

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RUSSLER FARMS DEVELOPMENT, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 TO 9 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT #200200757 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA. SAID PROPERTY IS SUBJECT TO A CERTAIN DEED OF TRUST TO SALEM BANK AND TRUST, NA BENEFICIARY AND STEPHEN M. YOST, TRUSTEE, AND RECORDED BY INSTRUMENT #200200760 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA.

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCE.

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO AND VESTS IN THE COUNTY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT AND SET APART FOR STREETS. ALL OF THE EASEMENTS SHOWN HEREON FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY ARE HEREBY DEDICATED FOR PUBLIC USE, UNLESS OTHERWISE NOTED. ALL WATER AND SANITARY SEWER EASEMENTS ARE HEREBY DEDICATED TO THE WESTERN VIRGINIA WATER AUTHORITY FOR THEIR USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, ON THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, THEIR HEIRS, DEVISES, SUCCESSORS, AND ASSIGNS MAY OR MIGHT HAVE AGAINST SAID COUNTY OF ROANOKE OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINE ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID COUNTY OF ROANOKE OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

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

Joe C. Thomas
RUSSLER FARMS DEVELOPMENT, LLC
AUTHORIZED AGENT, INSTRUMENT #200200757

9/22/05
DATE

Stephen M. Yost
SALEM BANK AND TRUST, NA
BENEFICIARY, INSTRUMENT #200200760

9-23-05
DATE

Stephen M. Yost
STEPHEN M. YOST
TRUSTEE, INSTRUMENT #200200760

9-23-05
DATE

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTIES.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
3. THE SUBJECT PROPERTY IS A 4.957 ACRE TRACT AS CREATED BY THE RECORDATION OF P.B. 28, Pg. 139 AND OFFICIALLY RECOGNIZED BY THE COUNTY OF ROANOKE AS TAX PARCEL #56.03-02-43.2, THE LEGAL PROPERTY REFERENCES ARE DESCRIBED AS:
 - * INSTRUMENT #200200757 --- BEING CONVEYANCE OF PROPERTY TO RUSSLER FARMS DEVELOPMENT, LLC.
 - * RESUBDIVISION PLAT FOR RUSSLER FARMS DEVELOPMENT, LLC --- P.B. 25, Pg. 37
 - * RECORDATION OF SECTION 1, FOXFIELD AT RUSSLER FARMS --- P.B. 25, Pg. 167
 - * RECORDATION OF SECTION 1, RIVER OAKS AT RUSSLER FARMS --- P.B. 26, Pg. 71
 - * RECORDATION OF SECTION 2, FOXFIELD AT RUSSLER FARMS --- P.B. 27, Pg. 38
 - * RECORDATION OF SECTION 2, RIVER OAKS AT RUSSLER FARMS --- P.B. 28, Pg. 139
4. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. THIS PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE X UNSHADED. SEE F.E.M.A. MAP 51161C0039 WITH AN EFFECTIVE DATE OF OCTOBER 18, 1995.
6. PROPERTY IS CURRENTLY ZONED R-1.
7. PARKING REQUIREMENTS FOR THE LOTS CREATED HEREON SHALL CONFORM TO THE COUNTY OF ROANOKE ZONING ORDINANCE AS SPECIFIED IN SEC. 30-91-9. THIS SECTION STATES THAT FOR EACH SINGLE FAMILY DWELLING, TWO (2) OFF-STREET SPACES SHALL BE PROVIDED.
8. THE PRIVATE DRIVEWAYS FOR LOTS 45 AND 66 SHALL BE PROVIDED OFF OF THE PROPOSED CUL-DE-SAC AND SHALL NOT BE ACCESSED OFF OF MILLWHEEL DRIVE DUE TO SIGHT DISTANCE LIMITATIONS.
9. 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 THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION.
10. THE LOTS CREATED BY THE RECORDATION OF THIS SUBDIVISION PLAT SHALL BECOME MEMBERS OF THE RUSSLER FARMS HOMEOWNERS ASSOCIATION, INC. WHICH IS RESPONSIBLE FOR THE PRIVATE SWM FACILITIES, COMMUNITY CENTER, ETC. THE LOTS WILL ALSO BECOME MEMBERS OF AN ADDITIONAL HOMEOWNERS ASSOCIATION THAT WILL BE RESPONSIBLE FOR THE MAINTENANCE, CARE, ETC OF THE INDIVIDUAL LAWNS, WALL, PRIVATE DRAINAGE SYSTEMS, ETC THAT ARE REQUIRED DUE TO BEING A ZERO LOT-LINE SUBDIVISION.

STATE OF VIRGINIA

City OF Salem, TO WIT:
I, John A. Bradshaw Jr., A NOTARY PUBLIC
IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT
Joe C. Thomas WHOSE NAME IS SIGNED
TO THE FOREGOING WRITING DATED 9/22/, 2005,
HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY
AND STATE AND ACKNOWLEDGED THE SAME ON 9/22/, 2005.
MY COMMISSION EXPIRES 11/31/2006

John A. Bradshaw Jr.
NOTARY PUBLIC

STATE OF VIRGINIA

City OF Salem, TO WIT:
I, John A. Bradshaw Jr., A NOTARY PUBLIC
IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT
J. Chris Conner WHOSE NAME IS SIGNED
TO THE FOREGOING WRITING DATED 9/22/, 2005,
HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY
AND STATE AND ACKNOWLEDGED THE SAME ON 9/23/, 2005.
MY COMMISSION EXPIRES 11/31/2006

John A. Bradshaw Jr.
NOTARY PUBLIC

STATE OF VIRGINIA

City OF Salem, TO WIT:
I, John A. Bradshaw Jr., A NOTARY PUBLIC
IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT
Stephen M. Yost WHOSE NAME IS SIGNED
TO THE FOREGOING WRITING DATED 9/23/, 2005,
HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY
AND STATE AND ACKNOWLEDGED THE SAME ON 9/23/, 2005.
MY COMMISSION EXPIRES 11/31/2006

John A. Bradshaw Jr.
NOTARY PUBLIC

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:

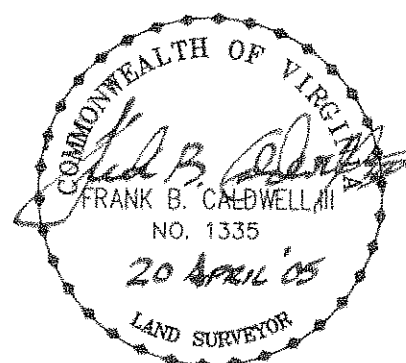
John J. Murphy
AGENT, ROANOKE COUNTY PLANNING COMMISSION

9-28-05
DATE

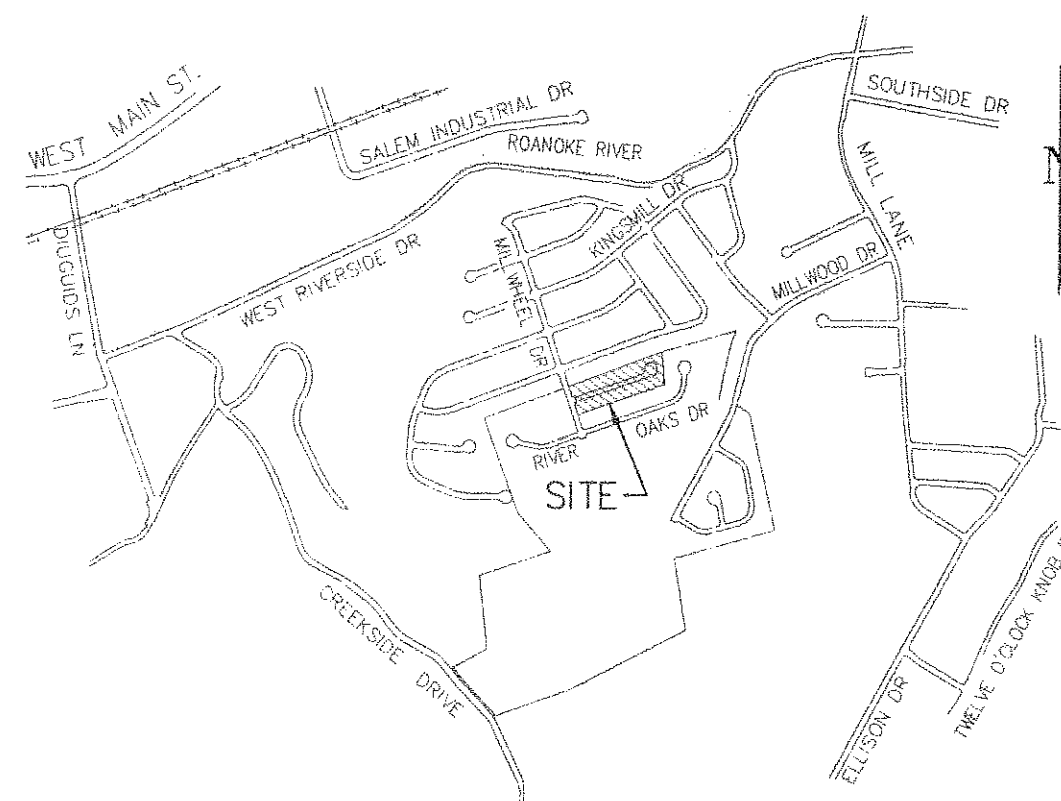
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA
THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT
THERE TO ATTACHED ADMITTED TO RECORD AT 12:34 O'CLOCK P.M. ON
THIS 28 DAY OF Sept., 2005.

TESTE: STEVEN A. McGRAW
CLERK

BY: John J. Murphy
DEPUTY CLERK



VICINITY MAP



SUBDIVISION PLAT
for
**THE VILLAS at
RIVER OAKS**

BEING A ZERO LOT LINE SUBDIVISION

Property of
RUSSLER FARMS DEVELOPMENT, LLC

SITUATE OFF OF MILLWHEEL DRIVE
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, NW P.O. Box 6260 ROANOKE, VIRGINIA 24017
(540) 366-3400 Fax: (540) 366-8702 E-Mail: CWAROANOKE@AOL.COM

Drawn: J.V.J.
Checked: F.B. Caldwell, III
Field Book: Russler Farms

Date: April 20, 2005
W.O. No.: 01-0090
SHT. 1 OF 3