

**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 15 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.

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:

RUSSLER FARMS DEVELOPMENT, LLC  
AUTHORIZED AGENT, INSTRUMENT #200200757

DATE

SALEM BANK AND TRUST, NA  
BENEFICIARY, INSTRUMENT #200200760

DATE

STEPHEN M. YOST  
TRUSTEE, INSTRUMENT #200200760

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 RESIDUAL ACREAGE (19.862 ACRES) AS CREATED BY THE RECORDATION OF P.B. 27, Pg. 38 AND OFFICIALLY RECOGNIZED BY THE COUNTY OF ROANOKE AS TAX PARCEL #56.03-02-43. 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
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. THE HOMEOWNERS ASSOCIATION OF THIS DEVELOPMENT SHALL ASSUME RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE SYSTEM AND OF THE STORMWATER MANAGEMENT FACILITY LOCATED THEREIN, AND CONTAINED WITHIN AN EASEMENT HEREBY DEDICATED.
8. 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.
9. THE TEMPORARY GRADING REQUIRED FOR THE EXTENSION OF MILLWOOD DRIVE TO THE ADJOINING PROPERTY (TAX PARCEL #56.03-2-37) ON LOT 19 SHALL BE VACATED UPON ACCEPTANCE OF THE ROAD INTO THE VDOT SECONDARY ROAD SYSTEM.
10. THE PRIVATE DRIVEWAYS FOR LOTS 19 AND 44 SHALL BE PROVIDED OFF OF THE PROPOSED RIVER OAKS DRIVE EXTENSION AND SHALL NOT BE ACCESSED OFF OF MILLWHEEL DRIVE DUE TO SIGHT DISTANCE LIMITATIONS.
11. THE HOMEOWNERS ASSOCIATION OF THIS DEVELOPMENT SHALL ASSUME RESPONSIBILITY OF THE RECREATIONAL EASEMENT AND ALL APPURTENANCES LOCATED WITHIN THE EASEMENT HEREBY DEDICATED BY THIS PLAT.

**STATE OF VIRGINIA**

\_\_\_\_\_ OF \_\_\_\_\_, TO WIT:  
I, \_\_\_\_\_, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT  
TO THE FOREGOING WRITING DATED \_\_\_\_\_, 2005,  
HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY  
AND STATE AND ACKNOWLEDGED THE SAME ON \_\_\_\_\_, 2005.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

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MY COMMISSION EXPIRES \_\_\_\_\_

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.

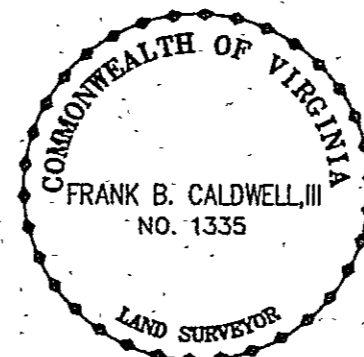
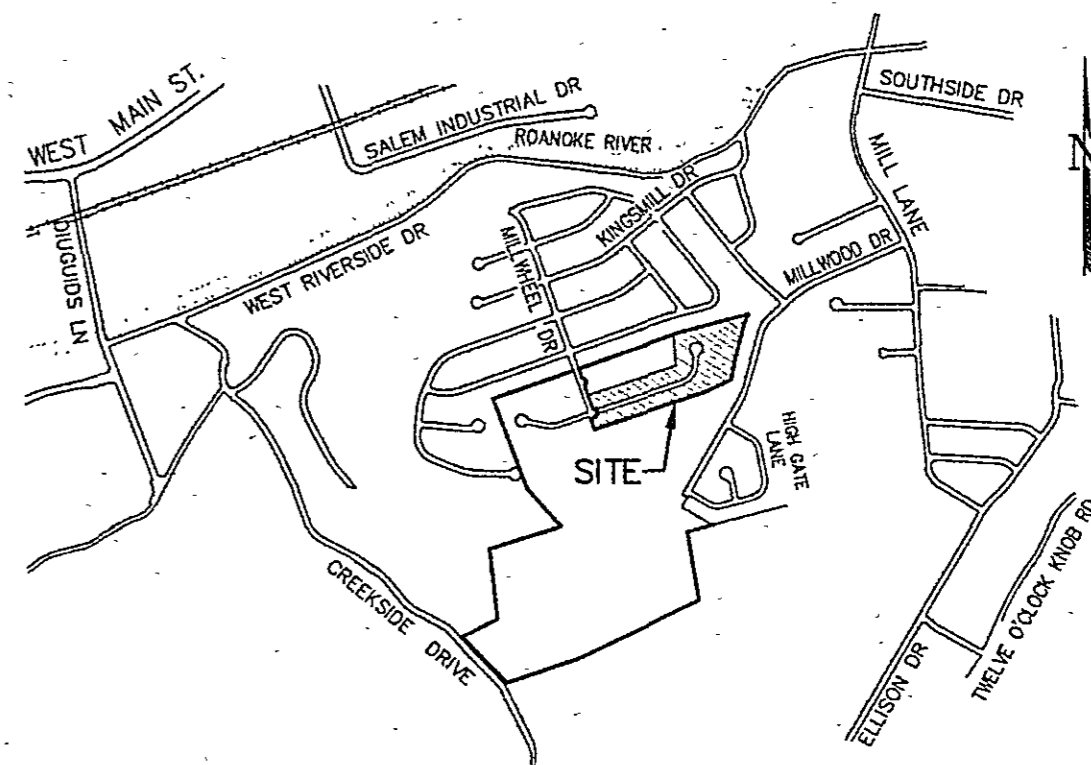
**APPROVED:**

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 \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

TESTE: \_\_\_\_\_ STEVEN A. MCGRAW  
CLERK

BY: \_\_\_\_\_ DEPUTY CLERK

**VICINITY MAP****BOUNDARY DATA**

BASED ON AN ASSUMED DATUM		
CORNER	NORTHING	EASTING
1	6798.584	6246.714
2	6888.685	6215.828
3	6903.601	6259.342
4	6935.357	6274.885
5	6973.196	6261.914
6	6988.738	6230.158
7	7078.605	6199.352
8	7317.258	6895.582
9	7343.079	6909.207
10	7613.185	6926.196
11	7623.809	6957.189
12	7766.270	7520.153
13	7668.247	7478.978
14	7396.623	7408.974
15	7212.072	7369.572
16	7101.996	7131.830
1	6798.584	6246.714

SUBDIVISION BOUNDARY CONTAINS 11.211 Acres

SUBDIVISION PLAT  
for  
**RIVER OAKS at  
RUSSLER FARMS**  
SECTION 2

Property of  
**RUSSLER FARMS DEVELOPMENT, LLC**  
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. Date: Jan. 21, 2005  
Checked: F.B. Caldwell, III W.O. No.: 01-0090  
Field Book: Russler Farms SHT. 1 OF 3

P.B. \_\_\_\_\_, PG. \_\_\_\_\_