

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RUSSELEN FARMS DEVELOPMENT, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 TO 16 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 CERTIFIES THAT THEY OWN ADJOINING TAX PARCELS #56.03-02-37 AND #56.03-02-43 AND HEREBY DEDICATES TO THE COUNTY OF ROANOKE SUCH DRAINAGE, SANITARY SEWER, PUBLIC UTILITY AND VARIABLE WIDTH WATER & SANITARY SEWER 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, 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:

Jac. E. Deaton
RUSSELEN FARMS DEVELOPMENT, LLC
AUTHORIZED AGENT, INSTRUMENT #200200757

10-24-03
DATE

J. C. Coover
SALEM BANK AND TRUST, NA
BENEFICIARY, INSTRUMENT #200200760

10-24-03
DATE

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

10-24-03
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.
- REFERENCES OF PROPERTY CONVEYANCE:
 - * DB 451, Pg. 195 BEING TAX PARCEL 56.03-02-37 CONVEYED TO RUSSELL M. & HELEN M. JOHNSTON.
 - * DB 470, Pg. 526 BEING TAX PARCEL 56.03-2-43 CONVEYED TO RUSSELL M. & HELEN M. JOHNSTON.
 - * DB 1588, Pg. 1165 BEING EQUAL CONVEYANCE OF BOTH PARCELS VIA LAST WILL AND TESTAMENT TO JOAN J. DORSEY, PATRICIA J. STINNETT AND KAREN N. JOHNSTON.
 - * DB 1642, Pg. 362 BEING CONVEYANCE OF THE UNDIVIDED INTEREST OF KAREN N. JOHNSTON TO RUSSELEN, L.L.C.
 - * INSTRUMENT #200200757 BEING CONVEYANCE OF PROPERTY TO RUSSELEN FARMS DEVELOPMENT, LLC.
- 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.
- 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.
- 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.
- THE TEMPORARY GRADING REQUIRED FOR THE EXTENSION OF MILLWOOD DRIVE TO THE ADJOINING PROPERTY (TAX PARCEL #56.03-2-37) ON LOTS 22 & 23 SHALL BE VACATED UPON ACCEPTANCE OF THE ROAD INTO THE VDOT SECONDARY ROAD SYSTEM.
- THE MINIMUM FINISH FLOOR ELEVATION FOR THE DWELLINGS CONSTRUCTED ON LOTS 39 & 40 SHALL BE 1174.0 AND SHALL BE CERTIFIED PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY. THIS ELEVATION IS BASED ON THE BENCHMARKS PROVIDED ON THE APPROVED CONSTRUCTION PLANS FOR FOXFIELD at RUSSELEN FARMS, SECTION 2.
- NO PARKING SIGNAGE SHALL BE INSTALLED ALONG HIGH GATE LANE WITHIN THE VICINITY OF THE SIGHT DISTANCE EASEMENT. PRIVATE DRIVEWAYS FOR LOTS 25 & 30 SHALL BE LOCATED OFF OF FOXFIELD CIRCLE. PRIVATE DRIVEWAYS FOR LOTS 24 & 31 MAY NOT CROSS THE PROPOSED SIGHT DISTANCE EASEMENT.

STATE OF VIRGINIA

City _____ OF _____
I, Tammy S. Bacon, A NOTARY PUBLIC
IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT
Joe C. Thomas, WHOSE NAME IS SIGNED
TO THE FOREGOING WRITING DATED October 24, 2003,
HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY
AND STATE AND ACKNOWLEDGED THE SAME ON October 24, 2003.
MY COMMISSION EXPIRES 4.30.06.

Jamy S. Bacon
NOTARY PUBLIC

STATE OF VIRGINIA

CITY _____ OF _____
I, Doris S. Custer, A NOTARY PUBLIC
IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT
J. Chris Coover, WHOSE NAME IS SIGNED
TO THE FOREGOING WRITING DATED OCTOBER 24, 2003,
HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY
AND STATE AND ACKNOWLEDGED THE SAME ON OCTOBER 24, 2003.
MY COMMISSION EXPIRES OCT 31, 2005.

Doris S. Custer
NOTARY PUBLIC

STATE OF VIRGINIA

City _____ OF _____
I, Tammy S. Bacon, A NOTARY PUBLIC
IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT
Stephen M. Yost, WHOSE NAME IS SIGNED
TO THE FOREGOING WRITING DATED October 24, 2003,
HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY
AND STATE AND ACKNOWLEDGED THE SAME ON October 24, 2003.
MY COMMISSION EXPIRES 4.30.06.

Jamy S. Bacon
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.

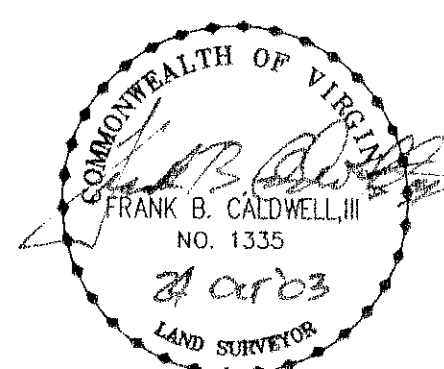
APPROVED:

John J. Murphy 10-27-03
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

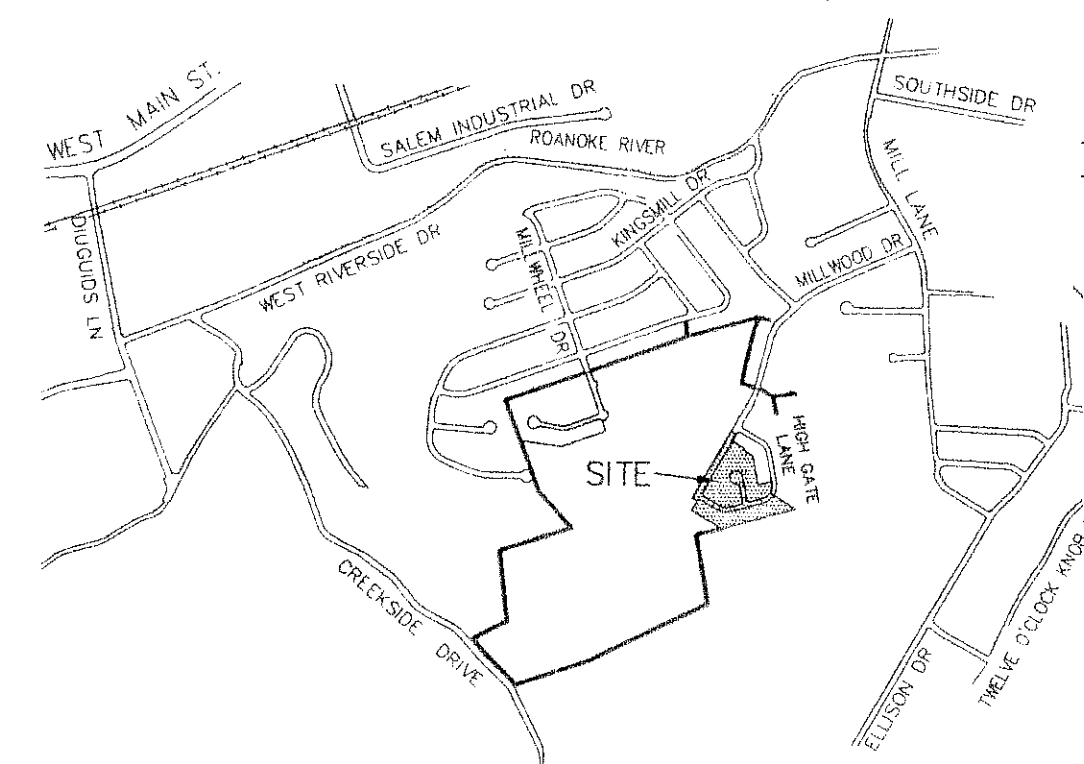
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 13:57 O'CLOCK P.M. ON THIS 27 DAY OF Oct, 2003.

TESTE: STEVEN A. MCGRAW
CLERK

BY: Christi A. Boehring
DEPUTY CLERK



VICINITY MAP



BOUNDARY DATA

BASED ON AN ASSUMED DATUM

CORNER	NORTHING	EASTING
1	4068.931	7473.107
2	3908.674	6848.501
3	4060.908	6591.595
4	4149.089	6643.847
5	4174.578	6600.832
6	4719.435	6923.694
7	4693.946	6966.709
8	4647.202	6939.011
9	4587.303	7040.096
10	4570.527	7030.156
11	4521.364	7113.123
12	4282.199	7155.513
13	4302.705	7271.210
14	4295.105	7272.557
15	4272.128	7250.435
16	4188.045	7289.245

SUBDIVISION BOUNDARY CONTAINS 7.745 Acres

SUBDIVISION PLAT
for
**FOXFIELD at
RUSSELEN FARMS**
SECTION 2

Property of
RUSSELEN FARMS DEVELOPMENT, LLC
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

CWA
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: Oct. 24, 2003
Checked: F.B. Caldwell, III W.O. No.: 01-0090
Field Book: Johnston Estate SHT. 1 OF 2