

CURRENT OWNER / TITLE SOURCE:
SOUTH ROANOKE HOLDINGS, LLC
DB 1086, PG 2701

REFERENCE:

TAX No. 14.2-2, LOT 2 MERRIMAN'S RUN
ALSO SEE PLAT BY CORNERSTONE LAND
SURVEYING, INC. DATED 9-18-19,
SHOWING LOT 4A1 & LOT 2A
MERRIMAN'S RUN (DRAWING No. C-3930)

TAX No. 14.2-3, LOT 3 MERRIMAN'S RUN

TAX No. 14.2-4, LOT 4 MERRIMAN'S RUN

MERRIMAN'S RUN SUBDIVISION DB 1089, PG 1365
APPALACHIAN POWER CO. DRAWING No. C-3776

NOTES:

ALL IRON RODS SET ARE 5/8" REBAR.

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT AND THEREFORE
MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES
UPON THE 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, FIRM 51067C0120D, DATED 1-6-10

THIS IS TO CERTIFY THAT ON OCTOBER 18
2019, AN ACCURATE SURVEY WAS MADE OF THE
PREMISES SHOWN HEREON AND THAT THERE
ARE NO EASEMENTS OR ENCROACHMENTS
VISIBLE ON THE GROUND OTHER
THAN THOSE SHOWN HEREON.

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.

LINE TABLE

"NEW LINES"
ALONG 800' CONTOUR

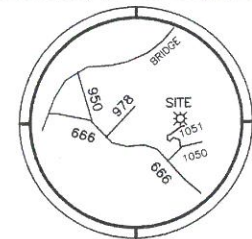
COURSE	BEARING	DISTANCE
L1	N 34°44'28"E	31.72'
L2	N 58°14'03"E	13.94'
L3	N 18°50'11"W	37.35'
L4	N 17°18'57"W	34.37'
L5	N 06°34'11"W	49.50'
L6	N 02°15'15"W	46.80'
L7	N 05°57'50"W	39.24'
L8	N 51°18'46"W	19.20'
L9	N 21°09'34"E	36.47'
L10	S 01°11'38"E	26.86'
L11	S 05°11'07"E	33.90'
L12	S 08°39'35"E	36.33'
L13	S 10°00'10"E	27.75'
L14	S 07°56'00"E	30.68'
L15	S 08°19'42"E	26.49'
L16	S 00°38'13"E	19.99'
L17	S 14°21'54"E	31.36'
L18	S 20°02'55"E	29.28'
L19	S 12°34'56"W	14.40'
L20	S 71°24'21"E	9.28'
L21	S 46°00'52"E	29.83'

LOT 1 MERRIMAN'S RUN
Now or Formerly
RUNK & PRATT OF SML, LLC
DB 1105, PG 2095
PLAT DB 1089, PG 1365
TAX No. 14.2-1

VA ROUTE 1051 50' R/W
OAK POINT DRIVE

CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590

LOCATION MAP



SMITH
MOUNTAIN
LAKE

LOT 4A1
2.936 AC.
Now or Formerly
SOUTH ROANOKE HOLDINGS, LLC
DB 1086, PG 2701
PLAT DB 1089, PG 1365
SEE PLAT BY CORNERSTONE
LAND SURVEYING, INC.
DATED 9-18-19, DRAWING C-3930
TAX No. 14-1

TAX No. 14.2-2
LOT 2A
MERRIMAN'S RUN
1.767 AC.
TO BE ACQUIRED BY
FRANKLIN REAL ESTATE CO.
AND COMBINED WITH
THE 0.265 AC. PARCEL
AS SHOWN, THUS CREATING

LOT 2B
2.032 AC.
TOTAL

Auction Tract 1

Auction Tract 2

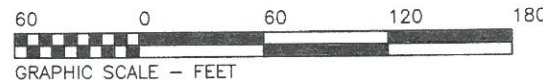
Auction Tract 3

TAX No. 14.2-4
LOT 4
MERRIMAN'S RUN
1.101 AC.
TO BE ACQUIRED BY
FRANKLIN REAL ESTATE CO.
AND COMBINED WITH
THE 0.081 AC. PARCEL
AS SHOWN, THUS CREATING

LOT 4B
1.182 AC.
TOTAL

LOT 31 RIVERBAY
Now or Formerly
MOSES & JANE M.
NAKHLE
DB 650, PG 750
PLAT: DB 448, PG 1098
TAX No. 14.1-33

IRS = IRON ROD SET
IRF = IRON ROD FOUND
P.U.E. = PUBLIC UTILITY EASEMENT



OWNER CERTIFICATE & NOTARIZATION

I, the undersigned do hereby certify that the resubdivision of the property as
shown hereon, is with the free will and consent of **South Roanoke Holdings,
LLC**, and the old property lines shall be vacated as shown.

South Roanoke Holdings, LLC
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

OWNER'S CERTIFICATE AND NOTARIZATION

KNOW ALL MEN BY THESE PRESENTS that I, _____
Authorized Representative for **Franklin Real Estate Company**, the owner of the
property shown on this plat, do hereby certify that James T. Riddle surveyed and
made this plat with my own free will and consent, and the entire subdivided
parcel as shown hereon is within the boundaries of a tract of land conveyed to
Franklin Real Estate Company, by Deed recorded in Deed Book 235, Page 184,
Franklin County.

Franklin Real Estate Company
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____.

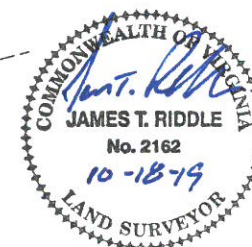
My Commission Expires _____
Notary Public

APPROVAL

DATE: _____
V.D.O.T. HIGHWAY ENGINEER

DATE: _____
VIRGINIA DEPARTMENT OF HEALTH REPRESENTATIVE

DATE: _____
SUBDIVISION AGENT
FRANKLIN COUNTY PLAN CASE NUMBER _____



LINE TABLE
LINES ALONG THE 805' CONTOUR
TO BE VACATED

COURSE	BEARING	DISTANCE
L22	N 47°28'10"E	81.68'
L23	N 17°13'50"W	140.03'
L24	N 02°55'50"W	125.95'
L25	S 07°24'44"E	131.21'
L26	S 03°09'36"E	24.87'
L27	S 03°09'36"E	69.83'
L28	S 24°59'41"E	94.69'

PRELIMINARY
BOUNDARY LINE ADJUSTMENT
SURVEY SHOWING PROPERTY
TO BE ACQUIRED BY
**FRANKLIN REAL
ESTATE COMPANY**
LOCATED IN
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
OCTOBER 18, 2019
SCALE 1" = 60'

FIELD BK 647, JOB No. 19338, DRAWING No. C-3946