

BK 0727 PG 01615

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AREA SUMMARY

TOTAL AREA IN LOTS: 13.786 ACRES
 TOTAL AREA IN R/W: 4.321 ACRES
 TOTAL AREA IN OPEN SPACE: 29.334 ACRES
 TOTAL AREA BELOW 800' CONTOUR: 5.326 ACRES

TOTAL AREA: 52.767 ACRES

*The private roads in the large lot subdivisions herein depicted do not meet state standards and will not be maintained by the Virginia Department of Transportation nor the County of Franklin. The maintenance of the private roads shown herein 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 provision of the maintenance agreement or obligation nor any action to enforce any provision of the maintenance agreement or obligation.

OWNER: Philip W. Nester, Inc. DATE: Dec 28 01
 OWNER: Philip W. Nester, Inc. DATE: _____

State of Virginia, County of Franklin, in the foregoing instruments were acknowledged before me on this day of December, 2001.

Notary Public: Deborah H. Taylor

My Commission Expires: 09-30-2004

I, PHILIP W. NESTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A PLAT RECORDED IN DEED BOOK 666, PAGE 1138; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1:10,000; THAT THE BOUNDARIES NOT PLATTED ARE SHOWN AS BROKEN LINES PLATTED FROM INFORMATION FOUND IN DEED BOOK 666, PAGE 1178 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE FRANKLIN COUNTY SUBDIVISION ORDINANCES.

WITNESS MY HAND AND SEAL THIS 30 DAY OF Nov, A.D. 2001

PHILIP W. NESTER Philip W. LS 1398

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED, CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT; THAT I/WE HEREBY DEDICATE TO PUBLIC/USE THE PROPOSED UTILITY EASEMENTS (SEE NOTE B ON THIS PLAT). I/WE FURTHER CERTIFY THAT PHILIP W. NESTER SURVEYED AND MADE THIS PLAT AT MY/OUR DIRECTION, AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF A TRACT OF LAND CONVEYED TO ME/US BY A DEED RECORDED IN DEED BOOK 707, PAGE 685, PLAT IN DEED BOOK 666, PAGE 1178, FRANKLIN COUNTY, VIRGINIA.

OWNER: Philip W. Nester, Inc. OWNER: _____

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STATE OF VIRGINIA, COUNTY OF FRANKLIN, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 30 DAY OF December, 2001.

NOTARY PUBLIC: Deborah H. Taylor

MY COMMISSION EXPIRES: 09/30/2004

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 28 DAY OF Dec, 2001 AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED ADMITTED TO RECORD AT 11:58 O'CLOCK A.M.

TESTEE: Doris S. Hall BY Ammanuel Garst
 CLERK DEPUTY CLERK

KNOW ALL MEN BY THESE PRESENTS:

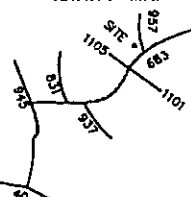
THAT THIS PLAT WAS APPROVED ON December 28, 2001 BY THE AGENT OF THE BOARD OF SUPERVISORS, THE FRANKLIN COUNTY HEALTH DEPARTMENT, AND THE HIGHWAY ENGINEER OF FRANKLIN COUNTY IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF FRANKLIN COUNTY, VIRGINIA.

Deborah H. Taylor (12/28/01)
 HIGHWAY ENGINEER

Deborah H. Taylor
 HEALTH DEPARTMENT

Deborah H. Taylor
 BOARD REPRESENTATIVE

VICINITY MAP



LOT 1
0.234 ACRE

LOT 2
0.277 ACRE

LOT 3
0.248 ACRE

LOT 4
0.245 ACRE

LOT 5
0.309 ACRE

LOT 6
0.318 ACRE

LOT 7
0.329 ACRE

LOT 8
0.308 ACRE

LOT 9
0.192 ACRE

LOT 10
0.220 ACRE

LOT 11
0.189 ACRE

LOT 12
0.201 ACRE

LOT 13
0.209 ACRE

LOT 14
0.207 ACRE

LOT 15
0.222 ACRE

LOT 16
0.222 ACRE

LOT 17
0.232 ACRE

LOT 18
0.231 ACRE

LOT 19
0.235 ACRE

LOT 20
0.279 ACRE

LOT 21
0.234 ACRE

LOT 22
0.210 ACRE

LOT 23
0.189 ACRE

LOT 24
0.253 ACRE

LOT 25
0.235 ACRE

LOT 26
0.288 ACRE

LOT 27
0.214 ACRE

LOT 28
0.229 ACRE

LOT 29
0.261 ACRE

LOT 30
0.226 ACRE

LOT 31
0.209 ACRE

LOT 32
0.209 ACRE

LOT 33
0.209 ACRE

LOT 34
0.288 ACRE

LOT 35
0.310 ACRE

LOT 36
0.359 ACRE

LOT 37
0.337 ACRE

LOT 38
0.284 ACRE

LOT 39
0.278 ACRE

LOT 40
0.338 ACRE

LOT 41
0.330 ACRE

LOT 42
0.250 ACRE

LOT 43
0.220 ACRE

LOT 44
0.193 ACRE

LOT 45
0.180 ACRE

LOT 46
0.369 ACRE

LOT 47
0.311 ACRE

LOT 48
0.294 ACRE

LOT 49
0.274 ACRE

LOT 50
0.309 ACRE

LOT 51
0.277 ACRE

LOT 52
0.257 ACRE

LOT 53
0.455 ACRE



SURVEY FOR
LANDS END RPD

DEVELOPED BY WINDSTAR PROPERTIES L. L. C.
 UNION HALL MAGISTERIAL DISTRICT
 FRANKLIN COUNTY, VIRGINIA
 SURVEYED NOVEMBER 9, 2001
 JOB NO. 18-01
 (SHEET 1 OF 3)
 REVISED NOVEMBER 30, 2001