

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RUSLLEN FARMS DEVELOPMENT, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 17 TO 1, INCLUSIVE AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT NUMBER 200521491.

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 PUBLIC WATERLINE RIGHTS AND EASEMENTS AND ALL PUBLIC 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 & PUBLIC DRAINAGE 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:

RUSLLEN FARMS DEVELOPMENT, LLC

BY: Brian D. DeLo

ITS: Pres. G.C.I. member G.T.L.L.C., member R.F.D.L.L.C.

REPRESENTATIVE J. C. G.

LENDER: STELLARONE BANK

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, John A. Bradshaw, Jr., A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Brian D. DeLo WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF February, 2012.

NOTARY PUBLIC  
REG. # 7014813

MY COMMISSION EXPIRES

John A. Bradshaw, Jr.  
Notary Public - ID 7014813  
Commonwealth of VA  
Commission Expires 1/31/2014

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: Quinn Smith  
AGENT, ROANOKE COUNTY PLANNING COMMISSION

2/28/12  
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 1:54 O'CLOCK P.M. ON THIS 29 DAY OF Feb, 2012, IN INSTRUMENT No. 2012-02147.

TESTE: STEVEN A. MCGRAW, Clerk  
CLERK

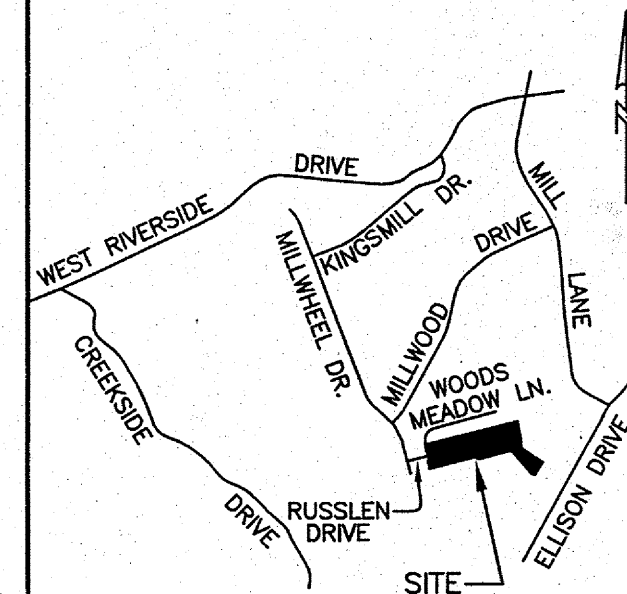
Robert Clark  
DEPUTY CLERK

# NOTES:

1. OWNER OF RECORD: RUSLLEN FARMS DEVELOPMENT, LLC
2. LEGAL REFERENCES: INSTRUMENT #200521491  
PLAT INSTRUMENT #200710235
3. OLD TAX MAP NUMBER: 056.03-02-21.01-0000
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 (UNSHADED). SEE F.E.M.A. MAP PANEL #51161C0139G (REVISED DATE: 9/28/07) THIS OPINION IS BASED UPON A REVIEW OF SAID MAP AND HAS NOT BEEN FIELD VERIFIED BY ACTUAL ELEVATIONS.
6. 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).
7. IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
8. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL SHARE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT AREA SHOWN ON THE PLAT OF "WOODS HILL at RUSLLEN FARMS" SECTION 1 (PLAT INSTRUMENT #200710235), WITH WOODS HILL at RUSLLEN FARMS HOMEOWNER'S ASSOCIATION AS DETAILED IN INSTRUMENT #200802449.
9. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE SWM EASEMENT SHOWN ON LOT 62.
10. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

## ACREAGE TABLE

7.370 ACRES, LOTS 30 THRU 62 + 1.201 ACRE IN RIGHT-OF-WAY DEDICATION FOR RUSLLEN DRIVE
8.571 ACRES TOTAL FOR WOODS HILL, SECTION 2
8.571 ACRES TOTAL FOR WOODS HILL, SECTION 2 + 21.405 ACRES± FROM RECORDS, TRACT C1, FOR FUTURE DEVELOPMENT
29.976± ACRES TOTAL FOR OLD TAX MAP #056.03-02-21.01-0000



VICINITY MAP  
NO SCALE

## COORDINATE LIST(ASSUMED)

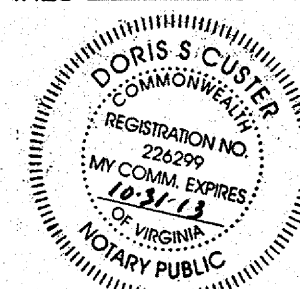
CORNER	NORTHING	EASTING
1	3655.5558	4704.9981
2	3751.6875	4688.8758
3	3780.0380	4707.3183
4	3787.0414	4734.6137
5	3831.5981	4723.1815
6	3826.6276	4703.8090
7	3846.7083	4672.9402
8	3938.6369	4657.5231
9	4210.2432	5716.1056
10	3890.7987	5770.9839
11	3731.7999	6007.6180
12	3584.0089	5914.5506
13	3610.6503	5872.1906
14	3869.2481	5650.0491
15	3773.2303	5280.7782
16	3789.8388	5213.8069
17	3785.8501	5212.8177
1	3655.5558	4704.9981

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Doris S. Custer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT J. Chris Conner WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 23rd DAY OF FEBRUARY, 2012.

Doris S. Custer  
NOTARY PUBLIC  
REG. # 226299

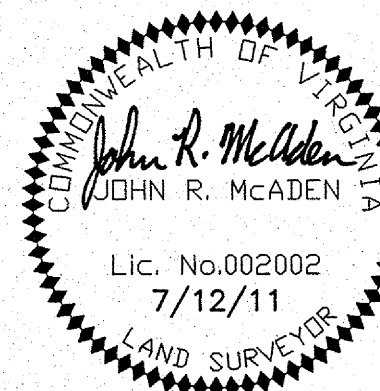
MY COMMISSION EXPIRES 10-31-13



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  
JOHN R. McADEN

002002

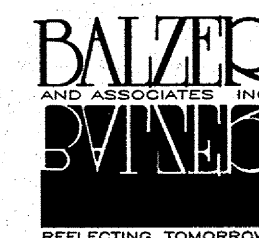


PLAT OF SURVEY  
SHOWING A ZERO LOT LINE SUBDIVISION  
OWNED BY RUSLLEN FARMS DEVELOPMENT, LLC  
TO BE KNOWN AS

## WOODS HILL SECTION 2

CREATING HEREON  
LOTS 30 THROUGH 62 & TRACT C1  
SITUATED ON RUSLLEN DRIVE  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
DATED JULY 12, 2011  
JOB #R0500271.01  
SHEET 1 OF 3

TEL: 540-772-9580 FAX: 540-772-8050  
**PLANNERS ARCHITECTS ENGINEERS SURVEYORS**  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



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• ENGINEERS • SURVEYORS