

KNOW ALL MEN BY THESE PRESENTS TO WIT:

250004321

THAT THE COUNTY OF FRANKLIN IS THE OWNER OF TRACT C (30.000 ACRES), SEE DB 1071 PG 28, AND TRACT B-1 (284.854 ACRES), SEE DB 1071 PG 28, BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY SOUTHWAY FARM LLC BY DEED DATED 18 DECEMBER 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN, VIRGINIA IN DEED BOOK 1071, PAGE 28.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE PROPERTIES OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2040 THRU 15.2-2279 OF THE 1961 CODE OF VIRGINIA AS AMENDED TO DATE AND THE FRANKLIN COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, AND HEREBY VACATES THE LINES SHOWN DOTTED HEREON.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

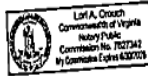
COUNTY OF FRANKLIN - OWNER  
DEED BOOK 1071, PAGE 28

STATE OF VIRGINIA

County of Franklin TO WIT:

I, Lois A. Orzech, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Christopher Whitaker, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 22 DAY OF July, 2025.

Lois A. Orzech  
NOTARY PUBLIC, DATE & SEAL  
REGISTRATION #: 74 27369



## GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" UNSHADED AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 510670418SC, EFFECTIVE DATE DECEMBER 10, 2005. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL, WITH A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.

## FRANKLIN COUNTY APPROVAL:

1. APPROVAL HEREOF BY THE FRANKLIN COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE FRANKLIN COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
2. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND, ANY LOT, PARCEL, OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF FRANKLIN COUNTY.

Teressa J. Brown  
SUBDIVISION AGENT FOR  
FRANKLIN COUNTY PLAN CASE # 15335

VOID AFTER  
DEC 23 2025

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 9:52 O'CLOCK P.M. ON THIS 8 DAY OF July, 2025.

TESTE: TERESSA J. BROWN

CLERK

BY: Joseph S. Sibley DEPUTY CLERK

## SURVEYOR'S CERTIFICATION:

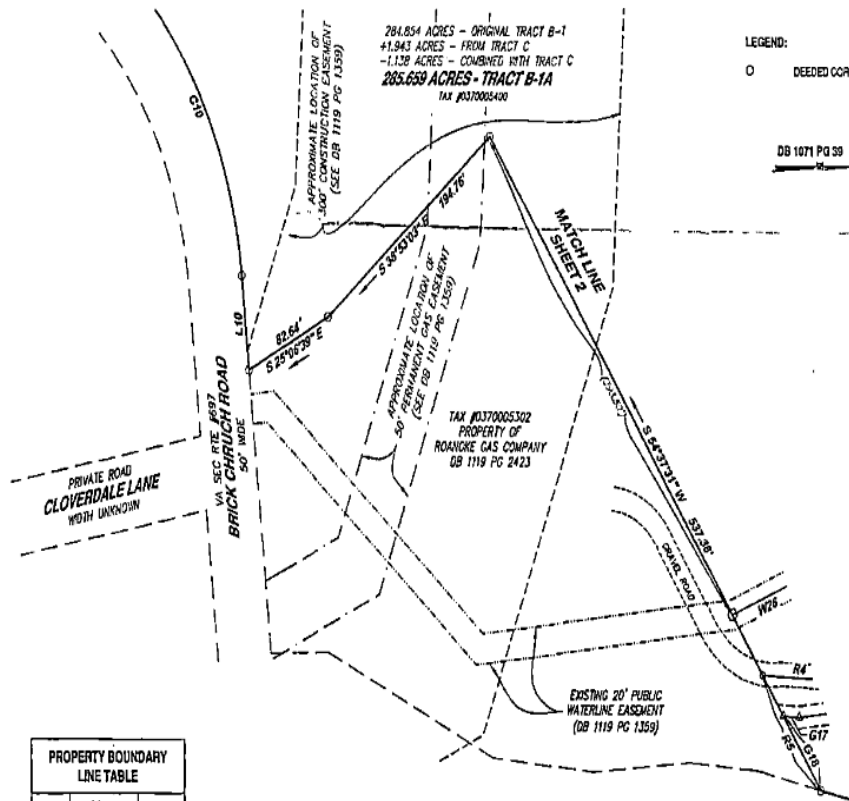
I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE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

## SOURCE OF TITLE:

OWNER(S): THE COUNTY OF FRANKLIN  
LEGAL REF.: DB 1071 PG 28

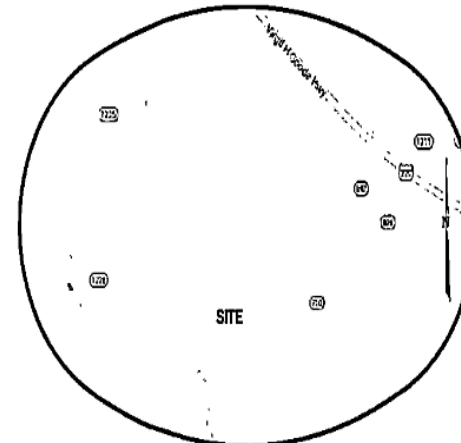
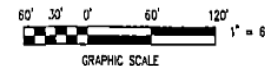
THE PARCELS AS SHOWN HEREON ARE A PORTION OF THE PROPERTY ACQUIRED BY THE COUNTY OF FRANKLIN BY DEED RECORDED IN DB 1071 PG 28 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA. SAID DEED BEING THE LAST INSTRUMENT BY WHICH SAID OWNER ACQUIRED THEIR INTEREST TO THE SUBJECT PROPERTY.

THIS PLAT IS BASED ON RECORDS  
NO FIELD WORK HAS BEEN PERFORMED



PROPERTY BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L19	S 82°42'28\"	63.45

PROPERTY LINE CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C10	323.31'	315.00'	177.65'	94°50'38\"	S 54°24'08\" W	309.49'

LOCATION MAP BY GOOGLE MAP  
(NO SCALE)

## LEGEND:

O DEEDED CORNER

DB 1071 PG 39



**parker**  
DESIGN GROUP  
LANDSCAPE ARCHITECTS

2122 Carolina Ave, SW  
Roanoke, VA 24014  
Ph: 540-307-1153

1915-B W. Cary Street  
Richmond, VA 23220  
Phone: 804-350-2947

www.parkertg.com



BOUNDARY LINE ADJUSTMENT FOR  
THE COUNTY OF FRANKLIN  
SHOWING THE VACATION & COMBINATION AND RESUBDIVISION OF  
TRACT C (30.000 ACRES) - DB 1130, PGS 1088 & 1070 AND TRACT B-1  
(284.854 ACRES) - DB 1129 PGS 1084-1086  
CREATING TRACT B-1A (285.659 ACRES)  
BOONE MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA

## REVISIONS

DRAWN BY: DDE  
CHECKED BY: REC  
SCALE: 1" = 60'  
DATE: 18 JUNE 2025  
PROJECT NUMBER: 24-0244-01  
SHEET NO:

1 OF 3