

06276rp03-sheet 1.plt

KNOW ALL MEN BY THESE PRESENTS, TO WIT:  
THAT MAPLE LEAF FARMS, LLC, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 6 INCLUSIVE TO 1, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED NOVEMBER 20, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN INSTRUMENT #060019310.  
WHICH SAID PROPERTY IS SUBJECT TO A CERTAIN DEED OF TRUST TO WILLIAM S. CLARK AND SUSAN K. STILL TRUSTEES, SECURING HOMETOWN BANK, BENEFICIARY, DATED JUNE 6, 2007 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #070008838.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY ALL SANITARY SEWER RIGHTS AND EASEMENTS WITHIN AND OUTSIDE SAID PROPERTY AND ALL WATERLINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A SEWER AND/OR WATER 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.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO THE CITY OF ROANOKE ALL OF THE DRAINAGE EASEMENTS WITHIN AND OUTSIDE SAID PROPERTY UNLESS NOTED AS PRIVATE AND ALL PUBLIC UTILITY EASEMENTS SHOWN FOR PUBLIC USE.

THE ABOVE DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS CONTAINING 1.849 ACRES IN GRANDIN ROAD EXTENSION, S.W. & MAPLE LEAF DRIVE, S.W., MAPLE LEAF COURT, S.W. & GREENLACE CIRCLE, S.W.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS 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, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 31<sup>ST</sup> DAY OF JULY 2007.

BY: Chuck Saml President  
MAPLE LEAF FARMS, LLC, ITS  
BY: Susan K. Still TRUSTEE  
HOMETOWN BANK, BENEFICIARY

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, LARRY T. OGLE, JR., A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT CAL SAUNDERS, FOR MAPLE LEAF FARMS, LLC, OWNER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JULY 31, 2007, 2007.

MY COMMISSION EXPIRES 05/31/2010 REGISTRATION # 7023385

Larry T. Ogle, Jr.  
NOTARY PUBLIC

STATE OF VIRGINIA

CITY OF ROANOKE

I, Vetta W. Bayse, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT SUSAN K. STILL, TRUSTEE WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON August 1, 2007.

MY COMMISSION EXPIRES 1/31/09 REGISTRATION # 357040

Vetta W. Bayse  
NOTARY PUBLIC

STATE OF VIRGINIA

CITY OF ROANOKE

I, Leslie M. Pruitt, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT SUSAN K. STILL, FOR HOMETOWN BANK, BENEFICIARY WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON August 1st, 2007.

MY COMMISSION EXPIRES 9/30/07 REGISTRATION # 335294

Leslie M. Pruitt  
NOTARY PUBLIC

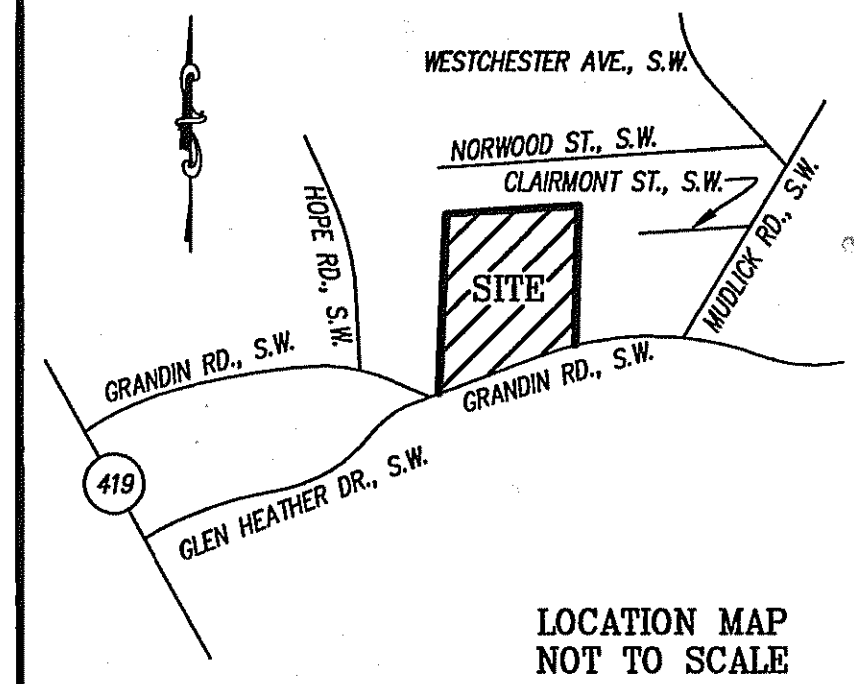
20' SANITARY SEWER EASEMENT LINE TABLE (S.S.E.)		
LINE	BEARING	DISTANCE
S1-S2	N 05°43'45" W	594.18'
S1-S10	N 05°43'45" W	194.18'
S10-S2	N 05°43'45" W	400.00'
S2-S3	N 25°59'46" E	73.42'
S3-S4	N 30°07'30" E	61.27'
S4-S5	N 02°31'40" W	212.35'
S5-S6	N 03°42'09" E	82.86'
S7-S3	N 59°52'30" W	100.94'
S9-S10	S 87°36'00" W	110.27'

20' WATERLINE EASEMENT LINE TABLE (W.L.E.)		
LINE	BEARING	DISTANCE
W1-W2	N 83°43'53" E	38.16'
W2-W3	N 64°55'01" E	85.03'

20' PUBLIC & PRIVATE DRAINAGE & STORMWATER MANAGEMENT ACCESS EASEMENT LINE TABLE (D.E. & S.W.M.E.)		
LINE	BEARING	DISTANCE
D1-D2	N 05°43'45" W	292.96'
D2-D3	N 05°43'45" W	212.96'
D3-D4	N 30°07'30" E	55.61'
D4-D5	N 30°07'30" E	54.20'
D5-D24	N 42°25'21" E	50.00'
D6-D7	N 32°20'40" W	129.10'
D7-D2	N 56°09'05" W	81.11'
D8-D4	N 59°52'30" W	91.86'
D9-D10	S 12°30'54" E	182.19'
D10-D11	N 86°49'59" W	20.77'
D11-D12	N 12°30'54" W	109.04'
D12-D13	S 77°29'06" W	20.00'
D13-D14	N 12°30'54" W	50.00'
D14-D9	N 53°49'02" E	43.67'
D10-D15	S 12°30'54" E	85.25'
D15-D16	N 78°38'41" E	70.54'
D16-D17	S 11°10'32" E	48.85'
D17-D18	S 78°49'28" W	163.69'
D18-D19	N 76°12'05" W	41.11'
D18-D5	N 76°12'05" W	20.27'
D5-D19	N 76°12'05" W	20.84'
D19-D20	N 02°31'40" W	31.23'
D20-D21	N 04°05'19" W	81.54'
D21-D22	N 87°28'20" E	2.22'
D22-D23	N 02°31'40" W	32.65'
D23-D11	S 86°49'59" E	89.22'

\* DENOTES CHORD BEARING & DISTANCE

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	4541.04172	4243.31731
2	5273.31244	4169.85080
3	5396.94970	4785.49628
4	4612.23054	4818.38576
5	4581.96080	4702.19960
6	4525.98321	4356.45686
1	4541.04172	4243.31731
TOTAL AREA = 10.743 AC. (467,963 S.F.)		



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	637.22'	120.24'	60.30'	120.06'	N 75°23'51" E	10°48'42"
C2	197.70'	115.78'	59.61'	114.14'	S 82°25'07" E	33°33'22"
C3	175.00'	88.72'	45.33'	87.77'	S 84°40'25" E	29°02'45"
C4	175.00'	30.89'	15.49'	30.85'	S 75°12'29" E	10°06'52"
C5	175.00'	57.82'	29.18'	57.56'	S 89°43'51" E	18°55'54"
C6	30.00'	51.76'	35.03'	45.57'	N 31°22'42" E	98°51'00"
C7	225.00'	25.78'	12.91'	25.77'	N 21°19'46" W	6°33'56"
C8	275.00'	78.11'	39.32'	77.85'	S 16°28'30" E	16°16'28"
C9	15.00'	22.01'	13.52'	20.09'	N 50°22'08" W	84°03'44"
C10	25.00'	22.39'	12.01'	21.65'	S 61°56'28" W	51°19'04"
C11	55.00'	271.31'	44.04'	68.75'	S 02°24'00" E	282°38'08"
C12	55.00'	78.01'	47.19'	71.63'	N 76°54'48" E	81°15'44"
C13	55.00'	57.65'	31.79'	55.05'	S 32°25'40" E	60°03'20"
C14	55.00'	57.65'	31.79'	55.05'	S 27°37'40" W	60°03'20"
C15	55.00'	78.01'	47.19'	71.63'	N 81°42'48" W	81°15'44"
C16	25.00'	22.39'	12.01'	21.65'	S 66°44'28" E	51°19'04"
C17	15.00'	23.56'	15.00'	21.21'	N 42°36'00" E	90°00'00"
C18	225.00'	24.92'	12.47'	24.91'	N 05°34'24" W	6°20'47"
C19	15.00'	24.20'	15.65'	21.66'	N 54°57'40" W	92°25'45"
C20	25.00'	22.39'	12.01'	21.65'	S 53°09'56" W	51°19'04"
C21	25.00'	12.11'	6.17'	11.99'	S 64°57'04" W	27°44'47"
C22	25.00'	10.29'	5.22'	10.21'	S 39°17'32" W	23°34'18"
C23	55.00'	271.31'	44.04'	68.75'	S 11°10'32" E	282°38'08"
C24	55.00'	69.31'	40.11'	64.81'	N 63°36'28" E	72°12'09"
C25	55.00'	53.00'	28.76'	50.97'	S 52°41'13" E	55°12'29"
C26	55.00'	53.00'	28.76'	50.97'	S 02°31'15" W	55°12'29"
C27	55.00'	84.42'	53.06'	76.37'	S 74°05'43" W	87°56'27"
C28	55.00'	11.59'	5.82'	11.57'	N 55°53'46" W	12°04'36"
C29	25.00'	22.39'	12.01'	21.65'	S 75°31'00" E	51°19'04"
C30	15.00'	23.10'	14.55'	20.89'	S 34°42'14" W	88°14'28"
C31	275.00'	33.68'	16.86'	33.66'	N 05°54'30" W	70°10'01"
C32	225.00'	87.23'	44.17'	86.68'	S 13°30'22" E	22°12'44"
C33	225.00'	26.82'	13.42'	26.80'	S 05°48'52" E	6°49'43"
C34	225.00'	60.41'	30.39'	60.23'	S 16°55'14" E	15°23'01"
C35	275.00'	46.11'	23.11'	46.06'	N 19°48'31" W	9°36'26"
C36	30.00'	45.70'	28.61'	41.41'	S 58°38'41" E	87°16'45"
C37	627.22'	87.73'	43.94'	87.66'	N 73°42'31" E	80°05'51"
C38	50.00'	45.20'	24.27'	43.67'	N 53°49'02" E	51°47'29"

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED SEPTEMBER 20, 2006, COMMITMENT #FN-20294.
- IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE 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.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510130 0043 D, MAP #51161C0043 D, DATED OCTOBER 15, 1993. ZONE "X".
- THIS IS A RESUBDIVISION OF TAX #5080310.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, 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 CIRCUIT COURT OF THE CITY OF ROANOKE.
- 30' X 50' TEMPORARY TURNAROUND TO BE ABANDONED AT THE TIME OF THE EXTENSION OF GREENLACE CIRCLE.
- LANDSCAPING SHALL NOT INCLUDE ANY EVERGREEN TREE, SHRUB OR GROUND COVER, FENCE OR WALL, WHICH EXCEEDS A HEIGHT OF THIRTY (30) INCHES FROM GROUND LEVEL WITHIN A SIGHT DISTANCE EASEMENT.
- LOT 8 "WESTCHESTER ESTATES" PROPERTY OF MAPLE LEAF FARMS, LLC (INSTRUMENT #070001673) IS NOT A PART OF THIS SUBDIVISION "MAPLE LEAF FARMS" BUT IS SHOWN FOR PURPOSES OF GRANTING OFFSITE DRAINAGE, SANITARY SEWER, ACCESS AND STORMWATER MANAGEMENT EASEMENTS FOR THE DEVELOPMENT OF "MAPLE LEAF FARMS" AND MAY REQUIRE ADDITIONAL EASEMENTS AS NEEDED THRU SAID LOT FOR FINAL APPROVALS.
- THE DEVELOPER OF THIS SUBDIVISION SHALL ESTABLISH A HOMEOWNER'S ASSOCIATION WHICH WILL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT AREA AS SHOWN HEREON.

APPROVAL:

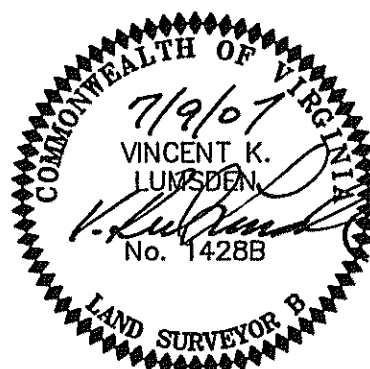
Chris Chittum 8/20/07  
AGENT, CITY OF ROANOKE PLANNING COMMISSION  
Paul Secum 8-02-07  
CITY ENGINEER, ROANOKE, VIRGINIA

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON August 3, 2007, AT 2:17 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON

Cindy Francisco  
DEPUTY CLERK



AREA SUMMARY

LOTS 1 THRU 25 = 8.894 ACRES (387,444 S.F.)  
R/W DEDICATION = 1.849 ACRES (80,519 S.F.)  
TOTAL AREA = 10.743 ACRES (467,963 S.F.)

PLAT SHOWING SUBDIVISION OF

10.743 ACRES

TAX #5080310

PROPERTY OF

MAPLE LEAF FARMS, LLC

INSTRUMENT #060019310 (M.B. 1, PG. 3708)

TO BE KNOWN AS

"MAPLE LEAF FARMS"

CREATING HEREON LOTS 1 THRU 25

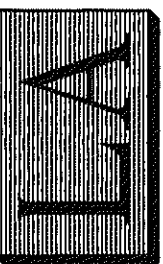
SITUATED ALONG GRANDIN ROAD EXTENSION, S.W.

CITY OF ROANOKE, VIRGINIA

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FAX: (540) 772-9445  
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW  
P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA



DATE: JULY 9, 2007  
COMM. NO.: 06-276  
SCALE: NONE

SHEET 1 OF 2

M.B. 1, PG. 3708