

BK1126163008

KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT RKL HOLDINGS, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 26 TO I, INCLUSIVE, WHICH INCLUDES THE AREA WITHIN WELL LOTS 15 & 16 AND COMPRESSES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 14, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA IN D.B. 862, PG. 1400.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS COMBINED THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE FRANKLIN COUNTY LAND SUBDIVISION ORDINANCE.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 8 DAY OF August 2019.

OWNER: RKL HOLDINGS, LLC
BY: Ronald L. Willard, Jr. AUTHORIZED REPRESENTATIVE
TITLE: Manager

STATE OF VIRGINIA
County of Roanoke

I, Paul W. Hennessy, a NOTARY PUBLIC IN AND FOR the aforesaid County and STATE DO HEREBY CERTIFY THAT RONALD L. WILLARD, JR. OF RKL HOLDINGS, LLC, OWNER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County and STATE AND ACKNOWLEDGED THE SAME ON August 8 2019.

MY COMMISSION EXPIRES July 31, 2021 REGISTRATION # 308673
Paul W. Hennessy NOTARY PUBLIC



EXTERIOR BOUNDARY COORDINATES ORIGIN OF BOUNDARY COORDINATES IS EASTING

Table with 3 columns: CORNER, NORTHING, EASTING. Lists coordinates for corners 1 through 26.

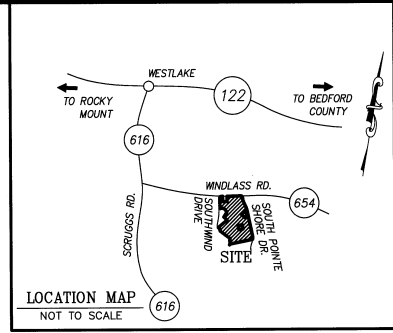
WELL LOTS 15-16 BOUNDARY COORDINATES

Table with 3 columns: CORNER, NORTHING, EASTING. Lists coordinates for well lots A through H.

VACATED BOUNDARY COORDINATES

Table with 3 columns: CORNER, NORTHING, EASTING. Lists coordinates for vacated boundaries 27 through 36.

TOTAL AREA - NEW PARCEL 2A 14.3110 AC. (623,385 S.F.) (INCLUDING AREA WITHIN WELL LOTS #15 & #16)



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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS



May 22, 2019
2019-084

DATE:
CORK NO.:
SCALE:
SHEET 1 OF 2

APPROVED:

HEALTH OFFICIAL (VDR) DATE
AGENT, FRANKLIN COUNTY DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
VOID AFTER

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ANNEXED IS ADMITTED TO RECORD ON September 9 2019 AT 1:30 o'clock P.M.
TESTEE: Teresa J. Brown CLERK

by Jessica Ambrose, Deputy Clerk

PLAT FROM RECORDS SHOWING THE COMBINATION OF TAX #0310000603 6.7179 AC. (292,630 S.F.) AND TAX #0310000604 7.1339 AC. (310,755 S.F.) PROPERTY OF RKL HOLDINGS, LLC DEED BOOK 862, PAGE 1400 CREATING HEREON NEW "PARCEL 2A" 13.8518 AC. (603,385 S.F.)

SITUATED ALONG WINDLASS RD, SOUTHWIND DR., & SOUTH POINTE SHORE DR. GILLS CREEK MAGISTERIAL DISTRICT FRANKLIN COUNTY, VIRGINIA



SOURCE OF TITLE

THE 6.7179 AC. (292,630 S.F.) PARCEL AS SHOWN HEREON AS TAX #0310000603, IS A PORTION OF THE PROPERTY ACQUIRED BY RKL HOLDINGS, LLC, BY DEED RECORDED IN DEED BOOK 862, PAGE 1400, IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, SAID DEED BEING THE LAST INSTRUMENT BY WHICH SAID OWNER ACQUIRED THEIR INTEREST TO THE SUBJECT PROPERTY.

THE 7.1339 AC. (310,755 S.F.) PARCEL AS SHOWN HEREON AS TAX #0310000604, IS A PORTION OF THE PROPERTY ACQUIRED BY RKL HOLDINGS, LLC, BY DEED RECORDED IN DEED BOOK 862, PAGE 1400, IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, SAID DEED BEING THE LAST INSTRUMENT BY WHICH SAID OWNER ACQUIRED THEIR INTEREST TO THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS.

- NOTES:
1. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 51067002350, DATED JANUARY 6, 2010, ZONES "AE" & "X" UNSHADED.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. CURRENT OWNER: TAX #0310000603 - RKL HOLDINGS, LLC, D.B. 862, PG. 1400.
4. THIS PLAT IS BASED ON CURRENT LAND RECORDS.
5. THIS PLAT COMBINES TAX #0310000603 AND TAX #0310000604, CREATING HEREON NEW "PARCEL 2A" 13.8518 AC. (603,385 S.F.).

2019 SEP -9 PM 1:30

190005534

w:\drawings\2019\2019-084\01-ent\02-surveying\01-base\19084rpd01.dwg

19084rpd-sheet 1.plt

19084rp01-sheet 2.plt

LINE	BEARING	DISTANCE
*1-2	S 61°33'29" E	48.20'
*2-3	S 29°56'15" E	153.89'
*3-4	S 33°50'12" E	209.94'
*3-36	S 41°01'50" E	21.03'
*36-4	S 33°02'20" E	189.09'
4-5	S 25°50'42" E	555.88'
*5-6	S 17°01'49" E	99.61'
6-7	S 64°25'56" W	548.28'
7-8	S 10°32'19" W	20.63'
8-9	N 01°35'43" W	51.04'
9-10	N 22°20'42" W	40.27'
10-11	N 12°36'57" W	44.75'
11-12	N 12°16'17" E	14.63'
12-13	N 65°54'17" W	297.52'
*13-14	N 35°13'08" W	69.88'
*14-15	N 55°31'18" W	22.94'
15-16	N 36°41'07" E	267.61'
16-17	N 59°26'56" W	105.28'
17-18	N 18°27'29" E	136.18'
18-19	N 52°51'08" W	113.29'
19-20	S 73°59'37" W	91.74'
20-21	N 14°42'21" W	250.02'
*21-22	N 30°17'39" E	49.50'
22-23	N 75°17'39" E	33.33'
23-24	S 14°42'21" E	125.84'
24-25	N 75°17'39" E	101.92'
25-26	N 14°42'21" W	126.03'
26-1	N 74°55'49" E	330.24'
12-27	N 12°16'17" E	35.27'
27-28	N 26°31'41" W	47.66'
28-29	N 11°07'34" W	44.37'
29-30	N 30°54'19" E	58.29'
30-31	N 19°39'02" W	37.74'
31-32	N 17°44'39" E	79.26'
32-33	N 04°21'01" E	94.66'
33-34	N 05°04'27" W	69.96'
34-35	N 11°23'51" W	372.26'
35-36	N 74°55'49" E	207.84'
4-A	S 85°00'34" W	67.31' (TIE)
A-B	S 60°18'39" E	100.00'
B-C	S 29°41'21" W	100.00'
C-D	N 60°18'39" W	100.00'
D-A	N 29°41'21" E	100.00'
C-E	S 06°23'16" W	179.17' (TIE)
E-F	S 25°50'42" E	100.00'
F-G	S 64°09'18" W	100.00'
G-H	N 25°50'42" W	100.00'
H-E	N 64°09'18" E	100.00'

* DENOTES CHORD BEARING & DISTANCE

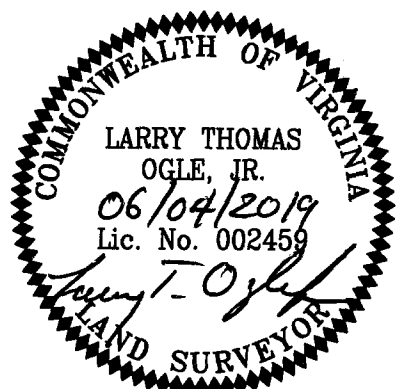
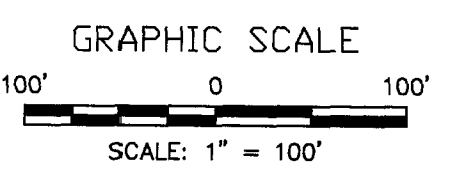
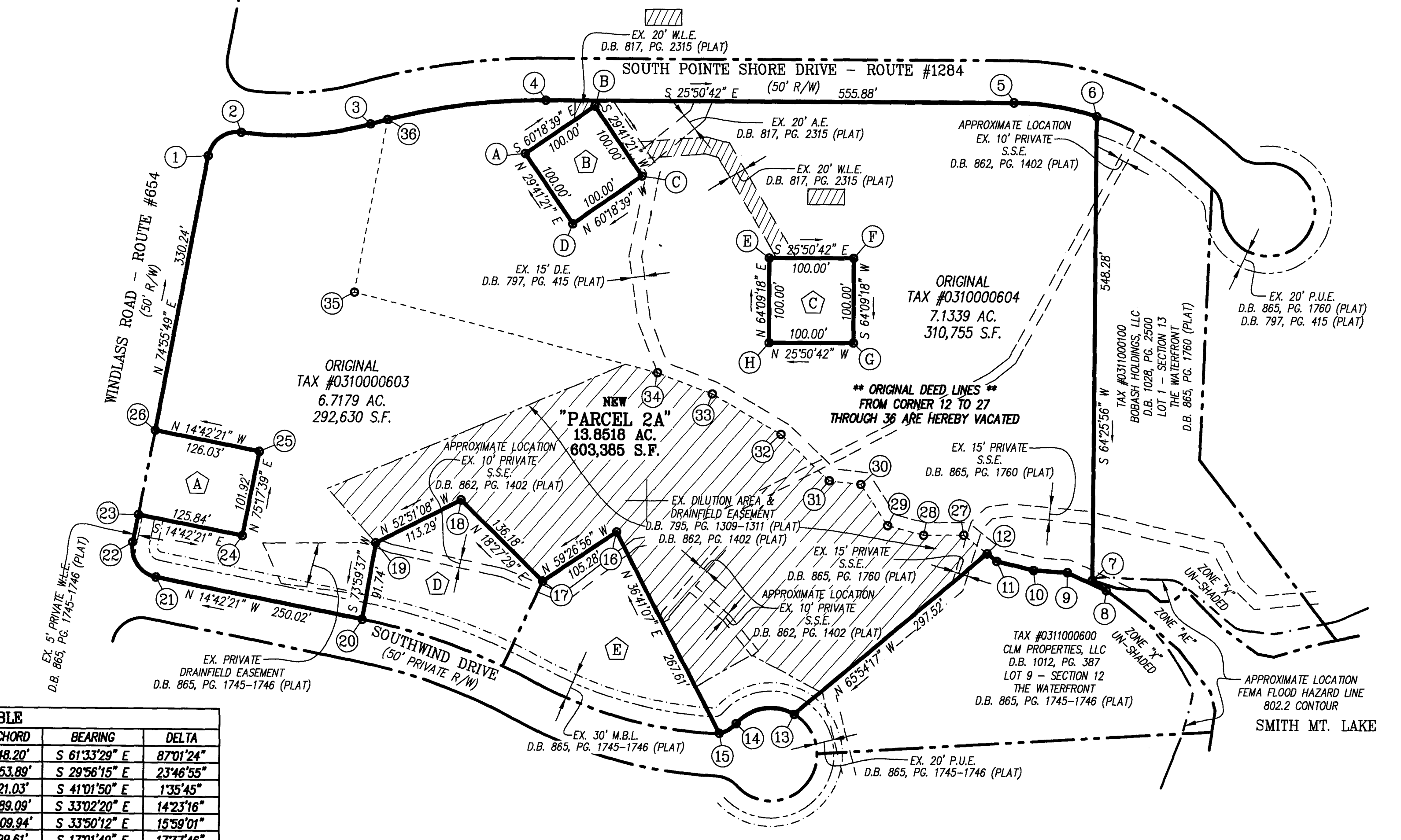
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1-2	35.00'	53.16'	33.23'	48.20'	S 61°33'29" E	87°01'24"
2-3	373.43'	155.00'	78.63'	153.89'	S 29°56'15" E	23°46'55"
3-36	755.00'	21.03'	10.52'	21.03'	S 41°01'50" E	1°35'45"
36-4	755.00'	189.59'	95.30'	189.09'	S 33°02'20" E	14°23'16"
3-4	755.00'	210.62'	106.00'	209.94'	S 33°50'12" E	15°59'01"
5-6	325.00'	100.00'	50.40'	99.61'	S 17°01'49" E	17°37'46"
13-14	55.00'	75.71'	45.24'	69.88'	N 35°13'08" W	78°52'28"
14-15	35.00'	23.38'	12.14'	22.94'	N 55°31'18" W	38°16'07"
21-22	35.00'	54.98'	35.00'	49.50'	N 30°17'39" E	90°00'00"

NOTES:

- A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 51067C0235D, DATED JANUARY 6, 2010, ZONES "AE" & "X" UNSHADED.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- CURRENT OWNER: TAX #0310000603 - RKL HOLDINGS, LLC, D.B. 862, PG. 1400.
TAX #0310000604 - RKL HOLDINGS, LLC, D.B. 862, PG. 1400.
- THIS PLAT IS BASED ON CURRENT LAND RECORDS.
- THIS PLAT COMBINES TAX #0310000603 AND TAX #0310000604, CREATING HEREON NEW "PARCEL 2A" 13.8518 AC. (603,385 S.F.).

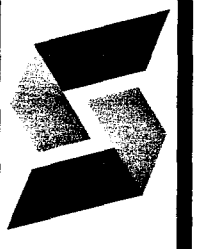
EX	ACRES	DEED BOOK	PLAT BOOK	PAGE
EX	EXISTING			
AC	ACRES			
A.E.	ACCESS EASEMENT			
D.B.	DEED BOOK			
P.B.	PLAT BOOK			
P.G.	PAGE			
P.M.	SANITARY SEWER FORCE MAIN			
P.U.E.	PUBLIC UTILITY EASEMENT			
W.L.E.	WATER LINE EASEMENT			
D.E.	DRAINAGE EASEMENT			
S.S.E.	SANITARY SEWER EASEMENT			
M.B.L.	MINIMUM BUILDING LINE			
R/W	RIGHT-OF-WAY			

- TAX #0310000601 WESTERN VIRGINIA WATER AUTHORITY D.B. 951, PG. 690 WELL LOT #4 D.B. 368, PG. 2038 (PLAT)
- TAX #0310000604A WESTERN VIRGINIA WATER AUTHORITY D.B. 951, PG. 690 WELL LOT #15 D.B. 817, PG. 2315 (PLAT) 0.230 AC. (10,000 S.F.)
- TAX #0310000604B WESTERN VIRGINIA WATER AUTHORITY D.B. 951, PG. 690 WELL LOT #16 D.B. 817, PG. 2315 (PLAT) 0.230 AC. (10,000 S.F.)
- TAX #0311000400 THOMAS B. & BARBARA R. FANSLER LOT 11 - SECTION 12 THE WATERFRONT D.B. 865, PG. 1745-1746 (PLAT)
- TAX #0311000500 JOHN B. & MARY R. KUHN LOT 12 - SECTION 12 THE WATERFRONT D.B. 865, PG. 1745-1746 (PLAT)



PLAT FROM RECORDS
SHOWING THE VACATION OF LOT LINES
TAX #0310000603
6.7179 AC. (292,630 S.F.)
AND
TAX #0310000604
7.1339 AC. (310,755 S.F.)
PROPERTY OF
RKL HOLDINGS, LLC
DEED BOOK 862, PAGE 1400
CREATING HEREON NEW
"PARCEL 2A"
13.8518 AC. (603,385 S.F.)
SITUATED ALONG WINDLASS RD, SOUTHWIND DR.,
& SOUTH POINTE SHORE DR.
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS



DATE: May 22, 2019
COMM. NO.: 2019-084
SCALE: 1" = 100'
SHEET 2 OF 2

4664 BRAMBLETON AVENUE, SW
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190005535

190005535

LEGEND

EX	EXISTING
AC	ADJACENT
DB	DEED BOOK
PL	PLAT BOOK
PS	PAGE
FM	SEMI-ANNUAL SEMI-FORCE MAIN
PL	PLANNED UTILITY LOCATION
W/L	WATER LINE EASEMENT
DR	DRAINAGE EASEMENT
D.F.E.	DRAIN FIELD EASEMENT
S.S.E.	SEMI-ANNUAL SEMI-FORCE MAIN
R/W	RIGHT-OF-WAY

BOUNDARY LINE TABLE

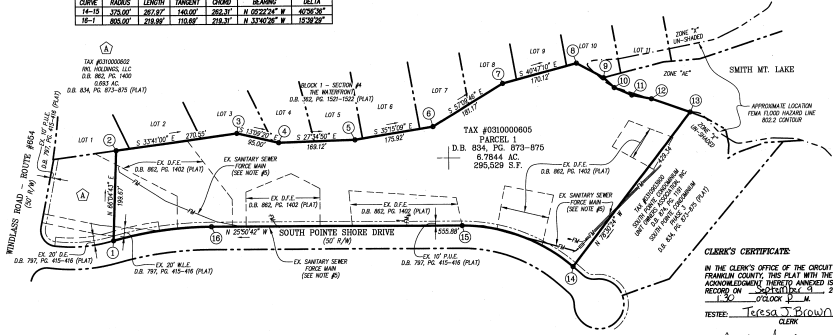
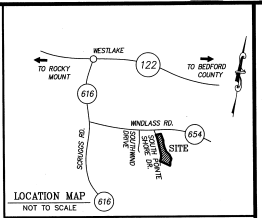
LINE	BEARING	DISTANCE
1-2	N 88°34'43" E	188.67
2-3	S 33°41'00" E	270.58
3-4	S 17°09'00" E	65.00
4-5	S 27°34'20" E	188.12
5-6	S 30°33'00" E	178.80
6-7	S 52°30'40" E	188.17
7-8	S 44°23'00" E	178.12
8-9	S 07°41'08" W	68.28
9-10	S 18°38'30" W	31.84
10-11	S 02°24'01" E	43.84
11-12	S 18°27'23" E	43.78
12-13	S 08°27'48" E	88.87
13-14	N 28°30'24" E	289.31
14-15	N 02°22'24" W	289.31
15-16	N 28°30'42" W	555.89
16-17	N 33°36'28" W	278.31

* DENOTES CHORD BEARING & DISTANCE

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
14-13	325.00'	282.87'	140.00'	282.31'	N 02°22'24" W	60°26'36"
16-17	885.00'	218.89'	110.89'	218.31'	N 33°36'28" W	18°32'28"

6K1126163010



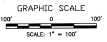
TAX #031000062
AND HOLDINGS, LLC
D.B. 862, PG. 1442
2.683 AC
D.B. 834, PG. 873-875 (PLAT)

TAX #031000805
PARCEL 1
D.B. 834, PG. 873-875
8.7844 AC.
295,529 S.F.

CLERK'S CERTIFICATE:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, THIS PLAY WITH THE CERTIFICATE OF ACKNOWLEDGMENT HERETO ANNEXED IS ADMITTED TO RECORD ON SEPTEMBER 3, 2019 AT 1:37 O'CLOCK P.M.
TESTED: Teresa J. Brown
CLERK

by Jessica Lambert, Deputy Clerk

NOTES:
1. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER SH00700000, DATED JANUARY 6, 2010, ZONES "AC" & "A" UNSHADED.
2. THIS PLAY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. CURRENT OWNER, TAX #031000062 - AND HOLDINGS, LLC, D.B. 862, PG. 1440.
4. THIS PLAY IS BASED ON EXISTING LAND RECORDS.
5. PER D.B. 862, PG. 1442, THERE SHALL EXIST A 5' PRIVATE SEMI-FORCE EASEMENT ON EACH SIDE OF ALL SEMI-FORCE MAINS SHOWN HEREON.



PLAT FROM RECORDS SHOWING
TAX #0310000605
6.7844 AC. (295,529 S.F.)
PROPERTY OF
RKL HOLDINGS, LLC
DEED BOOK 862, PAGE 1400
FILED ALONG SOUTH POINTE SHORE DR.
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

DATE: May 15, 2019
COMP. NO.: 2019-084
SCALE: 1" = 100'

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS



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ROANOKE, VIRGINIA 24018
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(C1) A= 0'19"32"
 R= 805.00'
 T= 2.29'
 L= 4.57'
 BRG. N 41'39"57" W
 CHD. 4.57'

(C2) A= 22'32"30"
 R= 323.43'
 T= 64.46'
 L= 127.25'
 BRG. N 30'33"27" W
 CHD. 126.43'

(C3) A= 94'13"01"
 R= 35.00'
 T= 37.68"
 L= 57.55'
 BRG. N 27'49"18" E
 CHD. 51.29'

(C4) A= 15'39"29"
 R= 805.00'
 T= 110.69"
 L= 219.99"
 BRG. N 33'40"26" W
 CHD. 219.31'

DK 1126163011

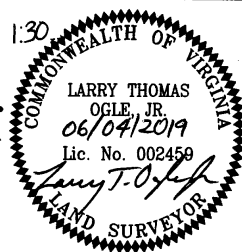
BLOCK 1 - 00005536

2019 SEP -9 PM 1:30

THE WATERFRONT
D.B. 362, PG. 1521-1522 (PLAT)

LOT 2

LOT 1



LEGEND	
EX	EXISTING
AC	ACRES
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
FM	SANITARY SEWER FORCE MAIN
P.U.E.	PUBLIC UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
D.E.	DRAINAGE EASEMENT
D.F.E.	DRAIN FIELD EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT-OF-WAY

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
2. CURRENT OWNER: TAX #0310000602 & 0310000605 - RKL HOLDINGS, LLC, D.B. 862, PG. 1400.
3. THIS PLAT IS BASED ON EXISTING LAND RECORDS.
4. THE PURPOSE OF THIS PLAT IS TO CREATE A NEW VARIABLE WIDTH DRAINFIELD EASEMENT FOR THE BENEFIT OF TAX #0310000602 AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. PER D.B. 862, PG. 1402, THERE SHALL EXIST A 5' PRIVATE SEWER EASEMENT ON EACH SIDE OF ALL SEWER FORCE MAINS SHOWN HEREON

WINDLASS ROAD - ROUTE #654
(50' R/W)

EX. 20' W.L.E.
D.B. 797, PG. 415-416 (PLAT)

TAX #0310000602
RKL HOLDINGS, LLC
D.B. 862, PG. 1400
0.693 AC.
D.B. 834, PG. 873-875 (PLAT)

EX. D.F.E.
D.B. 862, PG. 1402 (PLAT)

EX. SANITARY SEWER
FORCE MAIN
(SEE NOTE #6)

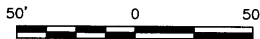
TAX #0310000605
RKL HOLDINGS, LLC
D.B. 862, PG. 1400
PARCEL 1

D.B. 834, PG. 873-875 (PLAT)

NEW VARIABLE
WIDTH DRAINFIELD
EASEMENT FOR
THE BENEFIT OF
TAX #0310000602
4,331 S.F.

EX. 20' D.E. (C4)
D.B. 797, PG. 415-416 (PLAT)

GRAPHIC SCALE



SCALE: 1" = 50'

PLAT SHOWING NEW
DRAINFIELD EASEMENT
LOCATED ON

TAX #0310000605

PARCEL 1

BEING GRANTED BY
RKL HOLDINGS, LLC

SITUATED ALONG SOUTH POINTE SHORE DR.
GILLS MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

MERIDIAN OF
D.B. 865, PG. 1745-1746
"THE WATERFRONT"
SECTION 12

SOUTH POINTE SHORE DRIVE
(50' R/W)



Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS

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PHONE: (540) 774-4411
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DATE:	June 4, 2019
COMM. NO.:	2019-084
SCALE:	1" = 50'