

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MOUNTAIN BROOK DEVELOPMENT, INC. IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 8 TO 1, INCLUSIVE, 13 THROUGH 16 TO 13, INCLUSIVE, 18 THROUGH 27 TO 18, INCLUSIVE (SHEET 3); 28 THROUGH 39, INCLUSIVE (SHEET 4); 48 THROUGH 56 TO 48, INCLUSIVE, 57 THROUGH 64 TO 57, INCLUSIVE (SHEET 5); AND BEING PORTIONS 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 IS SUBJECT TO A DEED OF TRUST RECORDED AT INSTRUMENT NUMBER 070006545.

THAT PATRICIA NEUHS IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 6 TO 9 TO 10 TO 7 TO 6 (SHEET 3), 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 070018117.

THAT SQUARE 1, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 11 THROUGH 14 TO 11, INCLUSIVE (SHEET 3), 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 080004140 AND IS SUBJECT TO A DEED OF TRUST RECORDED AT INSTRUMENT NUMBER 080004141.

THAT PETER W. BEARE AND GEORGIA E. BEARE ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 15 THROUGH 19 TO 15, INCLUSIVE (SHEET 3), 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 080005744.

THAT H. DAVID HOBACK AND MARIE B. HOBACK ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 40 THROUGH 47, INCLUSIVE (SHEET 4), AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENTS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBERS 070011074 AND 080003231 AND RESUBDIVIDED IN MAP BOOK 1, PAGE 3322. SAID PARCEL IS SUBJECT TO A DEED OF TRUST RECORDED AT INSTRUMENT NUMBER 080011100.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, 1,403 SQUARE FEET 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 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:

BY: Chad Brown ITS: Patricia Neuhs
MOUNTAIN BROOK DEVELOPMENT, INC.

BY: Patricia Neuhs
PATRICIA NEUHS

BY: P.W. Beare ITS: Geo
SQUARE 1, INC.

BY: P.W. Beare
PETER W. BEARE

BY: H. David Hoback
H. DAVID HOBACK

BY: Marie B. Hoback
MARIE B. HOBACK

BY: Georgia E. Beare
GEORGIA E. BEARE

BY: Marie B. Hoback
MARIE B. HOBACK

BY: Marie B. Hoback
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BY: Marie B. Hoback
MARIE B. HOBACK

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Melissa Broules, 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 23 DAY OF December, 2008.

Melissa Broules REG. # 340699
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/31/2009
Commissioned as Melissa Turner

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Melissa Broules, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Chad Brown, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 29 DAY OF December, 2008.

Melissa Broules REG. # 340699
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/31/2009
Commissioned as Melissa Turner

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, BJ Promen, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Patricia Neuhs, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 13 DAY OF January, 2009.

BJ Promen REG. # 254274
NOTARY PUBLIC
MY COMMISSION EXPIRES May 31 2009

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Peter W. Beare, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 22 DAY OF January, 2009.

Jessica L. Nash REG. # 353945
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/31/12

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Georgia E. Beare, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 22 DAY OF January, 2009.

Jessica L. Nash REG. # 353945
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/31/12

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: Philip C. Scuir 2/19/09
CITY ENGINEER, CITY OF ROANOKE
DATE
2/19/09
AGENT, CITY OF ROANOKE PLANNING COMMISSION

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT H. David Hoback, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9 DAY OF January, 2009.

Jessica L. Nash REG. # 353945
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-31-12

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Marie B. Hoback, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9 DAY OF January, 2009.

Jessica L. Nash REG. # 353945
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-31-12

NOTES:

- OWNERS OF RECORD, LEGAL REFERENCES, AND TAX MAP PARCEL NUMBERS ARE LISTED ON SHEET 6.
- 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 PLAT RESUBDIVIDES LOTS 1, 2, 3, 5, 6, 7, 8, 9, 11, 13, 15, 17, 23, 31, 33, 34, 36, 38, AND 45A AND DEDICATES 1,403 SF TOTAL TO THE CITY OF ROANOKE FOR PUBLIC STREET PURPOSES.
- PROPERTY IS IN F.E.M.A. DEFINED ZONES X UNSHADED. THIS OPINION IS BASED UPON AN EXAMINATION OF F.E.M.A. MAP #'S 51161C0167 G (EFFECTIVE DATE: SEPT. 28, 2007) AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- UNLESS OTHERWISE NOTED, EXISTING EASEMENTS SHOWN ON THIS PLAT WERE DEDICATED ON MOUNTAIN BROOK ESTATES, MAP BOOK 1, PAGES 3157-3159.
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

LEGEND

●	IRON PIN FOUND
○	IRON PIN SET
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PUB.	PUBLIC
S.D.E.	SIGHT DISTANCE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
N.T.S.	NOT TO SCALE
⊙	LIGHT POLE
⊙	OWNERSHIP, LEGAL, AND TAX PARCEL INFORMATION IS ON SHEET 6

PLAT OF SURVEY SHOWING THE RESUBDIVISION OF LOTS 1, 2, 3, 5, 6, 7, 8, 9, 11, 13, 15, 17, 23, 31, 33, 34, 36, AND 38

MOUNTAIN BROOK ESTATES

MAP BOOK 1, PAGES 3157-3159 AND LOT 45A

MOUNTAIN BROOK ESTATES

AS SHOWN ON MAP BOOK 1, PAGE 3322

CREATING HEREON

LOTS 1A, 2A, 3A, 5A, 6A, 7A, 8A, 9A, 11A, 13A, 15A, 17A, 23A, 31A, 33A, 34A, 36A, 38A, AND LOT 45A1

MOUNTAIN BROOK ESTATES

AND DEDICATING 1,403 SF TOTAL FOR PUBLIC STREET PURPOSES SITUATED ON MOUNTAIN BROOK DRIVE, N.E., SAVANNAH DRIVE, N.E., NICHOLAS COURT, N.E., AND SKYLAR COURT, N.E.

CITY OF ROANOKE, VIRGINIA
DATED SEPTEMBER 19, 2008

JOB #R0500378.00
SHEET 1 OF 6

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

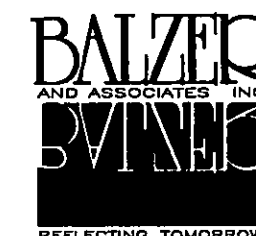
Brian J. Casella
BRIAN J. CASELLA 002806



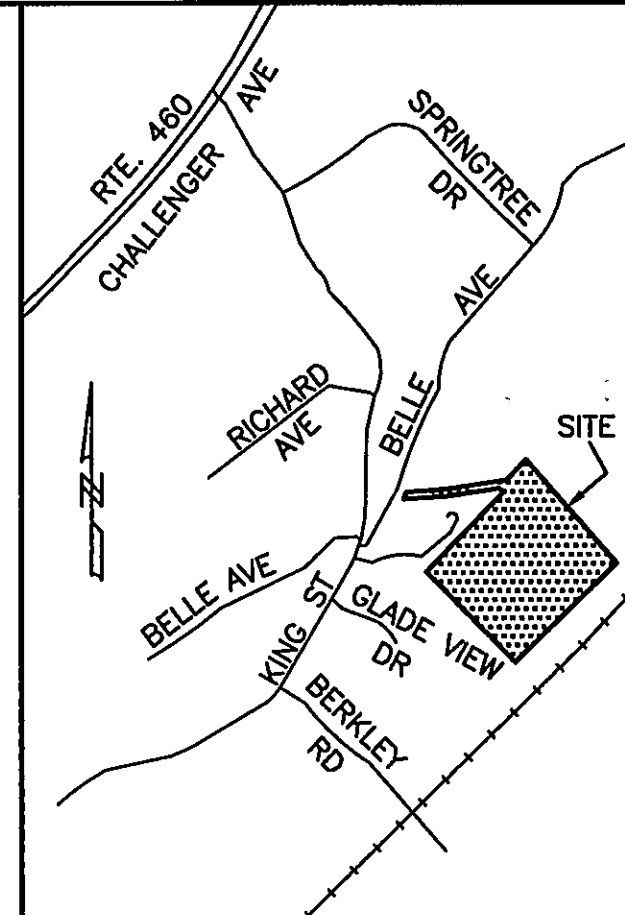
TEL: 540-772-9580 FAX: 540-772-8050

PLANNERS ARCHITECTS ENGINEERS SURVEYORS

Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



PLANNERS ARCHITECTS ENGINEERS SURVEYORS



VICINITY MAP
NO SCALE