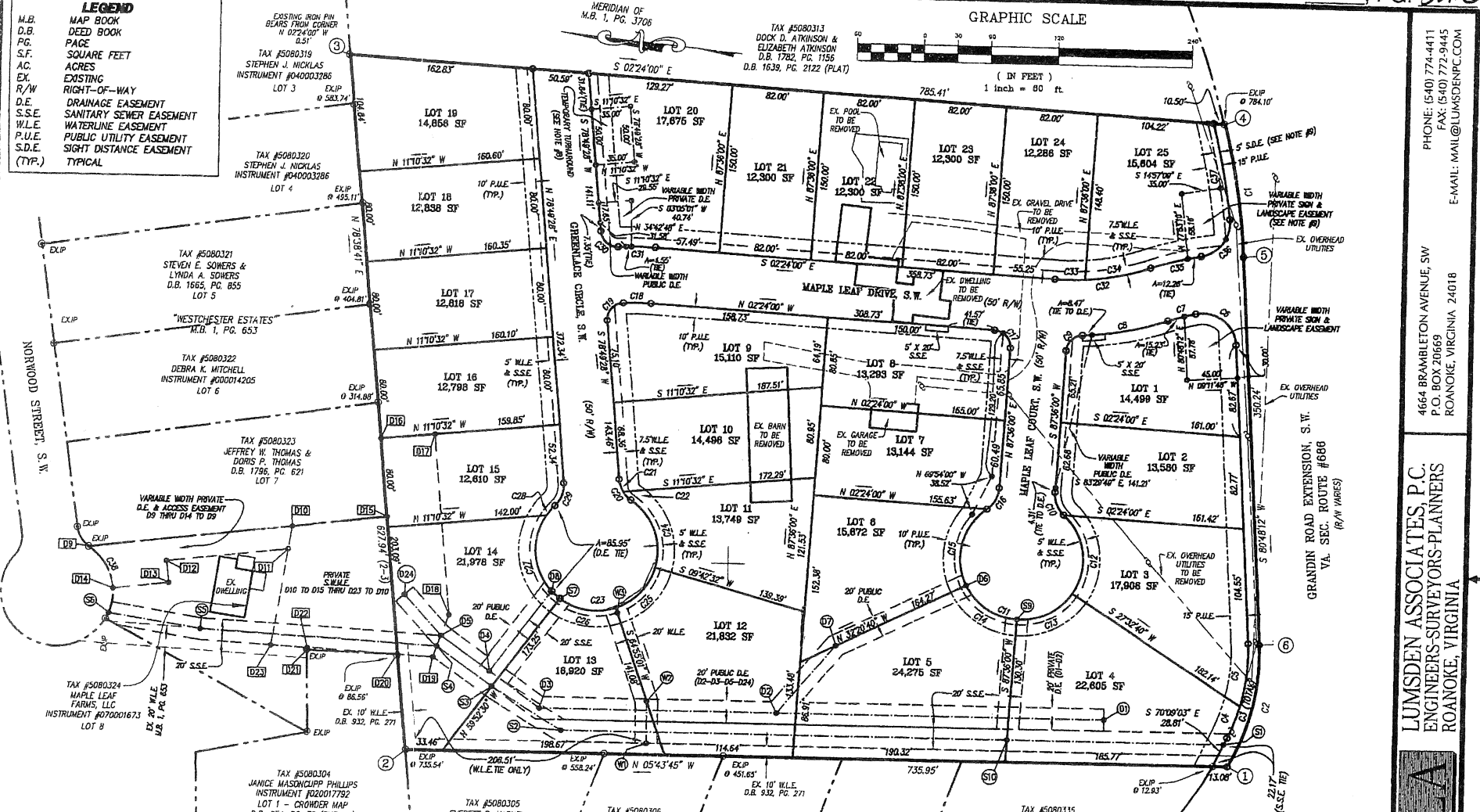
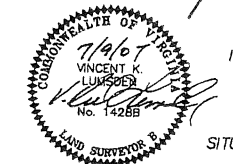


LEGEND

M.B.	MAP BOOK
D.B.	DEED BOOK
P.G.	PAGE
S.F.	SQUARE FEET
AC.	ACRES
EX.	EXISTING
R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATERLINE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
(TYP.)	TYPICAL



- NOTES:**
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED SEPTEMBER 20, 2006, COMMITMENT #FN-202094.
 3. IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 4. APPROVAL HEREBY BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE 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.
 5. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #610130 0043 D, MAP #51161C0043 D, DATED OCTOBER 15, 1993, ZONE "X".
 6. THIS IS A RESUBDIVISION OF TAX #5080310.
 7. THE RECONSTRUCTION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
 8. 30' X 50' TEMPORARY TURFROAD TO BE ABANDONED AT THE TIME OF THE EXTENSION OF GREENLEAF CIRCLE.
 9. LANDSCAPING SHALL NOT INCLUDE ANY EVERGREEN TREE, SHRUB OR GROUND COVER, FENCE OR WALL, WHICH EXCEEDS A HEIGHT OF THIRTY (30) INCHES FROM GROUND LEVEL, WITHIN A SIGHT DISTANCE EASEMENT.
 10. LOT 8 "WESTCHESTER ESTATES" PROPERTY OF MAPLE LEAF FARMS, LLC (INSTRUMENT #070001673) IS NOT A PART OF THIS SUBDIVISION "MAPLE LEAF FARMS" BUT IS SHOWN FOR PURPOSES OF GRANTING OFFSITE DRAINAGE, SANITARY SEWER, ACCESS AND STORMWATER MANAGEMENT EASEMENTS FOR THE DEVELOPMENT OF "MAPLE LEAF FARMS" AND MAY REQUIRE ADDITIONAL EASEMENTS AS NEEDED THRU SAID LOT FOR FINAL APPROVALS.
 11. THE DEVELOPER OF THIS SUBDIVISION SHALL ESTABLISH A HOMEOWNERS ASSOCIATION WHICH WILL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT AREA AS SHOWN HEREON.



PLAT SHOWING SUBDIVISION OF
10.743 ACRES
 TAX #5080310
 PROPERTY OF
MAPLE LEAF FARMS, LLC
 INSTRUMENT #060019310 (M.B. 1, PG. 3708)
 TO BE KNOWN AS
"MAPLE LEAF FARMS"
 CREATING HEREON LOTS 1 THRU 25
 SITUATED ALONG GRANDIN ROAD EXTENSION, S.W.
 CITY OF ROANOKE, VIRGINIA

** SEE SHEET 1 OF 2 FOR **
 CURVE & EASEMENT TABLES



LUMSDEN ASSOCIATES, P.C.
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 P.O. BOX 20669
 ROANOKE, VIRGINIA 24018

DATE	JULY 9, 2007
DRAWN BY	06-276
SCALE	1" = 60'
SHEET	2 OF 2

LL 7/19/07