

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT R & P OF SML, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 8 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JULY 20, 2016, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA IN D.B. 1080, PG. 15, WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO JAMES W. MCALISTER, JR. OR CAREY D. WRENN, TRUSTEES, EITHER OF WHOM MAY ACT, SECURING THE FIRST BANK & TRUST COMPANY, BENEFICIARY, DATED JULY 22, 2016 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1080, PAGE 19.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED 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 15.2-2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE FRANKLIN COUNTY LAND SUBDIVISION ORDINANCE, AS AMENDED.

THAT R & P OF SML, LLC GRANTS THOSE PORTIONS OF THE NEW 20' PUBLIC SANITARY SEWER EASEMENTS (S5-S7 & S8-S10), TO THE WESTERN VIRGINIA WATER AUTHORITY.

THAT WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, LLC JOINS THIS PLAT TO GRANT THOSE PORTIONS OF THE NEW 20' PUBLIC SANITARY SEWER EASEMENTS ON TAX #0300005200, TO THE WESTERN VIRGINIA WATER AUTHORITY.

THE SAID OWNERS, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 8TH DAY OF JANUARY, 2018.

OWNERS:

BY: [Signature]
(SIGNATURE)

BRIAN RUNK, MANAGING MEMBER
R & P OF SML, LLC

BY: [Signature]
(SIGNATURE)

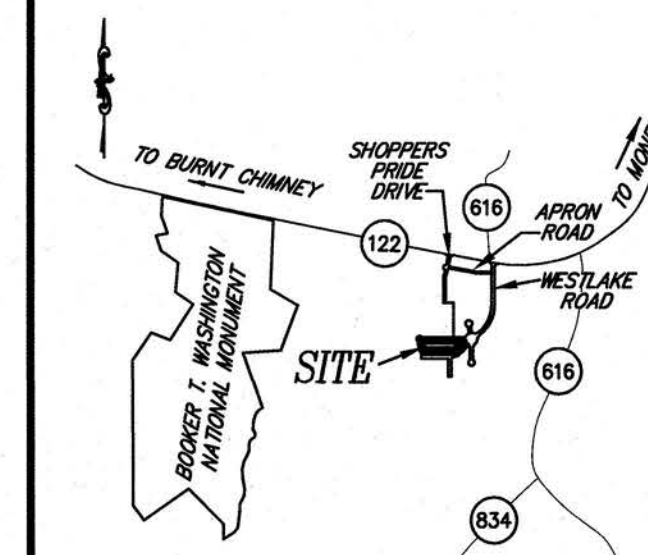
RONALD L. WILLARD, MANAGER
WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, LLC

TRUSTEE:

BY: [Signature]
(SIGNATURE)

JAMES W. MCALISTER, JR. OR CAREY D. WRENN
(EITHER OF WHOM MAY ACT)

EXTERIOR BOUNDARY COORDINATES		
ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	11080.52112	10975.58127
2	11080.52112	11618.29823
3	11037.31080	11635.42669
4	10920.52112	11511.26040
5	10920.52112	10987.48689
6	10960.39405	10973.05933
7	11036.66673	10955.88992
8	11061.44650	10955.88992
1	11080.52112	10975.58127
TRACT 10-A = 2.2953 AC. (99,985 S.F.)		



LOCATION MAP
NOT TO SCALE

VOID AFTER
JUL 10 2018

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE HEREBY CERTIFIES THAT BRIAN RUNK, MANAGING MEMBER FOR R & P OF SML 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 JANUARY 5, 2018.

MY COMMISSION EXPIRES ON MARCH 31, 2020 REG. # 7680477

[Signature]
NOTARY PUBLIC

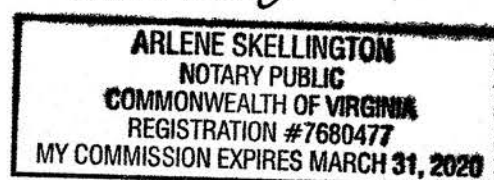
STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE HEREBY CERTIFIES THAT RONALD L. WILLARD, MANAGER FOR WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, 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 JANUARY 8, 2018.

MY COMMISSION EXPIRES ON MARCH 31, 2020 REG. # 7680477

[Signature]
NOTARY PUBLIC

**STATE OF VIRGINIA**

COUNTY OF ROANOKE

I, ARLENE SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE HEREBY CERTIFIES THAT CAREY D. WRENN (JAMES W. MCALISTER, JR. OR CAREY D. WRENN), TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JANUARY 5, 2018.

MY COMMISSION EXPIRES ON MARCH 31, 2020 REG. # 7680477

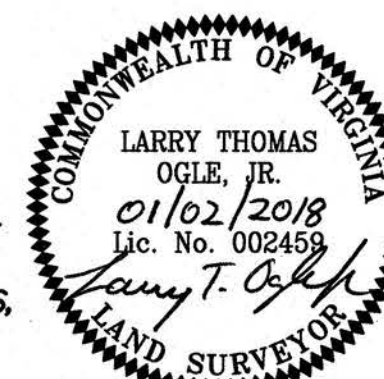
[Signature]
NOTARY PUBLIC

SOURCE OF TITLE:

THE 2.2953 ACRE PARCEL AS SHOWN HEREON AS TRACT "10-A", TAX #0300005210 IS A PORTION OF THE PROPERTY ACQUIRED BY R & P OF SML, LLC, BY DEED RECORDED IN DEED BOOK 1080, PAGE 15 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 PLAT WAS MADE BY ME AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. 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.

**APPROVED:**

[Signature] 1/10/18
HEALTH OFFICIAL (VDH) DATE
[Signature] 1/10/18
AGENT, FRANKLIN COUNTY DATE
[Signature] 1/09/2018
WESTERN VIRGINIA WATER AUTHORITY DATE

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON JANUARY 16, 2018 AT 2:07 O'CLOCK P.M.

TESTEE: _____

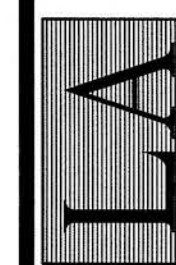
CLERK

Plat Showing The Subdivision
of
Tract 10-A" (2.2953 Acres)
Creating Hereon New
Lots 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D
3A, 3B, 3C, 3D, 15A, 15B, 16A & 16B
Property of
R & P OF SML, LLC
Sited Along Professional Drive, Carefree Court & Retirement Drive
Gills Creek Magisterial District
Franklin County, Virginia

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: January 2, 2018
COMM. NO.: 2015-168
SCALE: NONE
SHEET 1 OF 2