

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT RUSSLLEN FARMS DEVELOPMENT, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 31 TO 1, INCLUSIVE AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED IN INSTRUMENT #200200757 & 200521491, OF WHICH BOTH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

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

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION 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.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER 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 COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC UTILITY EASEMENTS.

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:

RUSSLLEN FARMS DEVELOPMENT, LLC
BY: _____ ITS: _____
TRUSTEE: _____ LENDER: _____

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, _____, A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE DO HEREBY CERTIFY THAT
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____
DAY OF _____, 200____.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, _____, A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE DO HEREBY CERTIFY THAT
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____
DAY OF _____, 200____.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

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 PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO
ANNEXED AND ADMITTED TO RECORD AT _____ O'CLOCK _____M. ON
THIS _____ DAY OF _____, 200____, IN PLAT BOOK _____,
PAGE _____.

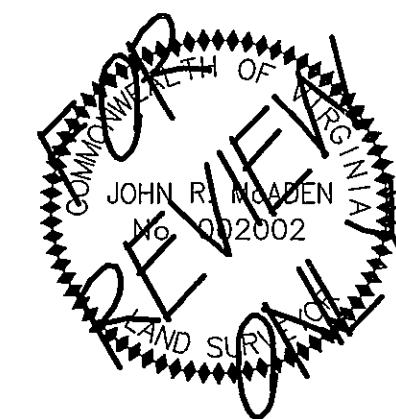
TESTE: _____
CLERK DEPUTY CLERK

- NOTES:
- OWNERS OF RECORD: RUSSLLEN FARMS DEVELOPMENT, LLC
 - LEGAL REFERENCES: INSTRUMENT #200200757, INSTRUMENT #200521491, PLAT BOOK 30 PAGE 134 & INSTRUMENT #200702563
 - OLD TAX MAP NUMBERS: 056.03-02-21.00-0000 & 056.03-02-37.01-0000
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 - PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP PANEL #51161C0039 (EFFECTIVE DATE: 10/18/95) THIS OPINION IS BASED UPON A REVIEW OF SAID MAP AND HAS NOT BEEN VERIFIED BY FIELD ELEVATIONS.
 - PROPERTIES ARE CURRENTLY ZONED: R-1 SETBACKS SHOWN HEREON BASED ON ROANOKE COUNTY CODE SECTION 30-82-12, SINGLE FAMILY, DETACHED (ZERO LOT LINE OPTION).
 - IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
 - THE HOMEOWNERS ASSOCIATION OF WOODS HILL at RUSSLLEN FARMS SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT LOT AS SHOWN ON THIS THIS PLAT AND IN AN EASEMENT PROPERLY DEDICATED.
 - LOT A OF WOODS HILL at RUSSLLEN FARMS IS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - UNDERGROUND UTILITY SERVICE LINES.

ACREAGE TABLE	
2.093 ACRES, LOTS 82 THRU 90	
+ 1.028 ACRES R/W DEDICATION OF MILLWHEEL DRIVE & RUSSLLEN DRIVE	
3.121 ACRES TOTAL FOR FOXFIELD at RUSSLLEN FARMS, SEC. 5	
6.358 ACRES, LOTS 1 THRU 29	
0.583 ACRE, LOT A (NON-BUILDABLE FOR THE HOMEOWNER'S ASSOCIATION)	
1.236 ACRES, STORMWATER MANAGEMENT LOT (FOR THE HOMEOWNER'S ASSOCIATION)	
+ 1.590 ACRES R/W DEDICATION OF WOODS MEADOW LANE & RUSSLLEN DRIVE EXTENSION	
9.767 ACRES TOTAL FOR WOODS HILL at RUSSLLEN FARMS, SEC. 1	

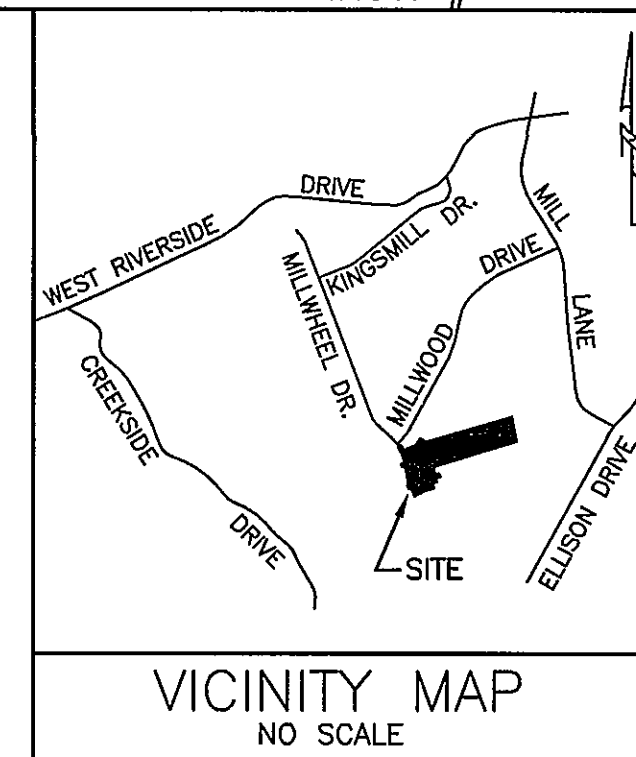
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT
FIELD SURVEY AND IS CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

JOHN R. MCADEN 002002



THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A
CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND
THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE
CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN
THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

INST. #



COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	4200.1111	4445.3539
2	4340.7695	4528.7029
3	4257.5358	4669.1665
4	4512.8179	5664.1254
5	4210.2431	5716.1052
6	3938.6367	4657.5227
7	3846.7082	4672.9397
8	3826.6275	4703.8085
9	3831.5980	4723.1810
10	3787.0412	4734.6132
11	3780.0379	4707.3179
12	3751.6873	4688.8753
13	3717.1694	4694.6642
14	3709.5611	4649.2978
15	3642.0335	4660.6229
16	3622.1859	4542.2756
17	3554.5964	4398.4452
18	3657.7721	4349.9604
19	3644.3750	4321.4513
20	3689.6275	4300.1861
21	3700.2544	4322.8002
22	3727.0156	4336.8232
23	3913.4192	4305.5621
24	3931.9105	4270.2737
25	3929.7836	4265.7476
26	3965.9855	4248.7352
27	3978.7950	4275.9935
28	4006.0396	4289.9305
29	4185.2952	4218.6740
30	4203.8845	4266.0523
31	4141.7835	4299.1277
1	4200.1111	4445.3539

PLAT OF SURVEY
SHOWING TWO ZERO LOT LINE SUBDIVISIONS
OWNED BY RUSSLLEN FARMS DEVELOPMENT, LLC
TO BE KNOWN AS
FOXFIELD at RUSSLLEN FARMS
SECTION 5
CREATING HEREON LOTS 82 THRU 90
AND
WOODS HILL at RUSSLLEN FARMS
SECTION 1
CREATING HEREON LOTS 1 THRU 29,
LOT A & A STORMWATER MANAGEMENT LOT
SITUATED ON MILLWHEEL DRIVE
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED FEBRUARY 22, 2006
JOB #R0500271.00

SCALE: 1"=50' SHEET 1 OF 3
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018
*PLANNERS *ARCHITECTS
*ENGINEERS *SURVEYORS

P.B. PG.