

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY CORNERS 1 THROUGH 19 TO 1, INCLUSIVE, WHICH COMPRISES THE LAND CONVEYED TO SAID OWNERS BY DEED DATED SEPTEMBER 27, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY VIRGINIA, IN DEED BOOK 863, PAGE 1356, AND WHICH LAND COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED DECEMBER 5, 2000 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 689, PAGE 160, WHICH LANDS ARE SUBJECT TO A CERTAIN DEED OF TRUST TO WORTH HARRIS CARTER, JR. AND GEORGE I. VOGEL, II, TRUSTEES SECURING FIRST NATIONAL BANK, BENEFICIARY, DATED 26 JULY, 2001 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 708, PAGE 1466 AND BY MODIFICATION AGREEMENT DATED MARCH 20, 2006, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 880, PAGE 1185.

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 DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATE TO THE COUNTY OF FRANKLIN FOR PUBLIC USE THE NEW UTILITY EASEMENT AND THE 20' WATERLINE EASEMENT WITHIN THE BOUNDARY AS SHOWN HEREON, AND THE PORTION OF THE 20' WATERLINE EASEMENT LOCATED OUTSIDE THE BOUNDARY ON TRACT 10-A AND TRACT 9, UNLESS OTHERWISE NOTED AS PRIVATE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 13th DAY OF February 2007.

WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, LLC:

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

BY: Worth Harris Carter, Jr.
WORTH HARRIS CARTER, JR., TRUSTEE

BY: George I. Vogel, II
GEORGE I. VOGEL, II, TRUSTEE

STATE OF VIRGINIA

County OF Franklin

I, Sharlene W. Almond, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT RONALD L. WILLARD, MANAGER OF WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, LLC AND GEORGE I. VOGEL, II, TRUSTEE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED Aug. 15, 2007, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON February 13, 2007.

MY COMMISSION EXPIRES May 31, 2007
Sharlene W. Almond
NOTARY PUBLIC

STATE OF VIRGINIA

County OF Henry

I, Sharlene W. Almond, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT WORTH HARRIS CARTER, JR., TRUSTEE, SECURING FIRST NATIONAL BANK, BENEFICIARY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED Aug. 15, 2007, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON February 14, 2007.

MY COMMISSION EXPIRES May 31, 2007
Sharlene W. Almond
NOTARY PUBLIC

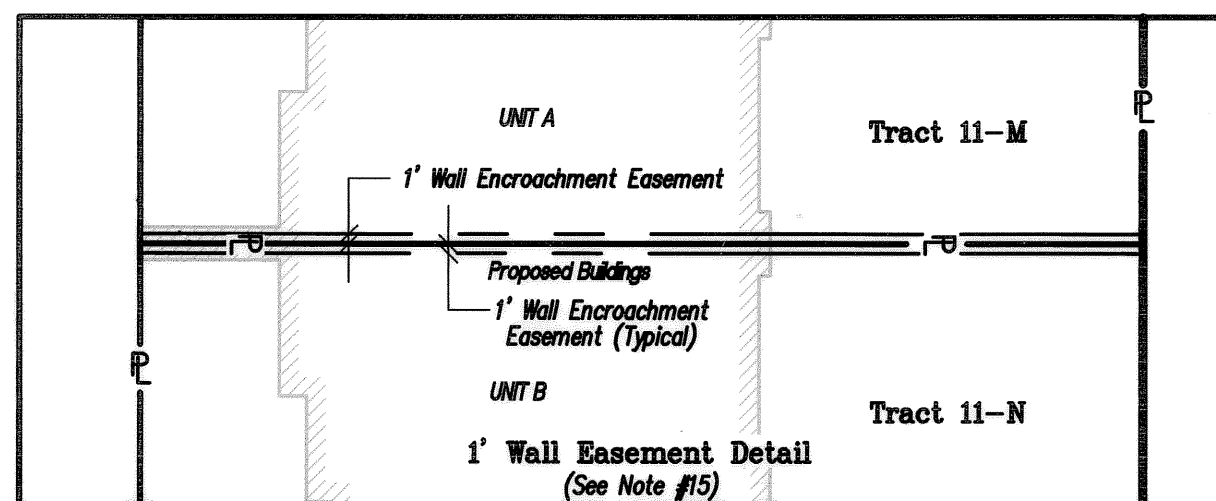
SURVEYOR'S CERTIFICATE:

I, VINCENT K. LUMSDEN, CERTIFY THAT THIS PLAT WAS PREPARED BY AN ACTUAL SURVEY 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 Aug 2007.

V. K. Lumsden
REGISTERED LAND SURVEYOR #14288

NOTES:

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 3) IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE DENOTED.
- 4) THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY 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 510061 0205B, DATED MAY 19, 1981, REVISED OCTOBER 5, 2001. "ZONE X"
- 5) LOT CLOSURES ARE GREATER THAN ONE IN TEN THOUSAND.
- 6) OWNER/DEVELOPER HAS CONSTRUCTED A CENTRAL WATER SYSTEM THAT SHALL BE DEDICATED TO THE COUNTY OF FRANKLIN, VIRGINIA AND UPON ACCEPTANCE, SUBJECT TO ITS REGULATIONS AND POLICIES.
- 7) TRACTS SHOWN HEREON WILL BE SUBJECT TO DECLARATION AND COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 746, PAGE 1638.
- 8) OWNER/DEVELOPER RESERVES THE RIGHT TO GRANT OR OBTAIN UTILITY EASEMENTS AS NECESSITATED BY CONSTRUCTION, PROVIDED THAT ANY UTILITY EASEMENT GRANTED ACROSS TRACT 10-A AND TRACT 9 IN THE FUTURE WILL NOT ENCRONCH ON ANY BUILDING ENVELOPE OR CONSTRUCTED IMPROVEMENT OF FACILITY.
- 9) THE STREETS IN THIS SUBDIVISION ARE NOT INTENDED FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE 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.
- 11) ASSISTED LIVING CENTER AT WESTLAKE TOWNE CENTER (25.767 ACRES TOTAL) - TRACT 11-A1 (22.045 ACRES), TRACT 11-B (0.129 ACRES), TRACT 11-C (0.109 ACRES), TRACT 11-D (0.109 ACRES), TRACT 11-E (0.109 ACRES), TRACT 11-F (0.109 ACRES), TRACT 11-G (0.109 ACRES), TRACT 11-H (0.109 ACRES), TRACT 11-J (0.146 ACRES), TRACT 11-K (0.181 ACRES), TRACT 11-L (0.138 ACRES), TRACT 11-M (0.138 ACRES), TRACT 11-N (0.138 ACRES), TRACT 11-P (0.138 ACRES), TRACT 11-R (0.138 ACRES) AND RETIREMENT DRIVE AND CAREFREE LANE (1.900 ACRES).
- 12) RETIREMENT DRIVE AND CAREFREE COURT BEING PRIVATE ROADS SHALL PROVIDE ONLY ACCESS TO TRACTS 11-B THROUGH 11-R AND TRACT 11-A1 AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE ASSISTED LIVING CENTER.
- 13) 1.077 ACRES OF ORIGINAL TRACT 10 TO BE ADDED AND COMBINED WITH TRACTS 11-A1 AND TRACTS 11-B THROUGH 11-J.
- 14) ALL SANITARY SEWER LINES SHALL HAVE A 10' PRIVATE SEWER EASEMENT LOCATED 5' EITHER SIDE OF SAID LINE AS CONSTRUCTED.
- 15) THERE SHALL EXIST A 1' ENCRONCHMENT EASEMENT EITHER SIDE OF THE COMMON WALLS FOR TRACTS 11-B THROUGH 11-R.
- 16) OWNER/DEVELOPER RESERVES DRAINFIELD EASEMENTS SHOWN ON TRACT 11-A1 (SHEET 2 OF 4) FOR FUTURE RESTAURANT SITE ALONG WITH SEPTIC LINE EASEMENT WITH ITS LOCATION TO BE DETERMINED IN FUTURE UPON FINAL DEVELOPMENT PLANS.
- 17) A 20' PEDESTRIAN ACCESS EASEMENT IS BEING RESERVED AT OR NEAR THE SOUTHERLY PROPERTY LINE OF TRACT 11-A1 WITH FINAL POSITION TO BE DETERMINED IN FUTURE.
- 18) TRACTS 11-A1 through 11-R, FUTURE COTTAGE SITES AND FUTURE RESTAURANT DRAINFIELD SHALL BE PROVIDED A 20' SANITARY-SEWER-EASEMENT THROUGH THE REMAINING PROPERTY OF WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, LLC LOCATED WEST OF TRACT 11-A1.
- 19) TRACT 11-A1 SHALL GRANT RIGHT-OF-WAY ALONG WITH ANY NECESSARY EASEMENTS NEEDED FOR EXTENSION OF PROFESSIONAL DRIVE IN A WESTERLY DIRECTION, ADDITIONALLY SEGMENTS OF CUL-DE-SAC OUTSIDE RIGHT-OF-WAY SHALL REVERT TO ADJOINING PROPERTY OWNERS.



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON _____, 2007 AT _____ O'CLOCK _____ M.

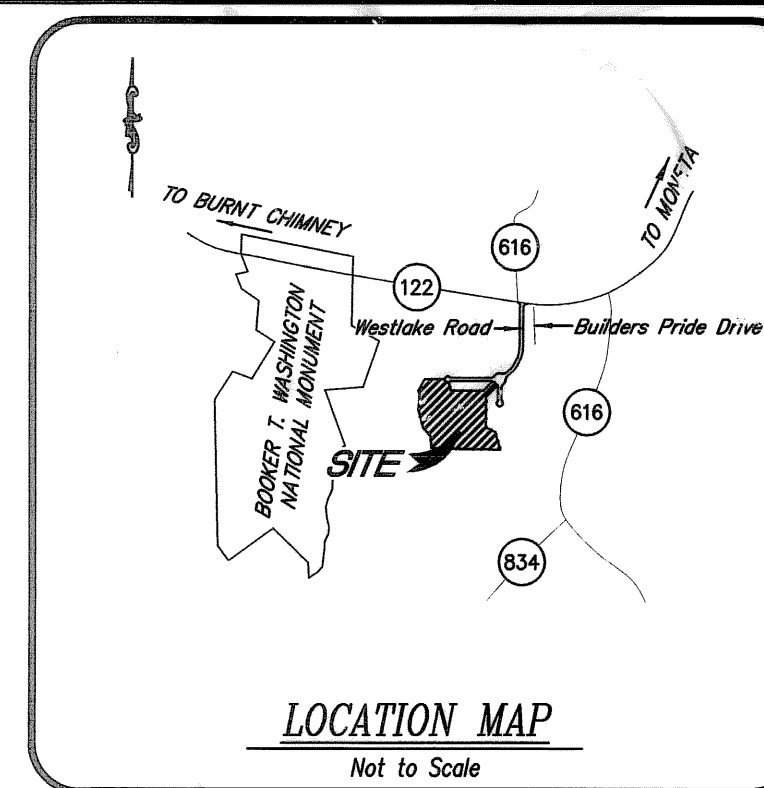
TESTEE: _____
CLERK

KNOW ALL MEN BY THESE PRESENTS:

THAT THIS PLAT WAS APPROVED ON _____, 2006, BY THE AGENT OF THE BOARD OF SUPERVISORS IN ACCORDANCE WITH THE PLANNED COMMERCIAL DEVELOPMENT DISTRICT ORDINANCE OF FRANKLIN COUNTY, VIRGINIA.
Vincent K. Lumsden 3/14/07
SUBDIVISION AGENT DATE

THIS PLAT IS HEREBY APPROVED IN ACCORDANCE WITH SECTION 19-168 OF THE FRANKLIN COUNTY SUBDIVISION ORDINANCE FOR VACATING BOUNDARY LINES.
Vincent K. Lumsden
SUBDIVISION AGENT

Know all men by these presents:
That this plat was approved on 3/16, 2007
By the Agent of the Board Supervisors, the Health Department and The Highway Engineer of Franklin County in accordance with the Site Plan Regulations of the Franklin County Zoning Ordinance.
Vincent K. Lumsden
Highway Engineer
Vincent K. Lumsden
Health Department
Vincent K. Lumsden
Board Representative



BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	10955.52799	11755.92323
2	10973.73831	11713.79477
3	10825.24579	11555.92323
4	10329.26323	11555.92323
5	10251.00930	11708.87608
6	9989.38495	11789.73696
7	9988.54353	10669.73790
8	10187.53024	10651.74661
9	10326.56295	10533.86382
10	10616.41079	10456.06118
11	10882.69376	10477.28008
12	10924.58954	10452.25862
13	11105.52112	10560.48216
14	11105.52112	10882.28000
15	11080.52112	10975.58127
16	11080.52112	11637.30917
17	11048.37826	11698.85805
18	11023.45594	11723.78038
19	10961.90705	11755.92323
1	10955.52799	11755.92323
Total Area = 28.062 Acres		

Plat Showing
the Combination and Subdivision of
Original

Tract 10 (3.372 Acres)
(Deed Book 746, Page 1635-1637) and
Tract 11-A (24.690 Acres)
(Deed Book 876, Page 813-814)

Property of
WILLARD CONSTRUCTION OF
SMITH MOUNTAIN LAKE, LLC
creating hereon
Tract 10-A (2.295 Acres)
and

"Assisted Living Center
at Westlake Towne Center"
comprising

Tract 11-A1 (22.045 Acres), Tract 11-B (0.129 Acres),
Tract 11-C (0.109 Acres), Tract 11-D (0.109 Acres),
Tract 11-E (0.109 Acres), Tract 11-F (0.109 Acres)
Tract 11-G (0.109 Acres), Tract 11-H (0.109 Acres),
Tract 11-J (0.146 Acres), Tract 11-K (0.181 Acres),
Tract 11-L (0.138 Acres), Tract 11-M (0.138 Acres),
Tract 11-N (0.138 Acres), Tract 11-P (0.138 Acres),
Tract 11-R (0.161 Acres), Retirement Drive and
Carefree Court (1.900 Acres)

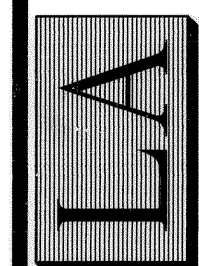
Situated along Professional Drive at the terminus
of Westlake Road

Gills Creek Magisterial District
Franklin County, Virginia

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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: August 15, 2006
COMM. NO.: 2006-008
SCALE: 1" = 100'