

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT RICKEY THOMAS WRAY, TRUSTEE OF THE RICKEY THOMAS WRAY TRUST DATED MAY 25, 2004 IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 15 TO 1 INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED BY THE DEED DATED JUNE 16, 2014, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA IN D.B. 1049, PG. 174 AND BY THE DEED DATED JUNE 13, 2014, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA IN D.B. 1049, PG. 879 AND BY THE DEED DATED MARCH 8, 2017, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA IN D.B. 1089, PG. 2579 WHICH WERE COMBINED BY THE DEED DATED MAY 5, 2017, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA IN D.B. 1092, PG. 1217.

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 2276 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 8th DAY OF June, 2021.

OWNER:

BY: Rickey Thomas Wray Trustee
RICKEY THOMAS WRAY, TRUSTEE OF THE
RICKEY THOMAS WRAY TRUST DATED MAY 25, 2004.

STATE OF FLORIDA

County of Franklin

NOT SUBJECT TO FRANKLIN COUNTY

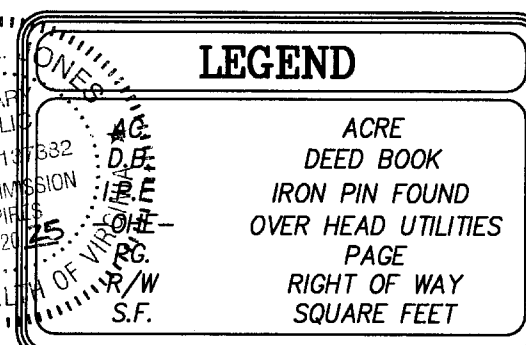
SUBDIVISION ORDINANCE

BY: Steven M. Sandy HJFDATE: 5/28/21

I, Melinda K. Davis, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT RICKEY THOMAS WRAY, TRUSTEE OF THE RICKEY THOMAS WRAY TRUST, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED May 28, 2021, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON June 8th, 2021.

MY COMMISSION EXPIRES ON 7/31/25 REG. # 131862

Melinda K. Davis
NOTARY PUBLIC



TRACT C
REMAINING PORTION
OF TAX #0080007400
38.8190 AC.
(FROM RECORDS)

TRACT A
TAX #0080007400
62.3361 AC. (FROM RECORDS)
D.B. 1135 PG. 1526-1527 (PLAT)

NEW
TRACT A-1
23.5171 AC., 1,024,404 S.F.
CORNERS 1 THROUGH 15 TO 1

EXTERIOR BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	11483.32815	4920.95606
2	11623.38394	4767.09463
3	12130.61572	4547.48959
4	12236.32823	4373.29716
5	12162.82917	4179.78518
6	12925.53123	4505.24206
7	12935.30323	4709.11839
8	12908.67544	5119.90829
9	12392.69990	5340.76910
10	12187.46040	5343.46950
11	12150.25403	5340.04158
12	12087.57273	5320.13021
13	11796.55423	5188.67276
14	11757.75153	5163.78359
15	11630.39906	5101.06279
1	11483.32815	4920.95606
TOTAL AREA FOR TRACT A-1 23.5171 ACRES = 1,024,404 SQUARE FEET.		

LOCATION MAP

NOT TO SCALE

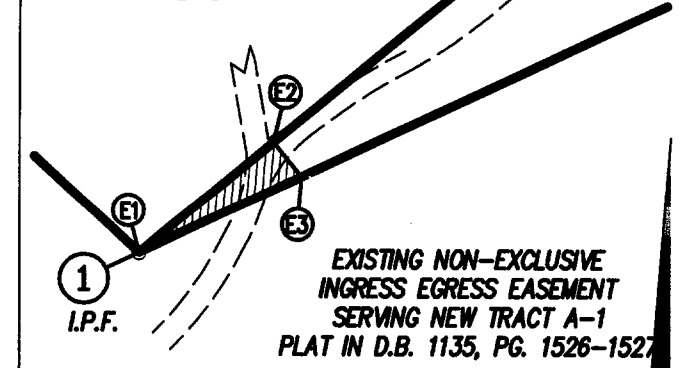
CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 8th DAY OF June, 2021, AT 2:59 O'CLOCK P.M.

TESTEE: TERESA J. BROWN, CLERK

by: Jessica Lambert, DC
DEPUTY CLERK

INSET
1"=80'



EXISTING NON-EXCLUSIVE INGRESS EGRESS EASEMENT SERVING NEW TRACT A-1 TABLE		
LINE	BEARING	DISTANCE
E1-E2	N 50°45'57" E	72.70'
E2-E3	S 39°14'03" E	18.44'
E3-E1	S 65°00'04" W	75.00'
TOTAL AREA = 0.0154 AC. = 670 S.F.		

PLAT FROM
PARTIAL FIELD SURVEY & RECORDS
SHOWING THE
LARGE LOT RESUBDIVISION OF
TAX MAP # 0080007400
(62.3361 ACRES)

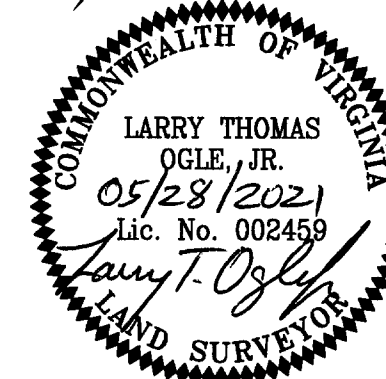
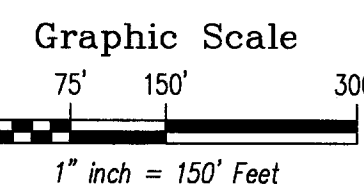
PLAT D.B. 1135, PG. 1526-1527
PROPERTY OF
RICKEY THOMAS WRAY, TRUSTEE
OF THE
RICKEY THOMAS WRAY TRUST
(DEED BOOK 1092, PAGE 1217)
CREATING HEREON NEW
"TRACT A-1" (23.5171 AC.)

AND LEAVING A REMAINING PORTION OF
TAX MAP # 0080007400
"TRACT C" (38.8190 AC.)
(FROM RECORDS)
SITUATED OFF OF NAFF ROAD AT DAY BREAK LANE
BOONE MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY FROM CORNER 1 THROUGH 15 TO 1 ONLY.
- IRON PINS WERE FOUND OR SET AS INDICATED HEREON.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 51067C0045C, DATED DECEMBER 16, 2008. UNSHADED ZONE "X".
- LEGAL REFERENCE:
RICKEY THOMAS WRAY, TRUSTEE OF THE RICKEY THOMAS WRAY TRUST,
DEED BOOK 1049, PAGE 174, DEED BOOK 1049, 879,
DEED BOOK 1089, PAGE 2579 & ALL PARCELS WERE COMBINED IN DEED BOOK 1092, PAGE 1217.
- THE LINE BETWEEN CORNERS 7 TO 8 IS A NEW DIVISION LINE.
- THE PRIVATE ROADS SHOWN HEREON DEPICTED DO NOT MEET STATE STANDARDS, ARE NOT INTENDED FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS, WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION NOR THE COUNTY OF FRANKLIN AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD. THE MAINTENANCE OF THE PRIVATE ROADS SHOWN HEREON SHALL BE THE MUTUAL RESPONSIBILITY OF THE LANDOWNERS WHOSE LOTS ARE SERVED BY SAID PRIVATE ROADS. THE COUNTY OF FRANKLIN ENCOURAGES PARTICIPATION IN THE PRIVATE ROAD MAINTENANCE AGREEMENT TO BE RECORDED IN CONJUNCTION WITH THIS LARGE LOT SUBDIVISION PLAT BUT WILL NOT PARTICIPATE IN ANY PROVISIONS OF THE MAINTENANCE AGREEMENT OR OBLIGATION NOR ANY ACTION TO ENFORCE ANY PROVISIONS OF THE MAINTENANCE AGREEMENT OR OBLIGATION.

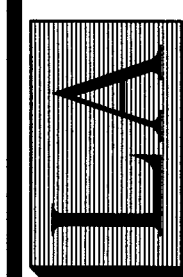
TAX #0200002001
PROPERTY OF
WALTER L. & VICKY E. LUMPP
D.B. 1089, PG. 368
D.B. 367, PG. 456 (PLAT)



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



DATE: May 28, 2021
COMM. NO.: 21-179
SCALE: 1" = 150'
SHEET 1 OF 1