

22020rp01-sheet 1.plt

w:\drawings\2022-02-02\01-cad\02-surveying\01-base\22020rp01.dwg

230006731

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT WILLARD INVESTMENT PROPERTIES, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN
HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 119 TO 1, WHICH COMPRISES A
PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JULY 12, 2021 AND RECORDED IN THE
CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY VIRGINIA, IN DEED BOOK 1166, PAGE 1631.

THE SAID OWNER, CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN
FREE WILL AND CONSENT AND ALSO PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-1 THROUGH 15-467
OF THE CODE OF VIRGINIA OF 1950, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE
WITH THE FRANKLIN COUNTY LAND SUBDIVISION ORDINANCE.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, HEREBY GRANTS TO THE WESTERN VIRGINIA
WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL,
IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE WATER LINE OR LINES, TOGETHER WITH
RELATED IMPROVEMENTS, INCLUDING SLOPES, IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND
EGRESS THERETO FROM A PUBLIC STREET, UPON, OVER, UNDER AND ACROSS CERTAIN LOTS, TRACTS OR
PARCELS OF LAND AS SHOWN HEREON AND BELONGING TO THE OWNER.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS
16th DAY OF November, 2023.

OWNER: WILLARD INVESTMENT PROPERTIES, LLC

BY: Ronald L. Willard, II
RONALD L. WILLARD, II, MANAGER

STATE OF VIRGINIA
COUNTY OF ROANOKE

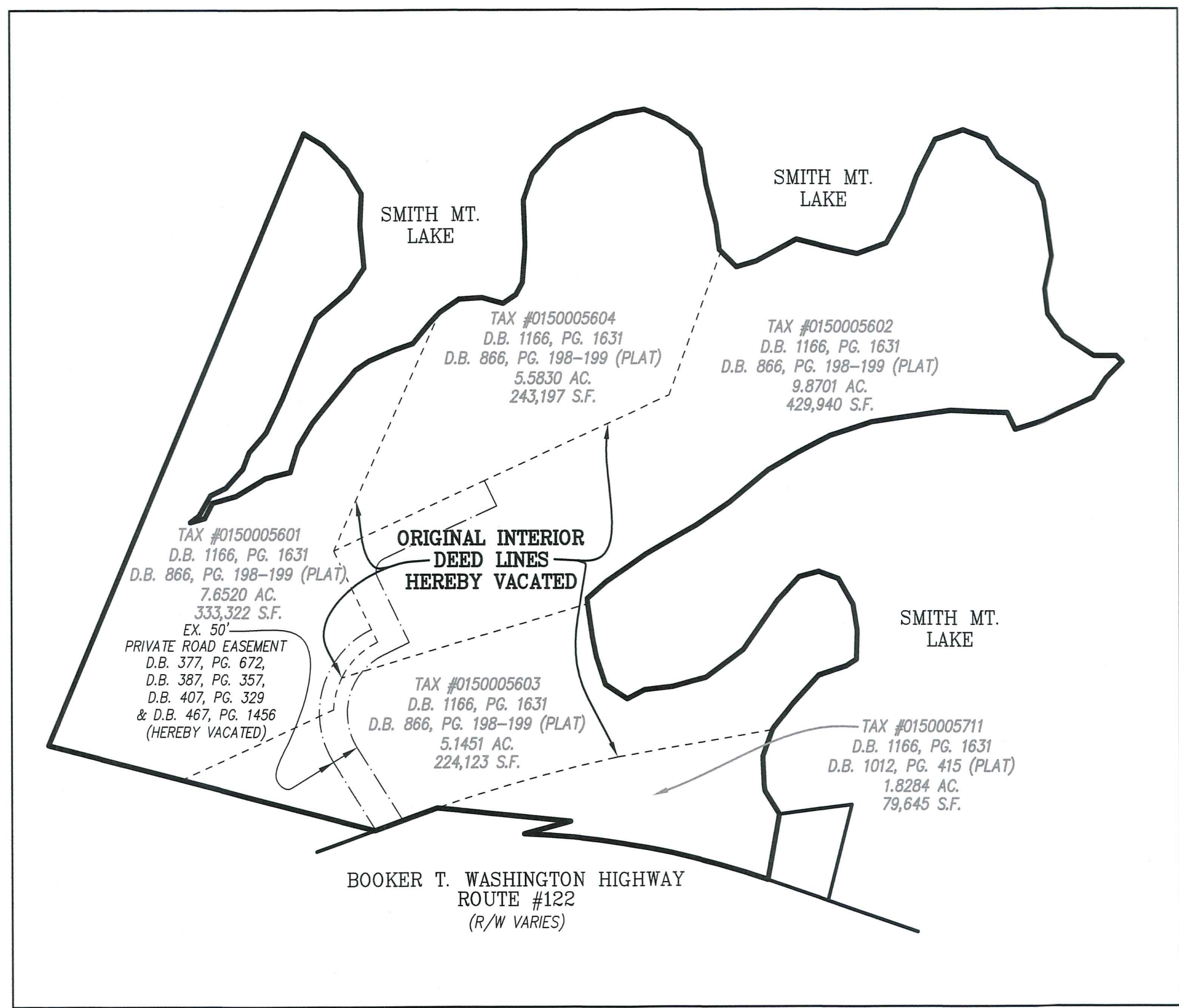
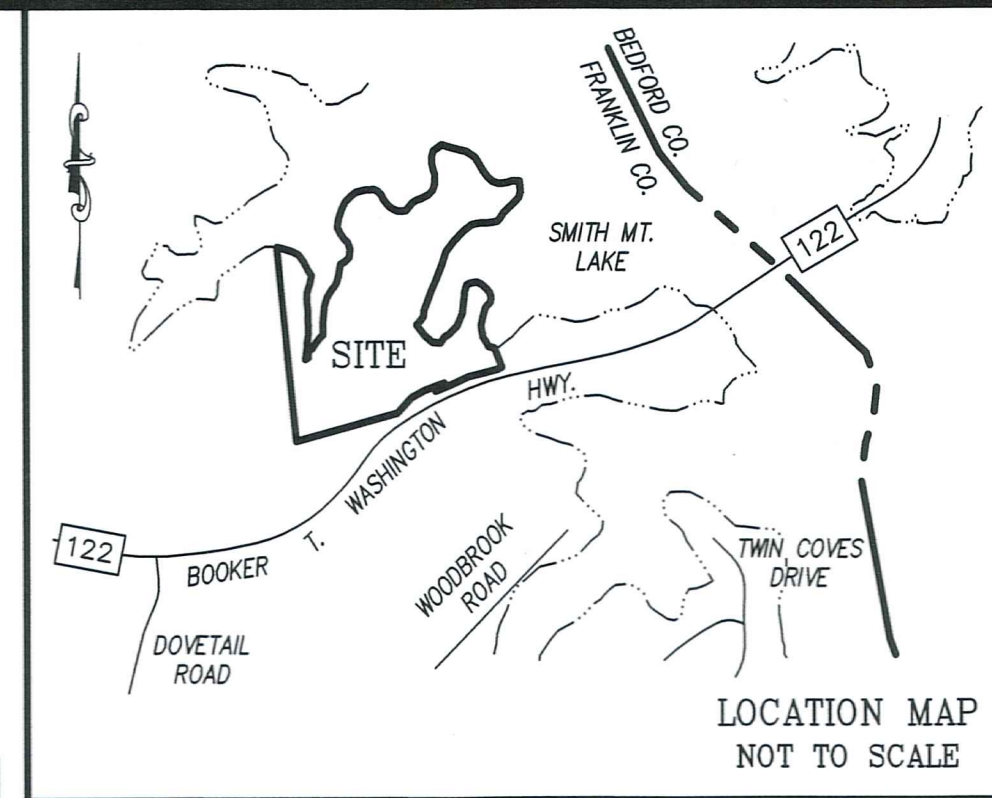
I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE
AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT RON L. WILLARD, II,
MANAGER FOR WILLARD INVESTMENT PROPERTIES, LLC, WHOSE NAME IS SIGNED TO THE
FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID
COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON
NOVEMBER 15, 2023.

MY COMMISSION EXPIRES MARCH 31, 2024 REGISTRATION 7680477

Arlene M. Skellington
NOTARY PUBLIC

ARLENE M. SKELLINGTON
NOTARY PUBLIC
Commonwealth of Virginia
Registration No. 7680477
My Commission Expires March 31, 2024

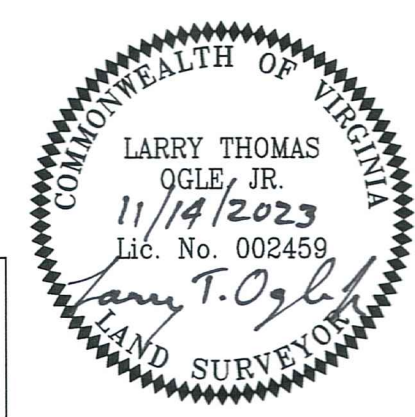
BK 1206PG0884



VOID AFTER
MAY 15 2024

APPROVED: Sarah P. Wilson, Jr. / 11/15/23 DATE
AGENT, FRANKLIN COUNTY
PLAN CASE #17517
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
HEALTH OFFICIAL (VDH) DATE

CLERK'S CERTIFICATE:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY,
THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO
ANNEXED IS ADMITTED TO RECORD ON November 15
2023 AT 10:32 O'CLOCK A.M.
TESTEE: Sarah P. Wilson, Jr.
TERESA J. BROWN, CLERK



SOURCE OF TITLE:
TAX PARCELS #0150005601, #0150005602, #0150005603, #0150005604
& #0150005711 IS A PORTION OF THE PROPERTY ACQUIRED BY WILLARD
INVESTMENT PROPERTIES, LLC, BY DEED RECORDED IN DEED BOOK 1166,
PAGE 1631. SAID DEED BEING THE LAST INSTRUMENTS BY WHICH SAID
OWNER ACQUIRED THEIR INTEREST TO THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE:
I, LARRY THOMAS OGLE, JR., CERTIFY THAT THIS PLAT WAS PREPARED BY
A CURRENT FIELD SURVEY AND MADE UNDER MY SUPERVISION; THAT THE
ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS
GREATER THAN 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE
WITH CHAPTER 19 OF THE FRANKLIN COUNTY CODE, AS AMENDED.
WITNESS MY HAND AND SEAL THIS 14th DAY OF NOVEMBER 2023.

Larry T. Ogle, Jr.
REGISTERED LAND SURVEYOR #2459

- NOTES:
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY OF CORNERSTONE LAND SURVEYING, INC. IN D.B. 866, PG. 198-199.
 - 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 LOT CORNERS AND EXISTING CORNERS AS SHOWN HEREON.
 - A PORTION OF THE SUBJECT PROPERTY LIES 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 51067C0120D, DATED JANUARY 6, 2010. ZONES "AE" & "X", AREA OF MINIMAL FLOOD HAZARD.
 - LOT CLOSURES ARE GREATER THAN ONE IN TEN THOUSAND.
 - ALL INTERIOR LOT LINES SHALL HAVE A 20' APPALACHIAN POWER EASEMENT, BEING 10' IN WIDTH ON EITHER SIDE OF SAID LOT LINES.
 - THE STREETS IN THE SUBDIVISION HEREON DEPICTED DO NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR FRANKLIN COUNTY AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.
 - ALL INTERIOR LINES FOR LOTS 1 THROUGH 31, COMMON AREAS 1, 2 & 3 AND RIGHT-OF-WAY LINES FOR BRIDGEWATER GRANDE DRIVE & GRANDE LAKE CIRCLE ARE NEW DIVISION/LOT LINES.

** SEE SHEET 3 OF 3 FOR **
BOUNDARY COORDINATES,
LINE AND CURVE TABLES

THIS PLAT SUPERSEDES THE PLAT RECORDED IN
DEED BOOK 1206, PAGE 344 OF THE PUBLIC
RECORDS OF FRANKLIN COUNTY, VIRGINIA
REVISION OF DOCK DELINEATION LINES

PLAT SHOWING MAJOR SUBDIVISION OF
BRIDGEWATER GRANDE

BEING A SUBDIVISION OF
ORIGINAL TAX PARCELS
#0150005601, #0150005602, #0150005603,
#0150005604 & #0150005711
PROPERTY OF

WILLARD INVESTMENT PROPERTIES, LLC
SITUATED ALONG BOOKER T. WASHINGTON HWY
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
WWW.LUMSDENPC.COM

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

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS

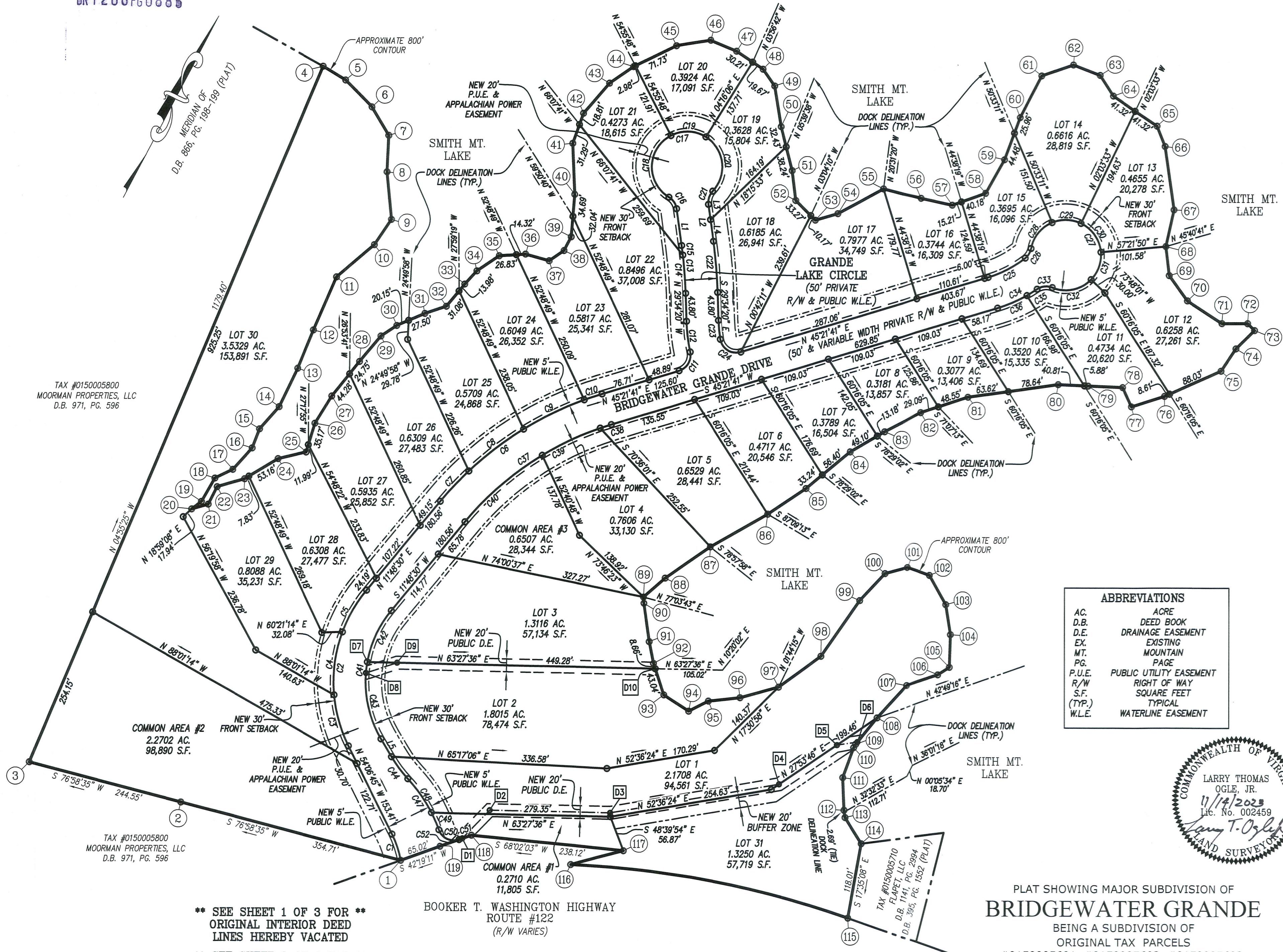


DATE: November 14, 2023
COMM. NO.: 2022-020
SCALE: NONE
SHEET 1 OF 3

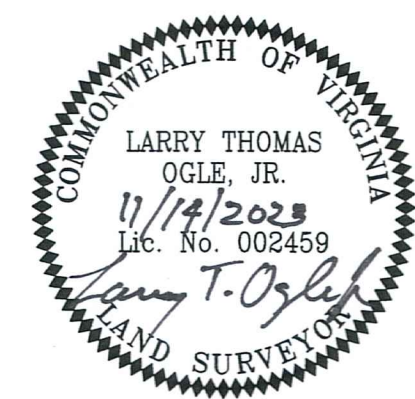
INSTRUMENT #

BK 1206PG0885

INSTRUMENT #



ABBREVIATIONS	
AC.	ACRE
D.B.	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
MT.	MOUNTAIN
PG.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
(TYP.)	TYPICAL
W.L.E.	WATERLINE EASEMENT



PLAT SHOWING MAJOR SUBDIVISION OF
BRIDGEWATER GRANDE

BEING A SUBDIVISION OF
ORIGINAL TAX PARCELS
#0150005601, #0150005602, #0150005603,
#0150005604 & #0150005711
PROPERTY OF

WILLARD INVESTMENT PROPERTIES, LLC
SITUATED ALONG BOOKER T. WASHINGTON HWY
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

**** SEE SHEET 1 OF 3 FOR ****
ORIGINAL INTERIOR DEED
LINE HEREBY VACATED
**** SEE SHEET 3 OF 3 FOR ****
BOUNDARY COORDINATES,
LINE AND CURVE TABLES

THIS PLAT SUPERSEDES THE PLAT RECORDED IN
DEED BOOK 1206, PAGE 344 OF THE PUBLIC
RECORDS OF FRANKLIN COUNTY, VIRGINIA
REVISION OF DOCK DELINEATION LINES

PHONE: (540) 774-4411
FAX: (540) 772-9445
WWW.LUMSDENPC.COM

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

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS



DATE: November 14, 2023
COMM. NO.: 2022-020
SCALE: 1" = 100'
SHEET 2 OF 3

BK 1206 PG 0886

EXTERIOR BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
1-2	S 76°58'35" W	354.71'
2-3	S 76°58'35" W	244.55'
3-4	N 04°55'25" W	1179.40'
4-5	S 86°19'28" E	41.08'
5-6	S 72°16'59" E	58.68'
6-7	S 58°27'18" E	51.37'
7-8	S 25°05'34" E	57.28'
8-9	S 33°05'47" E	74.44'
9-10	S 08°11'05" W	47.69'
10-11	S 21°40'41" W	77.72'
11-12	S 04°17'20" E	90.12'
12-13	S 05°31'38" E	64.95'
13-14	S 02°01'37" E	66.55'
14-15	S 13°20'41" W	46.33'
15-16	S 06°46'13" E	31.96'
16-17	S 14°18'30" W	45.24'
17-18	S 36°22'13" W	31.01'
18-19	S 02°08'43" W	41.91'
19-20	S 24°50'12" W	19.33'
20-21	N 46°20'17" E	26.94'
21-22	N 00°42'54" W	30.53'
22-23	N 45°52'22" E	44.54'
23-24	N 31°06'39" E	60.98'
24-25	N 48°44'04" E	45.04'
25-26	N 10°49'51" W	47.16'
26-27	N 03°48'19" E	49.96'
27-28	N 11°04'47" E	69.03'
28-29	N 12°01'30" E	52.31'
29-30	N 28°26'53" E	29.80'
30-31	N 38°54'49" E	47.65'
31-32	N 43°36'42" E	35.70'
32-33	N 11°43'53" E	45.06'
33-34	N 14°52'19" E	27.90'
34-35	N 28°13'01" E	42.08'
35-36	N 58°27'38" E	41.15'
36-37	N 78°17'53" E	38.20'
37-38	N 27°47'40" E	28.18'
38-39	N 00°10'10" W	24.10'
39-40	N 23°02'24" W	66.73'
40-41	N 29°59'00" W	79.59'
41-42	N 08°01'40" W	50.10'
42-43	N 13°03'23" E	62.02'
43-44	N 27°47'47" E	45.52'
44-45	N 36°06'29" E	74.71'
45-46	N 53°15'05" E	54.00'
46-47	N 85°06'02" E	43.74'
47-48	S 83°24'14" E	49.88'
48-49	S 62°30'18" E	31.87'
49-50	S 36°49'53" E	64.00'
50-51	S 41°49'16" E	70.67'
51-52	S 34°36'51" E	46.72'
52-53	S 72°26'50" E	43.44'
53-54	N 45°53'32" E	36.48'
54-55	N 33°36'36" E	81.28'
55-56	N 76°47'49" E	60.89'
56-57	N 74°28'16" E	49.75'
57-58	N 42°27'00" E	55.40'
58-59	N 01°27'03" E	60.22'
59-60	N 07°24'35" W	70.45'
60-61	N 00°23'19" W	73.09'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 35°28'46" W	58.33'
L2	S 35°28'46" E	58.33'
L3	S 35°28'46" E	24.28'
L4	S 35°28'46" E	34.06'
L5	S 58°1'34" F	32.30'

EXTERIOR BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
61-62	N 42°58'17" E	52.30'
62-63	N 83°28'59" E	44.69'
63-64	S 60°14'29" E	38.30'
64-65	S 83°11'49" E	82.64'
65-66	S 49°14'01" E	34.19'
66-67	S 35°42'02" E	100.01'
67-68	S 15°21'32" E	58.68'
68-69	S 34°24'05" E	45.59'
69-70	S 63°33'39" E	48.50'
70-71	S 84°33'39" E	64.36'
71-72	N 62°17'52" E	40.07'
72-73	S 72°49'13" E	15.26'
73-74	S 17°27'21" W	40.78'
74-75	S 05°57'22" W	41.92'
75-76	S 38°05'28" W	96.64'
76-77	S 44°51'27" W	53.91'
77-78	N 52°30'36" W	33.07'
78-79	S 64°37'16" W	53.76'
79-80	S 64°50'35" W	46.69'
80-81	S 54°08'33" W	142.26'
81-82	S 43°56'02" W	77.65'
82-83	S 34°42'28" W	63.87'
83-84	S 31°57'23" W	62.28'
84-85	S 22°25'53" W	89.64'
85-86	S 28°01'10" W	72.06'
86-87	S 32°33'45" W	103.06'
87-88	S 27°32'23" W	85.50'
88-89	S 20°42'47" W	45.15'
89-90	S 31°57'52" E	9.63'
90-91	S 35°42'06" E	60.29'
91-92	S 38°48'44" E	34.65'
92-93	S 45°55'39" E	51.70'
93-94	S 84°21'45" E	46.38'
94-95	N 35°06'20" E	34.44'
95-96	N 56°05'07" E	49.70'
96-97	N 46°49'09" E	62.32'
97-98	N 25°53'28" E	81.87'
98-99	N 06°59'21" E	106.11'
99-100	N 15°18'04" E	57.79'
100-101	N 47°08'46" E	36.00'
101-102	N 82°09'08" E	37.13'
102-103	S 57°00'23" E	52.28'
103-104	S 36°34'21" E	47.51'
104-105	S 25°52'10" E	50.86'
105-106	S 29°06'48" W	21.51'
106-107	S 43°36'42" W	51.78'
107-108	S 14°22'35" W	68.12'
108-109	S 11°13'35" W	53.01'
109-110	S 02°49'01" W	6.24'
110-111	S 07°50'56" E	50.08'
111-112	S 29°56'48" E	50.81'
112-113	S 36°02'41" E	11.50'
113-114	S 59°34'51" E	48.02'
114-115	S 17°35'08" E	118.01'
*115-116	S 73°03'52" W	439.87'
*116-117	N 47°11'50" E	85.00'
117-118	S 68°02'03" W	238.12'
*118-119	S 42°44'26" W	52.23'
119-1	S 42°19'11" W	65.02'

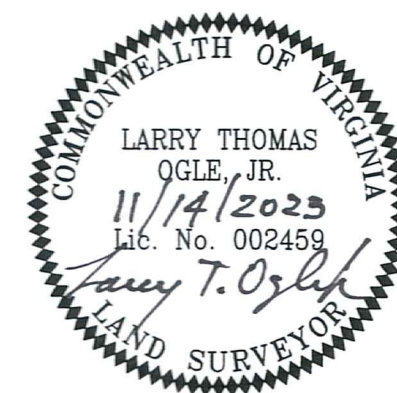
* DENOTES CHORD BEARING & DISTANCE

EXTERIOR BOUNDARY COORDINATES					
ORIGIN OF COORDINATES IS ASSUMED					
CORNER	NORTHING	EASTING	CORNER	NORTHING	EASTING
1	10202.26683	10161.62600	61	11752.97980	10475.17986
2	10122.33282	9816.04368	62	11791.24918	10510.83078
3	10067.22172	9577.77938	63	11796.32201	10555.23691
4	11242.26974	9476.55433	64	11777.31205	10588.48584
5	11239.63636	9517.54769	65	11767.52220	10670.54880
6	11221.77929	9573.44404	66	11745.19789	10696.44269
7	11194.90583	9617.22035	67	11663.97800	10754.80592
8	11143.03366	9641.51111	68	11607.39242	10770.34866
9	11080.67014	9682.15978	69	11569.77348	10796.10815
10	11033.25910	9677.02220	70	11548.18115	10839.53097
11	10961.03557	9648.31314	71	11542.08029	10903.60366
12	10871.17141	9655.05251	72	11560.70914	10939.08305
13	10806.52520	9661.30823	73	11556.20212	10953.66126
14	10740.01370	9663.66203	74	11517.30339	10941.42954
15	10694.93672	9652.96914	75	11475.61178	10937.07987
16	10663.19746	9656.73713	76	11399.55335	10877.46135
17	10619.35667	9645.55540	77	11361.33731	10839.43499
18	10594.38707	9627.16621	78	11381.46323	10813.19691
19	10552.50688	9625.59739	79	11358.42361	10764.62951
20	10534.96646	9617.47892	80	11338.57583	10722.36840
21	10553.56358	9636.96551	81	11255.24333	10607.06925
22	10584.08684	9636.59455	82	11199.32665	10553.19543
23	10615.09565	9668.55270	83	11146.82493	10516.83079
24	10667.30881	9700.06301	84	11093.98550	10483.86902
25	10697.01550	9733.91861	85	11011.12923	10449.66485
26	10743.33266	9725.05721	86	10947.51596	10415.81350
27	10793.17795	9728.37247	87	10860.65887	10360.34642
28	10860.91693	9741.63731	88	10794.84468	10320.81324
29	10912.08281	9752.53627	89	10742.61102	10304.84358
30	10938.11190	9766.63838	90	10734.44211	10309.94104
31	10975.18637	9796.56998	91	10685.47979	10345.12634
32	11001.03838	9821.19660	92	10658.48352	10366.84148
33	11045.15282	9830.35752	93	10622.51982	10403.98863
34	11072.12099	9837.51901	94	10617.96412	10450.13949
35	11109.19872	9857.41401	95	10646.14168	10469.94719
36	11130.72348	9892.48519	96	10673.87097	10511.18998
37	11138.47068	9929.88883	97	10716.51949	10556.63630
38	11163.40160	9943.03033	98	10790.17620	10592.39813
39	11187.50341	9942.95909	99	10895.49809	10605.29989
40	11248.91147	9916.84244	100	10951.24413	10620.55142
41	11317.84865	9877.06846	101	10975.73132	10646.94544
42	11367.45527	9870.07220	102	10980.80173	10683.73159
43	11427.87177	9884.08298	103	10952.33530	10727.57668
44	11468.13780	9905.30963	104	10914.17952	10755.88515
45	11528.49552	9949.33607	105	10868.61247	10778.07836
46	11560.80285	9992.60294	106	10849.61881	10767.61218
47	11564.53858	10036.18446	107	10812.13093	10731.89825
48	11558.80852	10085.73705	108	10746.24112	10714.60026
49	11544.09693	10114.00385	109	10694.24223	10704.27922
50	11492.87367	10152.36741	110	10688.00736	10703.97244
51	11440.20699	10199.49192	111	10638.39652	10710.81144
52	11401.75575	10226.03155	112	10594.36622	10736.17787
53	11388.65460	10267.44990	113	10585.06619	10742.94583
54	11414.04835	10293.64713	114	10560.75123	10784.35816
55	11481.74064	10338.63887	115	10448.25910	10820.01154
56	11495.84697	10397.91448	116	10320.12725	10399.21696
57	11508.96591	10445.84684	117	10377.77385	10461.88191
58	11549.84054	10483.23611	118	10288.70556	10240.85231
59	11610.03753	10484.76059	119	10250.34447	10205.40352
60	11679.89537	10475.67548	1	10202.26683	10161.62600
TOTAL AREA = 30.0787 AC. (1,310,226 S.F.)					

BOUNDARY & D.E. CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
118-119	2904.57'	52.23"	26.12'	52.23"	S 42°44'26" W	1°01'49"
115-116	1486.62'	441.49'	222.38'	439.87'	S 73°03'52" W	17°00'56"
116-117	2813.97'	85.00'	42.50'	85.00'	S 47°17'50" W	1°43'51"
C1	158.57'	43.29'	21.78'	43.15'	N 46°17'31" W	15°38'29"
C2	225.00'	258.87'	145.90'	244.83'	S 21°09'07" E	65°55'15"
C3	225.00'	83.06'	42.01'	82.59'	S 43°32'11" E	21°09'08"
C4	225.00'	100.00'	50.84'	99.18'	S 20°13'41" E	25°27'53"
C5	225.00'	75.81'	38.27'	75.45'	S 02°09'23" W	19°18'15"
C6	525.00'	307.44'	158.27'	303.07'	S 28°35'06" W	33°33'10"
C7	525.00'	65.31'	32.70'	65.27'	S 15°22'20" W	7°07'39"
C8	525.00'	107.69'	54.03'	107.50'	S 24°48'44" W	11°45'08"
C9	525.00'	105.19'	52.77'	105.01'	S 36°25'41" W	11°28'46"
C10	525.00'	29.26'	14.64'	29.26'	S 43°45'52" W	311'38"
C11	25.00'	37.09'	22.91'	33.78'	N 02°51'30" E	85°00'21"
C12	275.00'	48.34'	24.23'	48.28'	S 34°36'30" E	10°04'20"
C13	725.00'	74.75'	37.41'	74.71'	N 32°31'33" W	5°54'26"
C14	725.00'	59.76'	29.90'	59.75'	N 31°56'02" E	4°43'23"
C15	725.00'	14.98'	7.49'	14.98'	N 34°53'14" W	171'03"
C16	25.00'	22.39'	12.01'	21.65'	N 61°08'18" W	51°19'04"
C17	55.00'	271.31'	44.04'	68.75'	S 54°31'14" W	282°38'08"
C18	55.00'	116.98'	98.95'	96.15'	S 25°51'49" E	121°52'02"
C19	55.00'	56.83'	31.24'	54.33'	S 64°40'09" W	59°11'54"
C20	55.00'	97.50'	67.40'	85.23'	N 34°56'48" W	101°34'13"
C21	25.00'	22.39'	12.01'	21.65'	S 09°49'14" E	51°19'04"
C22	775.00'	79.90'	39.99'	79.87'	N 32°31'33" W	5°54'26"
C23	225.00'	29.70'	14.87'	29.68'	S 33°21'14" E	7°33'48"
C24	25.00'	42.54'	28.51'	37.59'	S 85°53'14" E	97°30'11"
C25	175.00'	65.37'	33.07'	64.99'	N 34°39'38" E	21°24'05"
C26	25.00'	17.93'	9.37'	17.55'	N 03°24'31" E	41°06'10"
C27	55.00'	270.53'	44.68'	69.36'	N 56°13'53" W	281°49'23"
C28	55.00'	54.32'	29.61'	52.14'	S 11°09'07" W	56°35'23"
C29	55.00'	46.55'	24.77'	45.17'	S 63°41'38" W	48°29'38"
C30	55.00'	57.04'	31.39'	54.52'	N 62°20'52" W	59°25'22"
C31	55.00'	46.88'	24.97'	45.47'	N 08°13'06" W	48°50'09"
C32	55.00'	65.74'	37.43'	61.89'	N 50°26'24" E	68°28'49"
C33	25.00'	24.77'	13.51'	23.77'	S 56°17'28" W	56°46'42"
C34	225.00'	68.56'	34.55'	68.30'	N 36°37'54" E	17°27'34"
C35	225.00'	18.83'	9.42'	18.82'	N 30°17'57" E	4°47'40"
C36	225.00'	49.74'	24.97'	49.63'	N 39°01'44" E	12°39'54"
C37	475.00'	278.16'	143.20'	274.21'	S 28°35'06" W	33°33'10"
C38	475.00'	18.27'	9.14'	18.27'	S 44°15'34" W	212'15"
C39	475.00'	100.00'	50.19'	99.82'	S 37°07'34" W	12°03'44"
C40	475.00'	159.89'	80.71'	159.14'	S 21°27'06" W	19°17'12"
C41	175.00'	213.91'	122.62'	200.84'	S 23°12'32" E	70°02'05"
C42	175.00'	89.48'	45.74'	88.51'	S 02°50'24" E	29°17'49"
C43	175.00'	124.43'	64.97'	121.82'	S 37°51'26" E	40°44'16"
C44	200.00'	42.97'	21.57'	42.88'	S 64°22'51" E	1218'33"

NEW 20' PUBLIC DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
*118-D1	S 43°06'26" W	15.04' (TIE)
D1-D2	N 16°15'45" E	61.23'
D2-D3	N 63°27'36" E	187.87'
D3-D4	N 52°36'24" E	267.09'
D4-D5	N 27°53'46" E	109.21'
D5-D6	N 53°33'03" E	32.37'
D6-109	S 11°13'35" W	4.25' (TIE)
*07-D8	S 20°18'58" E	17.37' (TIE)
D8-D9	N 43°47'57" E	51.32'
D9-D10	N 62°27'36" E	402.83'

* DENOTES CHORD BEARING & DISTANCE



PLAT SHOWING MAJOR SUBDIVISION OF BRIDGEWATER GRANDE

BEING A SUBDIVISION OF
ORIGINAL TAX PARCELS

#0150005601, #0150005602, #0150005603,
#0150005604 & #0150005711

PROPERTY OF

WILLARD INVESTMENT PROPERTIES, LLC

SITUATED ALONG BOOKER T. WASHINGTON HWY
GILLS CREEK MAGISTERIAL DISTRICT

FRANKLIN COUNTY, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
WWW.LUMSDENPC.COM

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

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS

DATE:	November 14, 2023
COMM. NO.:	2022-020
SCALE:	NONE