

**CURRENT OWNER / TITLE SOURCE**  
 WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC.  
 DIED BY 1012, PG 1890  
 PLAT DIED BY 868, PG 189  
 PLAT DIED BY 1012, PG 415

I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE SURVEYORS BOARD.

- REFERENCE**
- TAX No. 15-56.1
  - TAX No. 15-56.4
  - TAX No. 15-56.2
  - TAX No. 15-56.3
  - TAX No. 15-56.5
  - TAX No. 15-57.11
  - TAX No. 15-57.11



**NOTES:**  
 ALL IRON RODS SET ARE 6/8" REBAR  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THIS PROPERTY.

THIS IS TO CERTIFY THAT A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A. ZONE X & AE. PER 5106701200, DATED 1-9-10

THIS IS TO CERTIFY THAT ON APRIL 30, 2021, AN ACCURATE SURVEY WAS MADE OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO ENCUMBRANCES OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

**OWNER CERTIFICATE & NOTARIZATION**

I, the undersigned do hereby certify that the re-subdivision as shown hereon, is with the free will and consent of Willard Construction of Roanoke Valley, Inc., and that the old lines as shown are to be vacated.

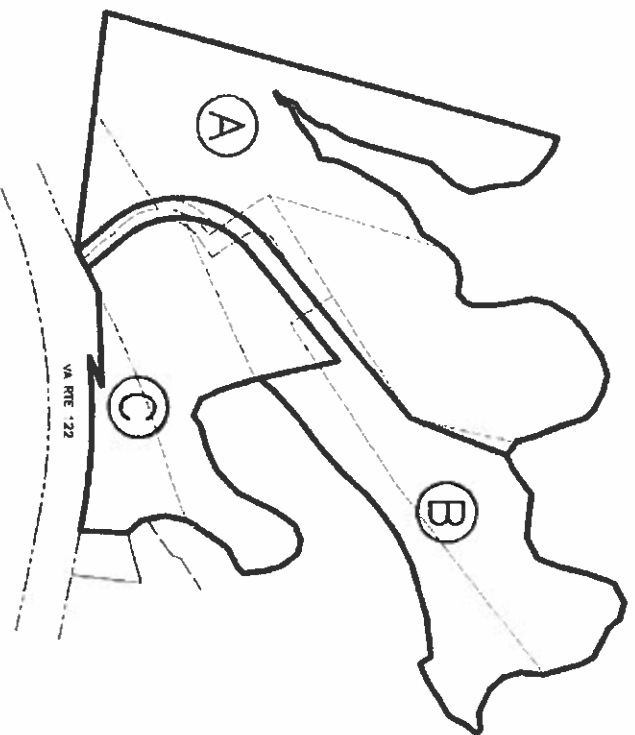
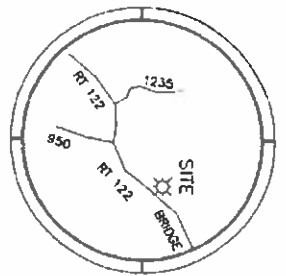
Willard Construction of Roanoke Valley, Inc.  
 Authorized Representative:

Signature \_\_\_\_\_ Printed Name \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_  
 STATE OF \_\_\_\_\_ OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for the aforesaid State do hereby certify that \_\_\_\_\_, whose name is signed to the foregoing writing, has personally appeared before me and acknowledged the same in my aforesaid jurisdiction on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires \_\_\_\_\_  
 Notary Public \_\_\_\_\_

**CORNERSTONE LAND SURVEYING, INC.**  
 250 SOUTH MAIN STREET  
 P. O. BOX 778  
 ROCKY MOUNT, VIRGINIA 24151  
 540-488-3590



THE PURPOSE OF THIS SURVEY PLAT IS TO RECONFIGURE THE EXISTING FIVE TAX PARCELS AS SHOWN HEREON, CREATING TRACT A, TRACT B, AND TRACT C.  
 ( TAX PARCELS 15-56.4 & 15-57.11 SHALL BE OMITTED )

**CURVE TABLE**

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH BEARING
C-1	1486.89'	222.38'	441.49'	17°00'56"	439.87'	S 73°03'52" W
C-2	2813.97'	42.50'	63.00'	1°43'51"	68.00'	N 47°17'50" E
C-3	2804.97'	28.12'	52.23'	1°01'48"	52.23'	S 42°44'28" W
C-4	227.74'	228.59'	358.58'	90°27'35"	323.37'	N 14°20'28" W
C-5	277.74'	280.00'	438.52'	90°27'35"	394.37'	S 14°20'28" E

**LINE TABLE ALONG THE 800' CONTOUR**

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L1	S 88°18'28"E	41.08'	L56	N 07°24'35"W	70.45'
L2	S 72°16'59"E	56.66'	L57	N 00°23'18"W	73.09'
L3	S 45°27'18"E	51.37'	L58	N 42°48'17"E	52.30'
L4	S 25°06'34"E	57.28'	L59	N 83°28'50"E	44.68'
L5	S 33°08'47"E	74.44'	L60	S 60°14'28"E	38.30'
L6	S 06°11'05"W	47.69'	L61	S 63°11'48"E	82.64'
L7	S 21°40'41"W	77.72'	L62	S 49°14'01"E	34.19'
L8	S 04°17'20"E	80.12'	L63	S 35°42'02"E	100.01'
L9	S 05°51'39"E	64.95'	L64	S 15°21'32"E	58.68'
L10	S 02°01'37"E	66.55'	L65	S 34°24'05"E	45.58'
L11	S 13°20'41"W	46.33'	L66	S 53°33'38"E	48.50'
L12	S 08°46'13"E	31.86'	L67	S 64°33'38"E	64.38'
L13	S 14°18'30"W	45.24'	L68	N 82°17'52"E	40.07'
L14	S 38°22'13"W	31.01'	L69	S 72°49'19"E	15.26'
L15	S 02°08'43"W	41.91'	L70	S 17°27'21"W	40.78'
L16	S 24°00'12"W	19.33'	L71	S 05°57'22"W	41.92'
L17	N 48°20'17"E	26.94'	L72	S 38°05'28"W	96.64'
L18	N 00°42'54"W	30.53'	L73	N 44°51'27"W	53.91'
L19	N 45°02'22"E	44.64'	L74	N 52°30'36"W	33.07'
L20	N 31°08'39"E	60.80'	L75	N 52°37'18"W	53.76'
L21	N 45°44'04"E	45.04'	L76	S 64°50'35"W	46.69'
L22	N 10°49'51"W	47.16'	L77	S 54°08'35"W	142.25'
L23	N 03°48'19"E	48.98'	L78	S 43°56'02"W	77.65'
L24	N 11°04'47"E	89.03'	L79	S 34°42'28"W	63.87'
L25	N 12°01'30"E	52.31'	L80	S 31°57'23"W	62.28'
L26	N 28°26'53"E	29.60'	L81	S 22°25'53"W	69.64'
L27	N 38°54'46"E	47.85'	L82	S 28°01'10"W	72.06'
L28	N 43°08'42"E	35.70'	L83	S 32°33'45"W	103.06'
L29	N 11°43'53"E	45.06'	L84	S 20°42'47"W	85.50'
L30	N 14°52'19"E	27.90'	L85	S 27°32'23"W	45.15'
L31	N 28°13'01"E	42.06'	L86	S 31°57'52"E	6.63'
L32	N 58°27'36"E	41.15'	L87	S 35°42'08"E	80.29'
L33	N 78°17'53"E	38.20'	L88	S 38°48'44"E	34.65'
L34	N 27°47'40"E	28.18'	L89	S 45°53'39"E	51.70'
L35	N 00°10'10"W	24.10'	L90	S 64°21'45"E	46.36'
L36	N 23°02'24"W	68.73'	L91	N 35°08'20"E	34.44'
L37	N 29°59'00"W	78.59'	L92	N 58°08'07"E	48.70'
L38	N 08°01'40"W	50.10'	L93	N 49°49'08"E	62.32'
L39	N 13°03'23"E	62.02'	L94	N 25°53'28"E	81.67'
L40	N 27°47'47"E	45.52'	L95	N 06°59'21"E	106.11'
L41	N 36°08'28"E	74.71'	L96	N 15°18'04"E	57.78'
L42	N 53°15'05"E	54.00'	L97	N 47°08'46"E	36.00'
L43	N 85°06'02"E	43.74'	L98	N 82°08'08"E	37.13'
L44	S 83°24'14"E	49.86'	L99	S 57°00'23"E	52.28'
L45	S 62°30'18"E	31.87'	L100	S 38°34'21"E	47.51'
L46	S 36°48'53"E	64.00'	L101	S 25°52'10"E	50.88'
L47	S 41°48'18"E	70.67'	L102	S 29°08'48"W	21.51'
L48	S 54°28'51"E	48.72'	L103	S 43°38'42"W	51.78'
L49	S 72°28'50"E	43.44'	L104	S 14°42'35"W	68.12'
L50	N 45°53'32"E	38.46'	L105	S 11°13'35"W	63.01'
L51	N 33°36'36"E	61.28'	L106	S 02°49'01"W	6.24'
L52	N 78°47'49"E	60.89'	L107	S 07°50'58"E	60.08'
L53	N 74°28'16"E	49.76'	L108	S 29°56'46"E	50.81'
L54	N 42°27'00"E	56.40'	L109	S 36°02'41"E	11.50'
L55	N 01°27'03"E	60.22'	L110	S 59°34'51"E	48.02'

**APPROVAL**

\_\_\_\_\_  
 V.D.O.T. HIGHWAY ENGINEER  
 DATE \_\_\_\_\_  
 VIRGINIA DEPARTMENT OF HEALTH REPRESENTATIVE  
 DATE \_\_\_\_\_  
 SUBDIVISION AGENT  
 FRANKLIN COUNTY PLAN CASE NUMBER \_\_\_\_\_  
 DATE \_\_\_\_\_

**PLAT SHOWING  
 BOUNDARY LINE ADJUSTMENT  
 AND LOT LINE VACATION  
 PREPARED FOR  
 WILLARD CONSTRUCTION  
 OF ROANOKE VALLEY, INC.**

LOCATED IN  
 GILLS CREEK MAGISTERIAL DISTRICT  
 FRANKLIN COUNTY, VIRGINIA  
 APRIL 30, 2021  
 SCALE 1" = 100'  
 SHEET  
 1 OF 2  
 FIELD BK 449, JOB No 21180, DRAWING No. C-4279

THE PRIVATE R/W AS SHOWN HEREON DOES NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE VA DEPT. OF TRANSPORTATION OR FRANKLIN COUNTY AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.

- LEGEND**
- IRS = IRON ROD SET
  - IRF = IRON ROD FOUND
  - IPF = IRON PIPE FOUND
  - U = UTILITY POLE
  - PUE = PUBLIC UTILITY EASEMENT

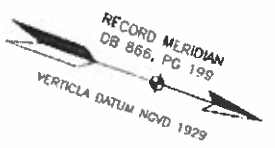
Now or Formerly  
**MOORMAN PROPERTIES, LLC**  
 DB 871, PG 898  
 TAX No. 15-56

**CORNERSTONE LAND SURVEYING, INC.**  
 250 SOUTH MAIN STREET  
 P. O. BOX 779  
 ROCKY MOUNT, VIRGINIA 24151  
 540-489-3990

**TRACT A**  
 14.392 AC.  
 TAX No. 15-56.1

**TRACT C**  
 7.442 AC.  
 TAX No. 15-56.3

**TRACT B**  
 8.245 AC.  
 TAX No. 15-56.2



LINE TABLE ALONG DOCK DELINEATION LINE

COURSE	BEARING	DISTANCE
L111	N 33°15'00"E	112.65'
L112	N 01°43'51"E	20.28'
L113	N 36°50'27"E	93.63'

**WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC.**  
 LOCATED IN  
 GILLS CREEK MAGISTERIAL DISTRICT  
 FRANKLIN COUNTY, VIRGINIA  
 APRIL 30, 2021  
 SCALE 1" = 100'

FIELD BK 449, JOB No. 21180, DRAWING No. C-4279  
 SHEET 2 OF 2

