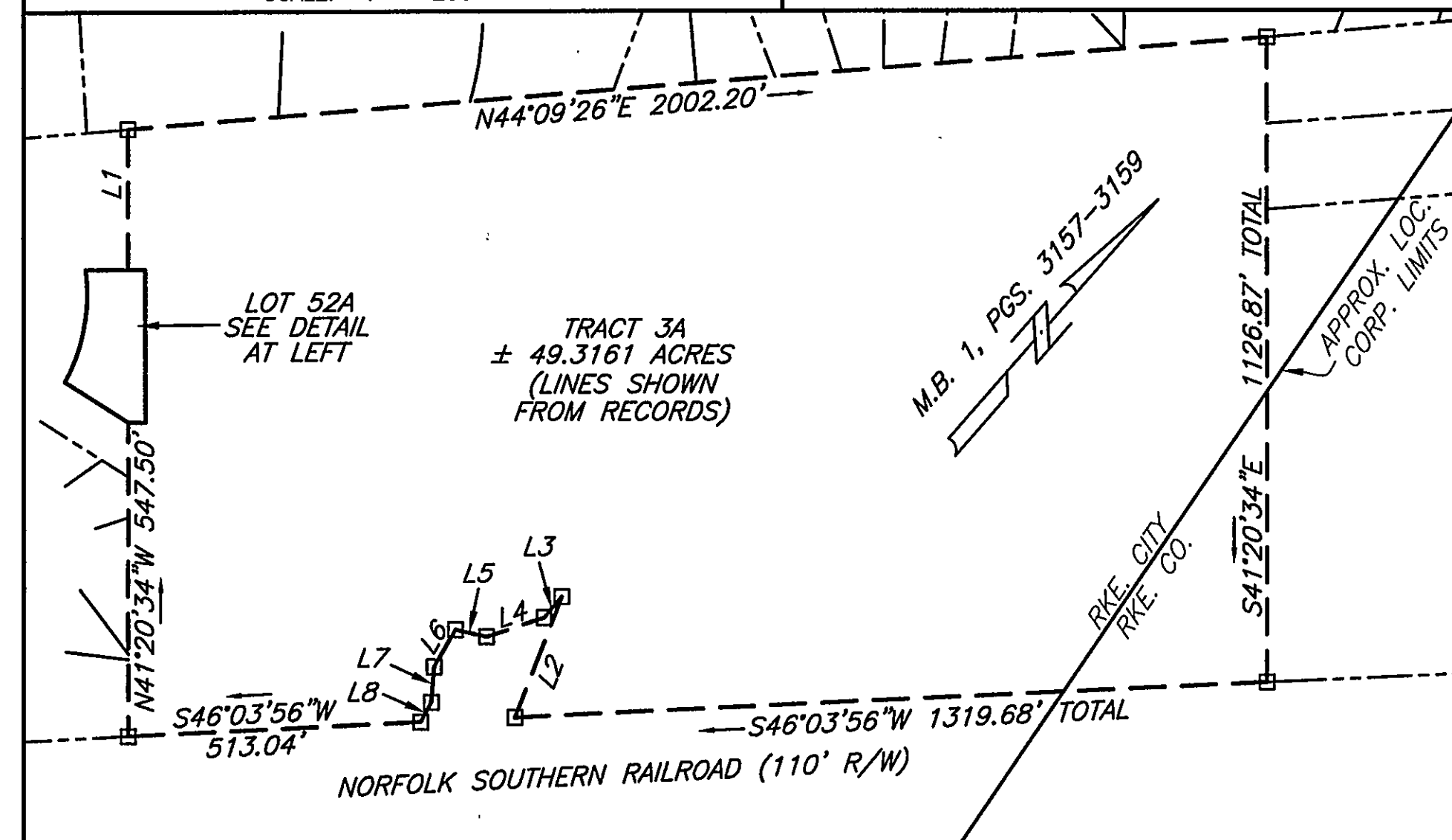
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian Casella
BRIAN J. CASELLA

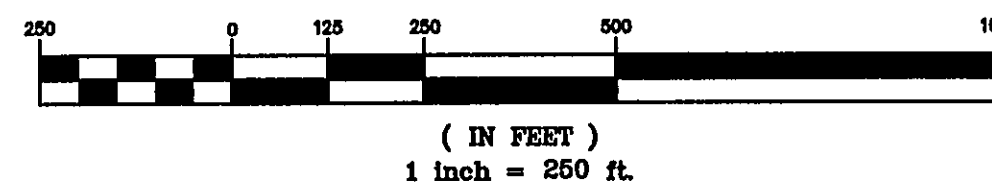
002806

OVERALL MAP OF TRACT 3A

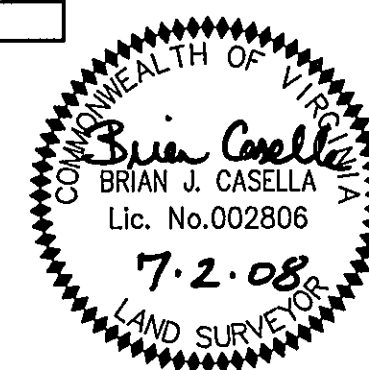
SCALE: 1" = 250'



GRAPHIC SCALE



LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°20'34"W	245.72'
L2	N19°55'57"W	225.39'
L3	S00°22'04"E	47.40'
L4	S30°31'56"W	106.00'
L5	S61°38'56"W	56.00'
L6	S11°14'04"E	75.00'
L7	S36°55'04"E	62.00'
L8	S12°54'04"E	39.16'



RESUBDIVISION PLAT FOR
MOUNTAIN BROOK DEVELOPMENT, INC.
BEING THE RESUBDIVISION OF
LOT 52

MOUNTAIN BROOK ESTATES
MAP BOOK 1, PAGES 3157-3159

AND
THE NORTHERN PORTIONS OF TRACTS 3 AND 4
DIVISION OF THE BERKELEY ESTATE
AS DESCRIBED IN INSTRUMENT #070003183
(± 49.50 ACRES FROM RECORDS)

CREATING HEREON

LOT 52A (0.6422 ACRE / 27,924 SF)

MOUNTAIN BROOK ESTATES
& TRACT 3A (±49.3161 ACRES FROM RECORDS)
DIVISION OF THE BERKELEY ESTATE
SITUATED ON MOUNTAIN BROOK DRIVE, N.E.

CITY OF ROANOKE, VIRGINIA
DATED JULY 2, 2008
JOB #R0810293.00
SHEET 1 OF 1



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

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