

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RUSSLLEN FARMS DEVELOPMENT, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, ROANOKE COUNTY TAX PARCEL #056.03-02-37.01 AND #056.03-05-10.01 AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT NUMBER 200200757.

RUSSLLEN FARMS DEVELOPMENT, LLC DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

RUSSLLEN FARMS DEVELOPMENT, LLC BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS BEING 0.551 AC. WITHIN FOXFIELD COURT.

RUSSLLEN FARMS DEVELOPMENT, LLC BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC WATERLINE RIGHTS AND EASEMENTS AND ALL PUBLIC 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.

RUSSLLEN FARMS DEVELOPMENT, LLC BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC UTILITY EASEMENTS.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR 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 ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

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

RUSSLLEN FARMS DEVELOPMENT, LLC

BY: Brad Graham

ITS: Dr. G. L. I. ...

DATE: 1/6/17

BRAD GRAHAM

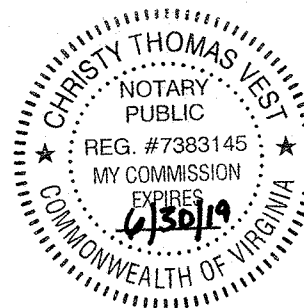
PRINT NAME

STATE OF VIRGINIA

City of Roanoke  
I, Christy Thomas Vest, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Brad Graham, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6<sup>th</sup> DAY OF January, 2017.

Christy Thomas Vest REG. # 7383145  
NOTARY PUBLIC

MY COMMISSION EXPIRES 6/30/19



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 RESUBDIVISION.

APPROVED:

Steven A. McGraw  
AGENT, ROANOKE COUNTY PLANNING COMMISSION

7/10/17  
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT 11:42 O'CLOCK A.M. ON THIS 10 DAY OF July, 2017, IN INSTRUMENT No.

TESTE: STEVEN A. MCGRAW, Clerk  
CLERK

Robert W. ...  
DEPUTY CLERK

# NOTES:

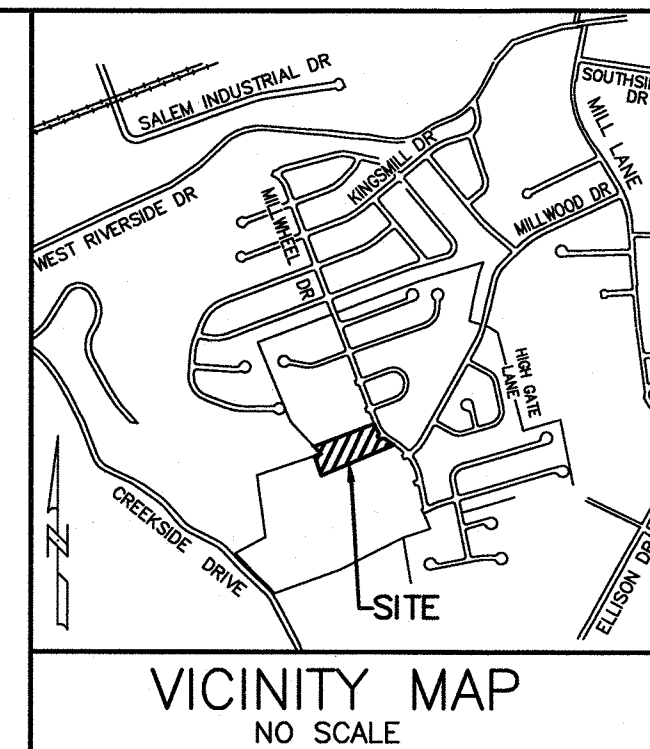
- OWNER OF RECORD: RUSSLLEN FARMS DEVELOPMENT, LLC  
LEGAL REFERENCES: INSTRUMENT #200200757, PLAT INSTRUMENT #201206318  
PLAT INSTRUMENT #201204979, PLAT INSTRUMENT #200313826  
PLAT INSTRUMENT #200710235  
PLAT INSTRUMENT #200609996  
T.M. #056.03-02-37.01-0000 & #056.03-05-10.01-0000
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP PANEL #51161C0139G (REVISED DATE: 9/28/07) THIS OPINION IS BASED UPON A REVIEW OF SAID MAP AND HAS NOT BEEN VERIFIED BY FIELD ELEVATIONS.
- PROPERTIES ARE CURRENTLY ZONED: R-1  
SETBACKS SHOWN HEREON BASED ON ROANOKE COUNTY CODE SECTION 30-82-12, SINGLE FAMILY, DETACHED (ZERO LOT LINE OPTION).
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- THE HOMEOWNERS ASSOCIATION AND/OR LOT OWNERS OF THIS SUBDIVISION SHALL SHARE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT AREA SHOWN ON THE PLAT OF "WOODS HILL at RUSSLLEN FARMS" SECTION 1 (PLAT INSTRUMENT #200710235) AND THE PRIVATE STORM DRAINAGE SYSTEM AND AREAS CONTAINED WITHIN THE PRIVATE DRAINAGE EASEMENTS.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

## VACATION OF PUBLIC WATERLINE AND SANITARY SEWER EASEMENT

THE WWA DOES HEREBY VACATE, QUITCLAIM AND RELEASE THAT HATCHED PORTION (SHOWN HEREON) OF THE EXISTING PUBLIC WATERLINE & SANITARY SEWER EASEMENT GRANTED IN P.B. 30, PG. 134 RECORDED IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA.

Robert W. ...  
WWA DIRECTOR OF ENGINEERING

7/07/2017  
DATE:

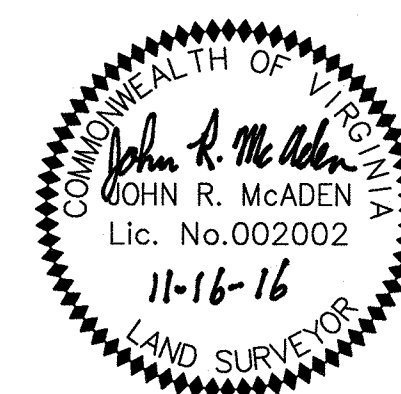


VICINITY MAP  
NO SCALE

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.

John R. McAden  
JOHN R. MCADEN

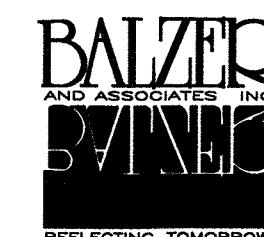
002002



## ACREAGE TABLE

3.436 ACRES, LOTS 91 THRU 110 + 0.551 ACRE IN RIGHT-OF-WAY DEDICATION FOR FOXFIELD COURT
<b>3.987 ACRES TOTAL FOR FOXFIELD AT RUSSLLEN FARMS, SECTION 6</b>
40.645 ACRES± FROM RECORDS, TRACT 2A1 INST. #201204979 - 3.987 ACRES TOTAL FOR FOXFIELD AT RUSSLLEN FARMS, SECTION 6 - 0.375 ACRE COMBINED WITH TRACT 2B T.M. #056.03-05-10.01-0000
<b>36.283 ACRES TOTAL REMAINING TRACT 2A1A TAX MAP #056.03-02-37.01-0000</b>
9.791 ACRES± FROM RECORDS, TRACT 2B T.M. #056.03-05-10.01-0000 + 0.375 ACRE COMBINED WITH TRACT 2B T.M. #056.03-05-10.01-0000 - 0.003 ACRE ADDED TO LOT 91
<b>10.163 ACRES TOTAL REMAINING TRACT 2B1 TAX MAP #056.03-05-10.01-0000</b>

PLAT OF SURVEY  
SHOWING A ZERO LOT LINE SUBDIVISION  
OWNED BY RUSSLLEN FARMS  
DEVELOPMENT, LLC  
TO BE KNOWN AS  
**FOXFIELD AT RUSSLLEN FARMS**  
SECTION 6  
CREATING HEREON  
LOTS 91 THROUGH 110  
TRACT 2A1A - 36.283 ACRES FROM RECORDS  
TRACT 2B1 - 10.163 ACRES FROM RECORDS  
SITUATED ALONG MILLWHEEL DRIVE  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
DATED NOVEMBER 16, 2016  
JOB #R1400109.00  
SCALE: 1" = 40'  
SHEET 1 OF 2



DRN: SCB  
CHK: JRM

TEL: 540-772-9580 FAX: 540-772-8050  
**PLANNERS ARCHITECTS ENGINEERS SURVEYORS**  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

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• ENGINEERS • SURVEYORS