

NOTES

AL REFERENCE: PORTION OF DEED BOOK 813, PAGE 1583 (LAKE WATCH, L.L.C.)
 REFERENCE: PORTION OF 015.00-042.00 (LAKE WATCH, L.L.C.)
 *ERTY LOCATED IN FUD FLOOD HAZARD ZONE X. SEE COMMUNITY
 EL NO. S100610090 B.
 /EY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND
 NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 *ERTY SERVED BY UNDERGROUND UTILITIES, EXACT LOCATION UNKNOWN.
 *ERTY SERVED BY FRANKLIN COUNTY PUBLIC WATER AND LAKEWATCH
 UNITY SEPTIC SYSTEM.
 FRANKLIN COUNTY ZONING ORDINANCE FOR MINIMUM BUILDING LINES.
 ENT ZONING: PCO

SURVEY FOR **PHASE 2 OF** **THE CARRIAGE HOMES** **AT** **LAKEWATCH PLANTATION** PLANNED COMMERCIAL DEVELOPMENT DEVELOPED BY: LAKE WATCH, L.L.C. GILLS CREEK MAGISTERIAL DISTRICT FRANKLIN COUNTY, VIRGINIA SURVEYED MAY 3, 2006 REVISED AUGUST 26, 2006 JOB NO. 21-04

W. NESTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY
 N FROM A PLAT RECORDED IN DEED BOOK 839, PAGE 809, THAT
 OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS
 AN 1:10,000, THAT THE BOUNDARIES NOT PLATTED ARE SHOWN AS
 ES PLATTED FROM INFORMATION FOUND IN DEED BOOK 839, PAGE 809
 MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE
 CURRY SUBDIVISION ORDINANCES.

HAND AND SEAL THIS 26 DAY OF AUG, A.D. 2006

W. NESTER
 L.S. 1398

EN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED, CERTIFY
 AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT,
 HEREBY DEDICATE TO PUBLIC USE THE PROPOSED PUBLIC RIGHT OF WAY,
 NO SEMER EASEMENTS AS SHOWN ON THIS PLAT. I/WE FURTHER CERTIFY
 2 1/2. NESTER SURVEYED AND MADE THIS PLAT AT MY/OUR DIRECTION, FREE
 JENSEN, AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES
 OF LAND CONVEYED TO ME/US BY A DEED RECORDED IN DEED BOOK 813,
 FRANKLIN COUNTY, VIRGINIA.

SIGNATURE
 W. NESTER

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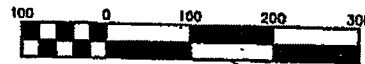
NUMBER	BEARING	DISTANCE
L1	N 37°30'48" W	70.00
L2	N 02°43'17" E	38.70
L3	N 02°43'17" E	61.14
L4	S 37°30'48" E	58.19
L5	N 37°30'48" W	70.00
L6	N 82°29'12" E	204.52
L7	N 20°50'45" W	84.28
L8	N 33°45'59" W	72.40
L9	N 33°45'59" W	82.22
L10	N 78°40'27" W	51.57
L11	N 78°40'27" W	80.93
L12	S 61°05'04" W	72.72
L13	N 08°48'17" E	4.67
L14	N 08°48'17" E	4.13
L15	S 61°05'04" W	72.13
L16	N 88°22'38" W	40.88
L17	N 88°22'38" W	12.99

LOT 21	- 0.443 ACRE
LOT 22	- 0.399 ACRE
LOT 23	- 0.402 ACRE
LOT 24	- 0.388 ACRE
LOT 25	- 0.349 ACRE
LOT 26	- 0.404 ACRE
LOT 27	- 0.398 ACRE
LOT 28	- 0.414 ACRE
LOT 29	- 0.435 ACRE
LOT 30	- 0.531 ACRE
LOT 31	- 0.298 ACRE
LOT 32	- 0.276 ACRE
LOT 33	- 0.326 ACRE
LOT 34	- 0.482 ACRE
LOT 35	- 0.429 ACRE

REMAINING PROPERTY
 LAKE WATCH L.L.C.
 D.B. 815 PG. 1583
 TAX: 15-40

LEGEND

SURVEYED PROPERTY LINE
 SURVEYED DE LINE
 DEED LINE
 SET 1/2" IRON REBAR
 POINT
 PUE DENOTES PUBLIC UTILITY EASEMENT
 SE DENOTES SANITARY SEWER EASEMENT
 DE DENOTES DRAINAGE EASEMENT
 SM DENOTES SLOPE MAINTENANCE EASEMENT



SCALE: 1" = 100'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD
C1	07°03'27"	975.00	120.10	80.12	N 48°28'51" W	120.02
C2	04°47'45"	975.00	81.81	40.83	N 42°33'18" W	81.59
C3	92°38'35"	25.00	40.42	26.18	N 08°09'54" E	38.16
C4	03°30'26"	250.00	15.30	7.65	N 50°44'00" E	15.30
C5	18°26'07"	250.00	71.71	38.10	N 40°48'44" E	71.47
C6	17°40'15"	250.00	77.10	38.88	N 23°42'33" E	78.80
C7	06°04'08"	250.00	26.48	13.25	N 11°50'22" E	26.47
C8	53°07'48"	25.00	23.18	12.50	N 39°22'12" E	22.36
C9	32°11'11"	55.00	30.90	15.87	N 45°50'30" E	30.48
C10	38°21'29"	55.00	36.82	19.13	N 10°34'11" E	36.14
C11	36°23'00"	55.00	34.93	18.07	N 28°48'04" W	34.34
C12	36°58'53"	55.00	35.45	18.37	N 83°27'30" W	34.84
C13	35°32'17"	55.00	34.12	17.83	S 80°18'09" W	33.58
C14	51°10'32"	55.00	49.27	28.43	S 36°52'00" W	47.84
C15	53°43'00"	55.00	51.58	27.85	S 15°39'17" E	49.70

REMAINING PROPERTY
 LAKE WATCH L.L.C.
 D.B. 815 PG. 1583
 TAX: 15-42

? D.B. 892 PG. 2474

REMAINING PROPERTY
 LAKE WATCH L.L.C.
 D.B. 815 PG. 1583
 TAX: 15-42

REMAINING PROPERTY
 LAKE WATCH L.L.C.
 D.B. 815 PG. 1583
 TAX: 15-42



REMAINING PROPERTY
 LAKE WATCH L.L.C.
 D.B. 815 PG. 1583
 TAX: 15-40

VICINITY MAP



APPROVED ON August 29th, 2006
 THE BOARD OF SUPERVISORS, THE FRANKLIN
 PARTMENT, AND THE HIGHWAY ENGINEER OF
 IN ACCORDANCE WITH THE SUBDIVISION
 NO. 100 COUNTY, VIRGINIA.

BY Philip W. Nester

DEPUTY CLERK