

NOTES

- Approval hereof by the Roanoke County Subdivision Agent is for purpose 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 resubdivision.
- This plat is subject to information which may be disclosed by a Title Report.
- The streets serving these lots are private (unless otherwise noted) 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 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 to the state system shall be provided with funds other than those administered By the Virginia Department of Transportation.
- Open space shown hereon shall be dedicated to the Homeowners' Association. The maintenance of the open space shall be the responsibility of the Homeowners' Association.
- The private streets shown hereon do not meet Roanoke County Standards for school bus service.
- Roanoke County shall not provide trash pickup on the private streets.
- Private streets shown hereon shall be dedicated to the Homeowners' Association. The maintenance of the private streets shall be the responsibility of the Homeowners' Association.
- On-street parking is prohibited on at lease one side of each street.
- The Homeowners' Association or property owner of this development shall assume the maintenance responsibility of the storm drainage system and of the stormwater management facility located therein, and contained within an easement properly dedicated.
- A small portion of this property, as shown, lies within the limits of a 100 year flood boundary as designated by FEMA map no. 51161 C0022 D (Zone AE): the remainder of the property (Lots 1 thru 16) does not lie within the limits of a 100 year flood boundary (Zone X).

OWNER'S CERTIFICATE AND NOTARIZATION

KNOW ALL MEN BY THESE PRESENTS, that, Brookfield Place, LLC, LR# 200215123, is the owner of the property shown on this plat of survey bounded by corners 1, 2, 10, 11, 12, to 1 inclusive, by virtue of the deed referenced above. The platting and subdivision of the described land as shown on this plat and the dedication of all water, sewer and storm drainage easements to the Roanoke County Board of Supervisors, is made with the free consent and in accordance with the desire of the undersigned owner and in accordance with Virginia Code Sections 15.2-2240 - 15.2-2279 and The County of Roanoke Subdivision Ordinance.

The said owners do by virtue of this plat, dedicate in fee simple to The County of Roanoke all of the land embraced within the 30' wide strip along Brookfield Rd. and all easements within said boundary are hereby dedicated for public use, unless otherwise noted.

I, the undersigned do hereby certify that the resubdivision as shown hereon, is with the free will and consent of Brookfield Place, LLC, and that the old line as shown is to be vacated.

Todd W. Ross 9/23/02
 Brookfield Place, LLC Date
 Todd W. Ross, Member

State of Virginia
 of Roanoke

I, Marie J. Johnson a Notary Public in and for the aforesaid State do hereby certify that Todd W. Ross, whose name is signed to the foregoing writing, has personally appeared before me and acknowledged the same in my aforesaid jurisdiction on this 23rd day of September 2002.

My Commission Expires October 31, 2003

Marie J. Johnson 09/23/02
 Notary Public Date

OWNER'S CERTIFICATE AND NOTARIZATION

KNOW ALL MEN BY THESE PRESENTS, that, William D. Bailey and Elizabeth A. Bailey (Deed Bk 1200, Pg 1893 & Deed Bk 966, Pg 744), are the owners of the property shown on this plat of survey bounded by corners 2, 3, 4, 5, 6, 7, 8, 9, 10, to 2, inclusive, by virtue of the deed referenced above. The platting and subdivision of the described land as shown on this plat and the dedication of all water, sewer and storm drainage easements to the Roanoke County Board of Supervisors, is made with the free consent and in accordance the desire of the undersigned owners and in accordance with Virginia Code Sections: 15.2-2240 - 15.2-2279 and the County of Roanoke Subdivision Ordinance.

The said owners do by virtue of the recordation of this plat, dedicate in fee simple to The County of Roanoke all easements, bounded by corners 13 thru 33 and back to 13, inclusive, within the said boundary are hereby dedicated for public use, unless otherwise noted.

William D. Bailey 9-23-02
 William D. Bailey Date

Elizabeth A. Bailey 9-23-02
 Elizabeth A. Bailey Date

State of Virginia
 of Roanoke

I, Marie J. Johnson a Notary Public in and for the aforesaid State do hereby certify that the above whose name is signed to the foregoing writing, has personally appeared before me and acknowledged the same in my aforesaid jurisdiction on this 23rd day of September 2002.

My Commission Expires October 31, 2003

Marie J. Johnson 09/23/02
 Notary Public Date

John J. Murphy 9-26-2002
 Approved by the Roanoke County Subdivision Agent Date

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE ~~CITY~~ OF ROANOKE, VIRGINIA, THIS MAP PRESENTED ON THIS 27 DAY OF Sept 2002 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERE TO ANNEXED ADMITTED TO RECORD 9:11 O'CLOCK AM.

TESTE: STEVEN A. MCGRAW CLERK
 BY: Nobal Gibson Deputy CLERK

CORNERSTONE LAND SURVEYING, INC.
 250 SOUTH MAIN STREET
 P. O. BOX 779
 ROCKY MOUNT, VIRGINIA 24151
 540-489-3590

PLAT OF SUBDIVISION
 SHOWING
BROOKFIELD PLACE
 BEING THE PROPERTY OF
 BROOKFIELD PLACE, LLC
 LOCATED IN
 HOLLINS MAGISTERIAL DISTRICT
 ROANOKE COUNTY, VIRGINIA
 SEPTEMBER 12, 2002

John T. R. Rollins
 9-12-02

SHEET
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