

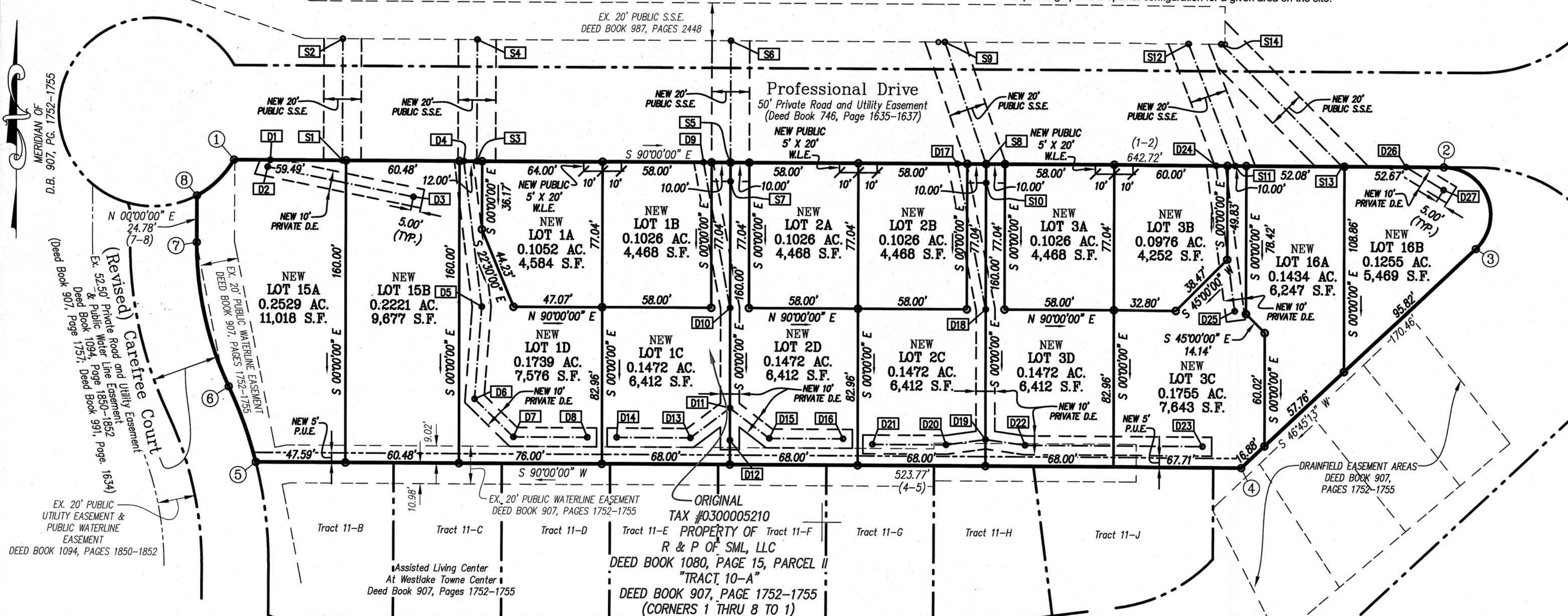
Rezoning dated May 17, 2016, Plan Case #REZO-3-16-15244

| CURVE TABLE |         |        |         |        |               |            |
|-------------|---------|--------|---------|--------|---------------|------------|
| CURVE       | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING       | DELTA      |
| 2-3         | 25.00'  | 59.67' | 63.07'  | 46.48' | S 21°37'24" E | 136°45'13" |
| 5-6         | 222.00' | 42.47' | 21.30'  | 42.40' | N 19°53'31" W | 105°57'38" |
| 6-7         | 178.00' | 78.82' | 40.07'  | 78.18' | N 12°41'10" W | 25°22'20"  |
| 8-1         | 50.00'  | 27.77' | 14.25'  | 27.42' | N 45°54'41" E | 31°49'22"  |

Tax #0300005200  
Property of  
WILLARD CONSTRUCTION OF  
SMITH MOUNTAIN LAKE, LLC  
Deed Book 667, Page 367 & Deed Book 689, Page 160

Statement of deviations, as required by Section 25-399:

- Deviation to Section 25-395 - Minimum Dimensions - (a) Front setback of 10' from the edge of right-of-way; (b) Side setback of 'None'; (c) Rear setback of 'None.' Reason - to allow for consistency with existing dwellings and the established development pattern of the existing duplex units.
- Deviation to Section 25-399 & 25-391 - Design Guidelines and Permitted Uses - To allow for dwellings, attached, multi-family dwellings and townhouses. Reason - To allow for duplex, triplex or quadplex dwelling construction depending upon the optimal configuration for a given area on the site.



**CENTERLINE OF NEW 10' PRIVATE DRAINAGE EASEMENTS**

| LINE    | BEARING       | DISTANCE      |
|---------|---------------|---------------|
| 1-D1    | N 90°00'00" E | 19.17' (TIE)  |
| D1-D2   | S 20°43'51" W | 3.89'         |
| D2-D3   | S 78°41'45" E | 79.20'        |
| D1-D4   | N 90°00'00" E | 103.09' (TIE) |
| D4-D5   | S 07°10'44" E | 77.64'        |
| D5-D6   | S 04°19'45" W | 49.09'        |
| D6-D7   | S 45°57'45" E | 28.75'        |
| D7-D8   | N 90°00'00" E | 39.23'        |
| D4-D9   | N 90°00'00" E | 127.41' (TIE) |
| D9-D10  | S 10°30'41" E | 78.35'        |
| D10-D11 | S 00°00'00" E | 53.05'        |
| D11-D12 | S 00°00'00" W | 17.02'        |
| D11-D13 | S 52°50'24" W | 26.30'        |
| D13-D14 | N 90°00'00" W | 39.23'        |
| D11-D15 | S 52°50'39" E | 26.30'        |
| D15-D16 | N 90°00'00" E | 39.23'        |
| D9-D17  | S 90°00'00" E | 135.00' (TIE) |
| D17-D18 | S 11°13'49" E | 78.54'        |
| D18-D19 | S 00°00'00" E | 68.88'        |
| D19-D20 | S 82°00'11" W | 21.17'        |
| D20-D21 | N 90°00'00" W | 39.23'        |
| D19-D22 | S 82°00'20" E | 21.17'        |
| D22-D23 | N 89°59'52" E | 94.08'        |
| D17-D24 | N 90°00'00" E | 137.23' (TIE) |
| D24-D25 | S 07°26'31" E | 77.69'        |
| D24-D26 | N 90°00'00" E | 100.68' (TIE) |
| D26-D27 | S 58°51'46" E | 23.34'        |
| D26-2   | N 90°00'00" E | 20.14' (TIE)  |

**CENTERLINE OF NEW 20' PRIVATE & PUBLIC SANITARY SEWER EASEMENTS**

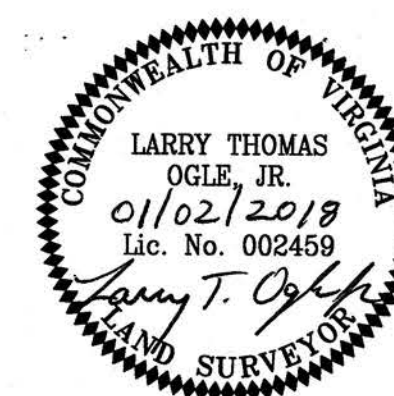
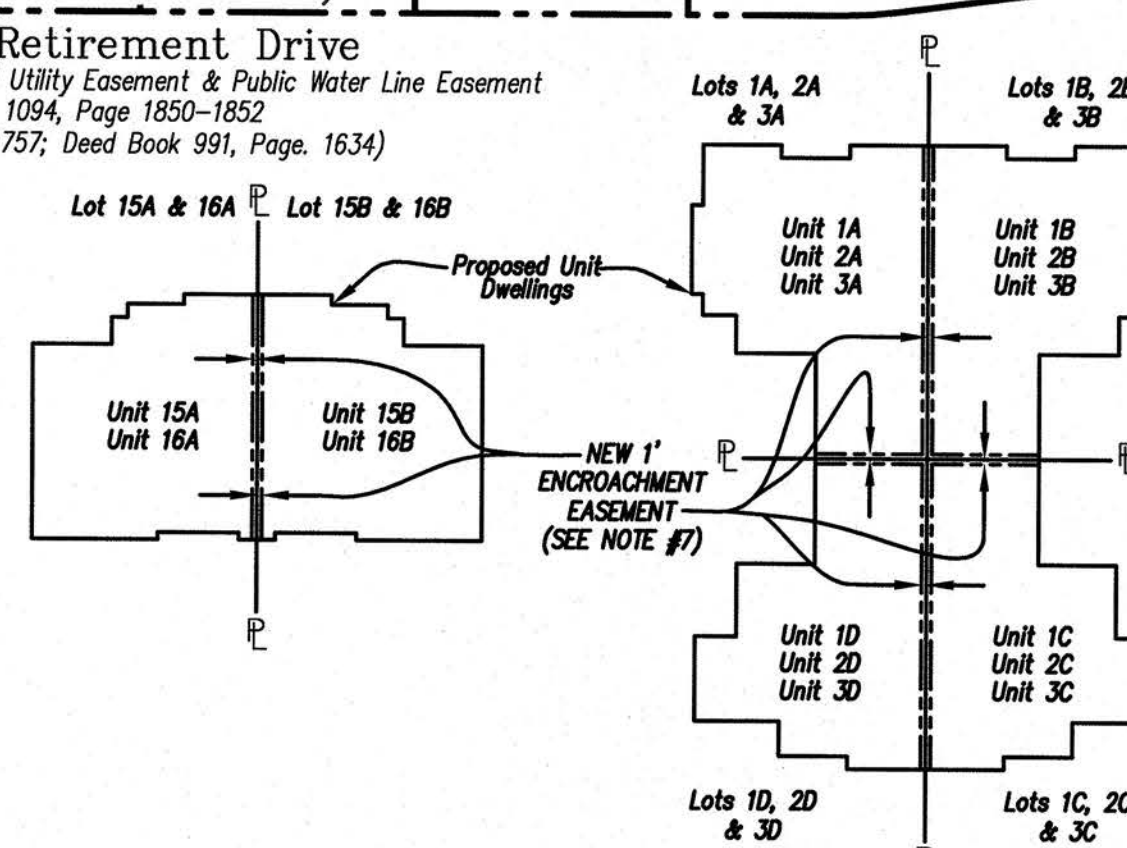
| LINE    | BEARING       | DISTANCE      |
|---------|---------------|---------------|
| 1-S1    | N 90°00'00" E | 57.52' (TIE)  |
| S1-S2   | N 00°00'00" E | 64.50'        |
| S1-S3   | N 90°00'00" E | 71.65' (TIE)  |
| S3-S4   | N 00°00'00" E | 64.50'        |
| S3-S5   | N 90°00'00" E | 134.80' (TIE) |
| S5-S6   | N 00°00'00" E | 64.50'        |
| S5-S7   | S 00°00'00" E | 10.00'        |
| S5-S8   | N 90°00'00" E | 136.00' (TIE) |
| S8-S9   | N 18°56'49" W | 68.20'        |
| S8-S10  | S 00°00'00" E | 10.00'        |
| S8-S11  | S 90°00'00" E | 132.02' (TIE) |
| S11-S12 | N 21°08'13" W | 69.14'        |
| S11-S13 | N 90°00'00" E | 56.90' (TIE)  |
| S13-S14 | N 45°00'00" W | 91.20'        |
| 2-S13   | N 90°00'00" W | 53.83' (TIE)  |

**LEGEND**

|        |                         |
|--------|-------------------------|
| D.B.   | DEED BOOK               |
| PG.    | PAGE                    |
| AC.    | ACRES                   |
| S.F.   | SQUARE FEET             |
| EX.    | EXISTING                |
| R/W    | RIGHT-OF-WAY            |
| D.E.   | DRAINAGE EASEMENT       |
| W.L.E. | WATERLINE EASEMENT      |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| PL     | PROPERTY LINE           |

**NOTES:**

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
- IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS PROPERTY DOES NOT LIE 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 51067C0230D, DATED JANUARY 6, 2010, "ZONE X", UNSHADED.
- LOT CLOSURES ARE GREATER THAN ONE IN TEN THOUSAND.
- SEE DEVIATIONS FROM REZONING DATED MAY 17, 2016, PLAN CASE #REZO-3-16-15244 LISTED HEREON.
- THERE SHALL EXIST A 1' ENCROACHMENT EASEMENT EITHER SIDE OF LOTS LINES, ADJACENT TO OR WITHIN THE COMMON WALLS OF THE PROPOSED DWELLINGS. SEE DEVELOPMENT PLAN BY LUMSDEN ASSOCIATES, P.C. ENTITLED "WESTLAKE ASSISTED LIVING CENTER COTTAGES 15 & 16 AND QUADPLEX 1, 2 & 3" FOR PROPOSED DWELLING LOCATIONS.
- RUNK & PRATT SENIOR LIVING COMMUNITIES SHALL RETAIN A BLANKET WALL MAINTENANCE AND ACCESS EASEMENT OVER ALL LOTS CREATED BY THIS SUBDIVISION.
- ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE TO BE DEDICATED TO R & P OF SML, LLC AND SHALL BE MAINTAINED BY R & P OF SML, LLC OR ASSIGNS.



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

Situated Along Professional Drive, Carefree Court & Retirement Drive  
Gills Creek Magisterial District  
Franklin County, Virginia

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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: 1" = 40'  
SHEET 2 OF 2