

Metes and Bounds description of Lot 11, Section No. 1, "Old Mill Plantation", Plat Instrument # 200600950:

Beginning at an existing iron pin located on the easterly right-of-way line of Burkwood Circle, Virginia Secondary Route # 1484, Roanoke County, Virginia, said point also being the common corner of Lots 11 and 12 of Section No. 1, "Old Mill Plantation" as recorded in the Roanoke County Clerk's office in Plat Instrument # 200600950 for the POINT OF BEGINNING.

Thence leaving the said easterly right-of-way line of Burkwood Circle and with the common line of said Lots 11 & 12 a bearing of S 58° 53' 44" E a distance of 213.03 feet to an existing iron pin located at the northeasterly corner of said Lot 11, said point being located on the westerly line of Tract A, being the property of VB Land, LLC as recorded in Instrument # 201101977 of the said Clerk's office;

Thence leaving the common line with said Lot 12 and with the easterly line of said Lot 11 and the westerly line of the property of VB Land, LLC, a bearing of S 30° 06' 54" W a distance of 248.88 feet to an existing iron pin located on the northerly right-of-way line of Grape Holly Lane, Virginia Secondary Route # 1483 and being the southwesterly corner of said Tract A,

Thence leaving said Tract A and with the northerly right-of-way line of said Grape Holly Lane for the following four (4) courses, run along a curve to the left, having a radius of 550.89 feet, a delta angle of 02° 22' 46", and whose chord bears N 44° 52' 26" W a distance of 22.88 feet to an existing iron pin;

thence along a curve to the right, having a radius of 278.00 feet, a delta angle of 29° 15' 31", and whose chord bears N 31° 26' 03" W a distance of 140.43 feet to an existing iron pin;
thence along a curve to the left, having a radius of 202.00 feet, a delta angle of 20° 51' 00", and whose chord bears N 27° 13' 48" W a distance of 73.10 feet to an existing iron pin;
thence leaving Grape Holly Lane and with said Burkwood Circle along a curve to the right, having a radius of 30.00 feet, a delta angle of 77° 33' 15", and whose chord bears N 1° 07' 20" E a distance of 37.58 feet to an existing iron pin;

Thence continuing with said Burkwood Circle for the following two (2) courses, a bearing of N 39° 53' 57" E a distance of 28.45 feet to an existing iron pin; thence along a curve to the left, having a radius of 520.00 feet, a delta angle of 08° 47' 40", and whose chord bears N 35° 30' 07" E a distance of 79.74 feet to the point of beginning and containing 1.0002 Acres.

Metes and Bounds description of Lot 12, Section No. 1, "Old Mill Plantation", Plat Instrument # 200600950:

Beginning at an existing iron pin located on the easterly right-of-way line of Burkwood Circle, Virginia Secondary Route # 1484, Roanoke County, Virginia, said point also being the common corner of Lots 11 and 12 of Section No. 1, "Old Mill Plantation" as recorded in the Roanoke County Clerk's office in Plat Instrument # 200600950 for the POINT OF BEGINNING.

Thence with the easterly line of said Burkwood Circle for the following three (3) courses, run along a curve to the left, having a radius of 520.00 feet, a delta angle of 02° 55' 10", and whose chord bears N 29° 38' 41" E a distance of 26.49 feet to an existing iron pin;
thence along a curve to the right, having a radius of 30.00 feet, a delta angle of 16° 15' 05", and whose chord bears N 36° 18' 39" E a distance of 8.48 feet to an existing iron pin;
thence along a curve to the left, having a radius of 55.00 feet, a delta angle of 58° 32' 03", and whose chord bears N 15° 10' 10" E a distance of 53.78 feet to an existing iron pin being the common corner with Lot 13A, of said Section No. 1, "Old Mill Plantation", being the property of Baron Enterprises of Virginia, Inc. as recorded in the said Clerk's office in Plat Instrument # 201602811;

Thence leaving Burkwood Circle and with the common line of Lot 12 and Lot 13A for the following two (2) courses, run along the common property lines, a bearing of N 75° 54' 09" E a distance of 293.22 feet to an existing iron pin;
thence a bearing of S 70° 28' 42" E a distance of 9.41 feet to an existing iron pin on the westerly property line of Lot 9 of said Section No. 1, being the property of VB Land, LLC as recorded in the Clerk's office in Instrument # 2010013875;
thence leaving the said Lot 13A and with the common line of said Lot 12 & Lot 9, a bearing of S 19° 35' 27" W a distance of 36.98 feet to an existing iron pin at the common corner to said Lot 9 and Lot 10 of said Section No. 1, "Old Mill Plantation", being the property of Shamama Chaudry as recorded in the Clerk's office in Instrument # 200701538;

Thence leaving said Lot 9 and with said Lot 10 for a bearing of S 30° 06' 54" W passing an existing iron pin at the common corner with Tract 'A', being the property of VB Land LLC as recorded in the Clerk's office in Instrument # 201101977, at a distance of 154.36 feet and continuing a bearing of S 30° 06' 54" W a distance of 106.04 feet with Tract 'A' a total distance of 260.40 feet to an existing iron pin on the westerly property line of said Tract 'A' and being the common corner of Lots 11 and 12 of said Section No. 1;

Thence leaving said Tract 'A' and along the common line of said Lots 12 and 11, a bearing of N 58° 53' 44" W a distance of 213.03 feet to the point of beginning and containing 1.0014 Acres.

Metes and Bounds description of Lot 11A, Section No. 1, "Old Mill Plantation", Plat Instrument # 200600950:

Beginning at an existing iron pin located on the easterly right-of-way line of Burkwood Circle, Virginia Secondary Route # 1484, Roanoke County, Virginia, said point also being the common corner of Lots 11 and 12 of Section No. 1, "Old Mill Plantation" as recorded in the Roanoke County Clerk's office in Plat Instrument # 200600950 for the POINT OF BEGINNING.

Thence leaving said right-of-way line and with two (2) New Division Lines through Lot 12 as follows:
thence a bearing of S 60° 35' 58" E a distance of 67.86 feet to a set iron pin;
thence a bearing of S 56° 55' 59" E passing a point on the original common property line of Lots 11 & 12 at a distance of 58.92 feet and continuing with the second New Division Line through Lot 11, along a bearing of S 56° 55' 59" E a distance of 86.42 feet for a total of 145.34 feet to a set iron pin on the westerly property line of Tract 'A', being the property of VB Land LLC as recorded in the Clerk's office in Instrument # 201101977, said point being S 30° 06' 54" W a distance of 2.96 feet from the original common corner of Lots 11 & 12;

Thence with said westerly property line of Tract 'A' a bearing of S 30° 06' 54" W a distance of 245.92 feet to an existing iron pin located on the northerly right-of-way line of Grape Holly Lane, Virginia Secondary Route # 1483

Thence leaving said Tract 'A' and with the northerly right-of-way line of said Grape Holly Lane for the following four (4) courses, run along a curve to the left, having a radius of 550.89 feet, a delta angle of 02° 22' 46", and whose chord bears N 44° 52' 26" W a distance of 22.88 feet to an existing iron pin;
thence along a curve to the right, having a radius of 278.00 feet, a delta angle of 29° 15' 31", and whose chord bears N 31° 26' 03" W a distance of 140.43 feet to an existing iron pin;
thence along a curve to the left, having a radius of 202.00 feet, a delta angle of 20° 51' 00", and whose chord bears N 27° 13' 48" W a distance of 73.10 feet to an existing iron pin;
thence leaving Grape Holly Lane and with said Burkwood Circle along a curve to the right, having a radius of 30.00 feet, a delta angle of 77° 33' 15", and whose chord bears N 1° 07' 20" E a distance of 37.58 feet to an existing iron pin;

Thence continuing with said Burkwood Circle for the following two (2) courses, a bearing of N 39° 53' 57" E a distance of 28.45 feet to an existing iron pin;
thence along a curve to the left, having a radius of 520.00 feet, a delta angle of 08° 47' 40", and whose chord bears N 35° 30' 07" E a distance of 79.74 feet to the point of beginning and containing 1.0002 Acres.

Metes and Bounds description of Lot 12A, Section No. 1, "Old Mill Plantation", Plat Instrument # 200600950:

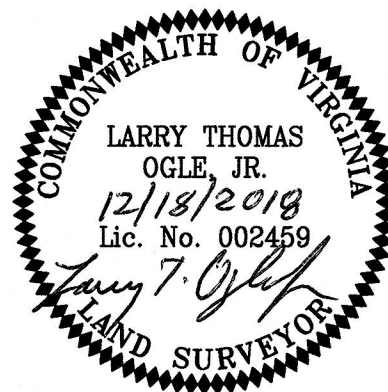
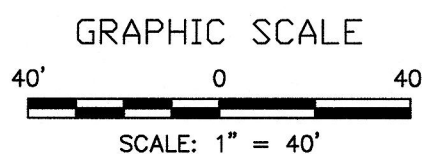
Beginning at an existing iron pin located on the easterly right-of-way line of Burkwood Circle, Virginia Secondary Route # 1484, Roanoke County, Virginia, said point also being the common corner of Lots 11 and 12 of Section No. 1, "Old Mill Plantation" as recorded in the Roanoke County Clerk's office in Plat Instrument # 200600950 for the POINT OF BEGINNING.

Thence with the easterly line of said Burkwood Circle for the following three (3) courses, run along a curve to the left, having a radius of 520.00 feet, a delta angle of 02° 55' 10", and whose chord bears N 29° 38' 41" E a distance of 26.49 feet to an existing iron pin;
thence along a curve to the right, having a radius of 30.00 feet, a delta angle of 16° 15' 05", and whose chord bears N 36° 18' 39" E a distance of 8.48 feet to an existing iron pin;
thence along a curve to the left, having a radius of 55.00 feet, a delta angle of 58° 32' 03", and whose chord bears N 15° 10' 10" E a distance of 53.78 feet to an existing iron pin being the common corner with Lot 13A, of said Section No. 1, "Old Mill Plantation", being the property of Baron Enterprises of Virginia, Inc. as recorded in the said Clerk's office in Plat Instrument # 201602811;

Thence leaving Burkwood Circle and with the common line of Lot 12 and Lot 13A for the following two (2) courses, run along the common property lines, a bearing of N 75° 54' 09" E a distance of 293.22 feet to an existing iron pin;
thence a bearing of S 70° 28' 42" E a distance of 9.41 feet to an existing iron pin on the westerly property line of Lot 9 of said Section No. 1, being the property of VB Land, LLC as recorded in the Clerk's office in Instrument # 2010013875;
thence leaving the said Lot 13A and with the common line of said Lot 12 & Lot 9, a bearing of S 19° 35' 27" W a distance of 36.98 feet to an existing iron pin at the common corner to said Lot 9 and Lot 10 of said Section No. 1, "Old Mill Plantation", being the property of Shamama Chaudry as recorded in the Clerk's office in Instrument # 200701538;

Thence leaving said Lot 9 and with said Lot 10 for a bearing of S 30° 06' 54" W passing an existing iron pin at the common corner with Tract 'A', being the property of VB Land LLC as recorded in the Clerk's office in Instrument # 201101977, at a distance of 154.36 feet and continuing a bearing of S 30° 06' 54" W passing the original Lot 11 & 12 property corner at a distance of 260.40 feet for a total distance of 263.36 feet to an set iron pin on the westerly property line of said Tract 'A' and being S 30° 06' 54" W a distance of 2.96 feet from the original common corner of Lots 11 and 12 of said Section No. 1;

Thence leaving Tract 'A' and with two (2) New Division Lines through Lot 11 and Lot 12 as follows:
Thence with the first New Division Line partially through Lot 11, along a bearing of N 56° 55' 59" W passing a point on the original Property Line of Lots 11 & 12 at a distance of 86.42 feet and continuing with the first New Division Line, through Lot 12, 58.92 feet for a total distance of 145.34 feet ;
Thence with the second New Division Line along a bearing of N 60° 35' 58" W a distance of 67.86 feet to the point of beginning and containing 1.0014 acres.



Metes and Bounds description of Part of Lot 11 being added to Lot 12:

Beginning at an existing iron pin at the easterly common corner of Lots 11 and 12 of Section No. 1, "Old Mill Plantation" as recorded in the Roanoke County Clerk's office in Plat Instrument # 200600950, also being located on the westerly property line of Tract 'A' of said Section No. 1 for the POINT OF BEGINNING.

Thence with the easterly property line of said Lot 11 a bearing of S 30° 06' 54" W a distance of 2.96 feet to a set iron pin;
thence leaving said Tract 'A' and with a New Division Line through Lot 11 a bearing of N 56° 55' 59" W a distance of 86.42 feet to a point on the original common property line of Lots 11 & 12;
thence with the said common property line a bearing of S 58° 53' 44" E a distance of 86.32 feet to the point of beginning and containing 128 square feet (0.0029 AC.).

Metes and Bounds description of Part of Lot 12 being added to Lot 11:

Beginning at an existing iron pin located on the easterly right-of-way line of Burkwood Circle, Virginia Secondary Route # 1484, Roanoke County, Virginia, said point also being the common corner of Lots 11 and 12 of Section No. 1, "Old Mill Plantation" as recorded in the Roanoke County Clerk's office in Plat Instrument # 200600950 for the POINT OF BEGINNING.

Thence with two (2) New Division Lines through Lot 12 as follows:
Run along the first New Division Line a bearing of S 60° 35' 58" E a distance of 67.86 feet to a set iron pin;
thence along the second New Division Line through Lot 12 a bearing of S 56° 55' 59" E a distance of 58.92 feet to a point located on the original common property line of Lots 11 & 12;
thence with said common property line of Lots 11 & 12 a bearing of N 58° 53' 44" W a distance of 126.71 feet to the point of beginning and containing 128 square feet (0.0029 AC.).

PLAT SHOWING THE COMBINATION & RE-SUBDIVISION OF
LOT 11, SECTION No. 1
"OLD MILL PLANTATION"
1.0002 AC. (43,571 S.F.)
PLAT INSTRUMENT #200600950 (P.B. 29, PG. 188)
PROPERTY OF
DOUGLAS J. & FRANCES M. GRIDER
INSTRUMENT #201004751
CREATING HEREON NEW
LOT 11A, 1.0002 AC. (43,571 S.F.)
AND
LOT 12, SECTION No. 1
"OLD MILL PLANTATION"
1.0014 AC. (43,622 S.F.)
PLAT INSTRUMENT #200600950 (P.B. 29, PG. 188)
PROPERTY OF
KEVIN MATTHEW & EMILY KAY CONNELLY
INSTRUMENT #201309621
CREATING HEREON NEW
LOT 12A, 1.0014 AC. (43,622 S.F.)
SITUATED AT 7315 & 7323 BURKWOOD CIRCLE
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

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

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

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

DATE: June 19, 2017
COMM. NO.: 2016-030
SCALE: 1" = 40'

01/17/18
SHEET 3 OF 3

INSTRUMENT # 201904052