

**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 8 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT #200200757 AND RECORDED IN THE CLERKS 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 CLERKS 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.

ALL OF THE EASEMENTS SHOWN HEREON FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY ARE HEREBY DEDICATED FOR PUBLIC USE, UNLESS OTHERWISE NOTED. THE SAID OWNER HEREBY DEDICATES TO THE WESTERN VIRGINIA WATER AUTHORITY AND IT'S ASSIGNS THE SANITARY SEWER EASEMENTS SHOWN HEREON.

THE SAID OWNER CERTIFIES THAT THEY OWN ADJOINING TAX PARCELS #56.03-02-37 AND #56.03-02-43.1 AND HEREBY DEDICATES TO THE COUNTY OF ROANOKE AND ITS ASSIGNS SUCH DRAINAGE EASEMENTS CROSSING THOSE TAX PARCELS AS PLATTED HEREON FOR PUBLIC 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, DEVISEES, 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:

Bradley M. Drake  
RUSSLER FARMS DEVELOPMENT, LLC  
AUTHORIZED AGENT, INSTRUMENT #200200757

5/16/05  
DATE

SALEM BANK AND TRUST, NA  
BENEFICIARY, INSTRUMENT #200200760

5/16/05  
DATE

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

5/16/05  
DATE

**NOTES:**

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTIES.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THE SUBJECT PROPERTY (4.742 ACRES) IS A RESUBDIVISION OF TAX PARCELS #56.03-2-43 AND #56.03-02-43.1 REFERENCE THE FOLLOWING SUBDIVISION PLATS FOR ANY ADDITIONAL PROPERTY DESCRIPTIONS OR EASEMENT LOCATIONS SHOWN HEREON:
  - \* 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
  - \* RESUBDIVISION PLAT FOR RUSSLER FARMS DEVELOPMENT, LLC --- P.B. 26, Pg. 143
  - \* 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
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 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.
- PROPERTY IS CURRENTLY ZONED R-1.
- 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 PARKING SPACES SHALL BE PROVIDED.
- 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.
- THE LOTS CREATED BY THE RECORDATION OF THIS SUBDIVISION PLAT SHALL BECOME MEMBERS OF THE RUSSLER FARMS HOMEOWNERS ASSOCIATION, INC. THIS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING PRIVATE STORMWATER MANAGEMENT EASEMENT SHOWN ON THIS PLAT.
- THIS SUBDIVISION CREATES A NEW 100-YEAR APPROXIMATED FLOODPLAIN. THIS FLOODPLAIN SHALL EXTEND ACROSS LOTS 45 THROUGH 53 AS INDICATED AND SHALL BE CONSIDERED AN OVERLAY TO THE ZONING RESTRICTIONS AS DELINEATED BY SEC. 30-74 OF THE THE COUNTY OF ROANOKE ZONING ORDINANCE.

**STATE OF VIRGINIA**

CITY OF SALEM, TO WIT:  
I, John A. Bradshaw, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT  
Bradley M. Drake, WHOSE NAME IS SIGNED  
TO THE FOREGOING WRITING DATED 5/16/05, 2005,  
HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY  
AND STATE AND ACKNOWLEDGED THE SAME ON 5/16/, 2005.  
MY COMMISSION EXPIRES 1/31/2006.

John A. Bradshaw  
NOTARY PUBLIC

**STATE OF VIRGINIA**

CITY OF SALEM, TO WIT:  
I, Doris S. Custer, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT  
J. Chris Canner, WHOSE NAME IS SIGNED  
TO THE FOREGOING WRITING DATED 5/16, 2005,  
HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY  
AND STATE AND ACKNOWLEDGED THE SAME ON 5/16, 2005.  
MY COMMISSION EXPIRES 08/31/2005.

Doris S. Custer  
NOTARY PUBLIC

**STATE OF VIRGINIA**

CITY OF SALEM, TO WIT:  
I, Wanda C. Proppert, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT  
Stephen M. Yost Trustee, WHOSE NAME IS SIGNED  
TO THE FOREGOING WRITING DATED May 16, 2005,  
HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY  
AND STATE AND ACKNOWLEDGED THE SAME ON May 16, 2005.  
MY COMMISSION EXPIRES 10-31-06.

Wanda C. Proppert  
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.

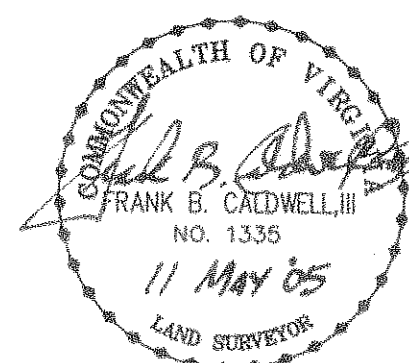
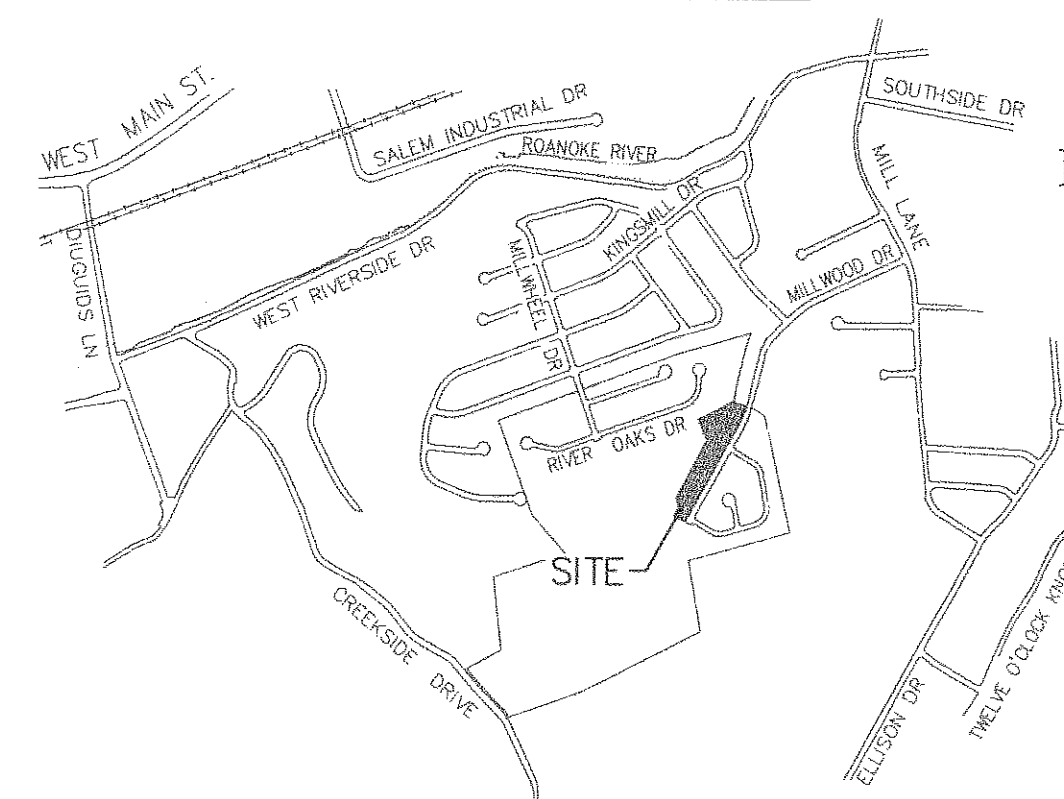
**APPROVED:**

Denise Swader 6/2/05  
AGENT, ROANOKE COUNTY PLANNING COMMISSION 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 15:31 O'CLOCK P.M. ON  
THIS 2 DAY OF June, 2005.

TESTE: STEVEN A. MCGRAW  
CLERK

BY: Frank B. Caldwell, III  
DEPUTY CLERK

**VICINITY MAP**

SUBDIVISION PLAT  
for  
**FOXFIELD at  
RUSSLER FARMS**  
SECTION 3

BEING A ZERO LOT LINE SUBDIVISION

Property of  
**RUSSLER FARMS DEVELOPMENT, LLC**

situate MILLWOOD 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: May 11, 2005

W.O. No.: 01-0090

SHT. 1 OF 2