

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT RUSSELL FARMS LAND CO LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON
TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 16 TO 1, AND A PORTION
OF THE LAND CONVEYED TO SAID OWNER BY DEED IN INSTRUMENT NUMBER 202002438 WHICH
IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

THE SAID OWNER BY VIRTUE OF THE RECORDED OF THIS PLAT GRANTS TO THE WESTERN
VIRGINIA WATER AUTHORITY ALL PUBLIC WATERLINE RIGHTS AND EASEMENTS AND ALL PUBLIC SANITARY
SEWER EASEMENTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE,
OPERATE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TO-
GETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE
RIGHT OF INGRESS AND EGRESS THEREFROM 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 RECORDED 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 BY VIRTUE OF THE RECORDED 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 0.368 AC. WITHIN FOXFIELD LANE.

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 OWNER OR PROPRIETOR 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:

RUSSELL FARMS LAND CO LLC
BY: [Signature] ITS: [Signature]

STATE OF VIRGINIA

County of Roanoke

I, Steve Allen Patton, A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE DO HEREBY CERTIFY THAT Steve Allen Patton
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11th
DAY OF August, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES 7/31/22



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: [Signature] 9/1/21 DATE
AGENT, ROANOKE COUNTY PLANNING COMMISSION

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 11:54 O'CLOCK A.M. ON

THIS 2 DAY OF September, 2021, IN INSTRUMENT 202112715

TESTE: STEVENA MCGRAW, Clerk [Signature] DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: RUSSELL FARMS LAND CO LLC
2. LEGAL REFERENCE: INSTRUMENT #201706985, INSTRUMENT #202002438
3. OLD TAX MAP NUMBER: 056.03-05-10.01-0000
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY
EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADDED). SEE F.E.M.A. MAP PANEL #5116100139G
(EFFECTIVE DATE: SEPTEMBER 28, 2007) THIS OPINION IS BASED UPON A REVIEW OF SAID MAP
AND HAS NOT BEEN VERIFIED BY FIELD ELEVATIONS.
6. PROPERTIES ARE CURRENTLY ZONED: R1
SETBACKS SHOWN HEREON BASED ON ROANOKE COUNTY CODE SECTION 30-82-12, SINGLE
FAMILY, DETACHED (ZERO LOT LINE OPTION).
7. THE HOMEOWNERS ASSOCIATION AND/OR LOT OWNERS OF THIS SUBDIVISION SHALL SHARE
RESPONSIBILITIES OF THE STORMWATER MANAGEMENT AREA SHOWN ON THE
PLAT OF "WOODS HILL AT RUSSELL FARMS" SECTION 1 (PLAT INSTRUMENT #200710235) AND
THE PRIVATE STORM DRAINAGE SYSTEM AND AREAS CONTAINED WITHIN THE PRIVATE DRAINAGE EASEMENTS.

COORDINATE LIST (ASSUMED)		
Point	Northing	Easting
1	4300.029	3682.967
2	4300.029	3794.125
3	4437.787	3698.534
4	4407.802	3602.947
5	4351.461	3493.653
6	4298.987	3362.834
7	4428.064	3240.003
8	4370.848	3114.801
9	4848.012	3333.996
10	4707.648	3513.732
11	4769.283	3693.475
12	4506.969	3832.532
13	4682.570	3818.988
14	4848.743	3631.963
15	4631.187	3663.719
16	4818.915	3750.911
17	4584.855	3651.519
18	4550.795	3552.197
19	4528.405	3489.822
20	4508.458	3477.174
21	4453.259	3458.768
22	4476.967	3378.661
23	4516.988	3378.417
24	4531.700	3373.196
25	4593.335	3352.932
26	4593.335	3352.932
27	4604.371	3732.675

ACREAGE TABLE	
3.436 ACRES, LOTS 91 THRU 110	
+ 0.351 ACRES IN RIGHT-OF-WAY DEDICATION FOR FOXFIELD COURT	
3.387 ACRES TOTAL FOR FOXFIELD AT RUSSELL FARMS, SECTION 6	
10.645 ACRES+ FROM RECORDS, TRACT 2A1 INST. #201204979	
3.987 ACRES TOTAL FOR FOXFIELD AT RUSSELL FARMS, SECTION 6	
- 0.575 ACRES COMBINED WITH TRACT 2B T.M. #056.03-05-10.01-0000	
36.263 ACRES TOTAL REMAINING TRACT 2A1A	
TAX MAP #056.03-02-37.01-0000	
9.791 ACRES+ FROM RECORDS, TRACT 2B T.M. #056.03-05-10.01-0000	
+ 0.375 ACRES COMBINED WITH TRACT 2A T.M. #056.01-05-10.01-0000	
- 0.003 ACRES ADDED TO LOT 91	
10.163 ACRES TOTAL REMAINING TRACT 2B1	
TAX MAP #056.03-05-10.01-0000	
4.188 ACRES, LOT 1 THRU 9	
+ 0.568 ACRES IN RIGHT-OF-WAY DEDICATION FOR FOXFIELD LANE	
4.756 ACRES TOTAL FOR FOXFIELD AT RIVER OAKS, SECTION 3	
10.163 ACRES+ FROM RECORDS, TRACT 2B1 T.M. #056.03-05-10.01-0000	
- 4.756 ACRES TOTAL FOR RIVER OAKS, SECTION 3	
5.407 ACRES TOTAL REMAINING TRACT 2B1-A	
TAX MAP #056.03-05-10.01-0000	

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

[Signature]
JOHN R. MCGRAW

002002

PLAT OF SURVEY
SHOWING THE RESUBDIVISION
OF TRACT 2B1 - INSTRUMENT #201706985
OWNED BY RUSSELL FARMS LAND CO, LLC
CREATING A ZERO LOT LINE SUBDIVISION
TO BE KNOWN AS
RIVER OAKS
SECTION 3

CREATING HEREON LOTS 1 THROUGH 9 (4.188 AC.)
AND FOXFIELD LANE (0.568 AC.)
SITUATED ON MILLWHEEL DRIVE
CATAMBA MAGISTERAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED MARCH 31, 2021
JOHN R. MCGRAW
SCALE: 1"=40'

SHEET 1 OF 2

PLANNERS ARCHITECTS / ENGINEERS / SURVEYORS

ROANOKE / RICHMOND / NEW RIVER VALLEY / SPANGLERVILLE / VA
100 Corporate Center, Roanoke, Virginia 24010 Phone (800) 775-0680 / www.balzer.com

DRAWN BY: EJP
CHECKED BY: DSH

