

BK 0912 PG 01074

NOTES

BK 0912 PG 01074

- LEGAL REFERENCE: PORTION OF DEED BOOK 815, PAGE 1583 (LAKE WATCH, L.L.C.)
- TAX REFERENCE: PORTION OF 015.00-042.00 (LAKE WATCH, L.L.C.)
PORTION OF 015.00-040.00 (LAKE WATCH, L.L.C.)
- PROPERTY LOCATED IN FLOOD HAZARD ZONE X. SEE COMMUNITY PANEL NO. 5100610090 X.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- PROPERTY SERVED BY UNDERGROUND UTILITIES, EXACT LOCATION UNKNOWN.
- PROPERTY SERVED BY FRANKLIN COUNTY PUBLIC WATER AND LAKEWATCH COMMUNITY SEPTIC SYSTEM.
- SEE FRANKLIN COUNTY ZONING ORDINANCE FOR MINIMUM BUILDING LINES.
- CURRENT ZONING: PCD
- TRACT IS SUBJECT TO A PROPOSED WALK/BIKE/GOLF CART PATH EASEMENT, EXACT LOCATION TO BE DETERMINED.
- THE REMAINING PROPERTY OF LAKE WATCH L.L.C. (INCLUDING THE CONSERVATION EASEMENT AREA) IS SUBJECT TO A FUTURE WALK TRAIL, EXACT LOCATION TO BE DETERMINED.
- TRACT EXCEEDS FIVE ACRES WITH STATE ROAD FRONTAGE AND IS EXEMPT FROM THE FRANKLIN COUNTY SUBDIVISION ORDINANCE.

LEGEND

- SURVEYED PROPERTY LINE
 - - - SURVEYED TIE LINE
 - - - DEED LINE
 - - - BRANCH
 • 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'

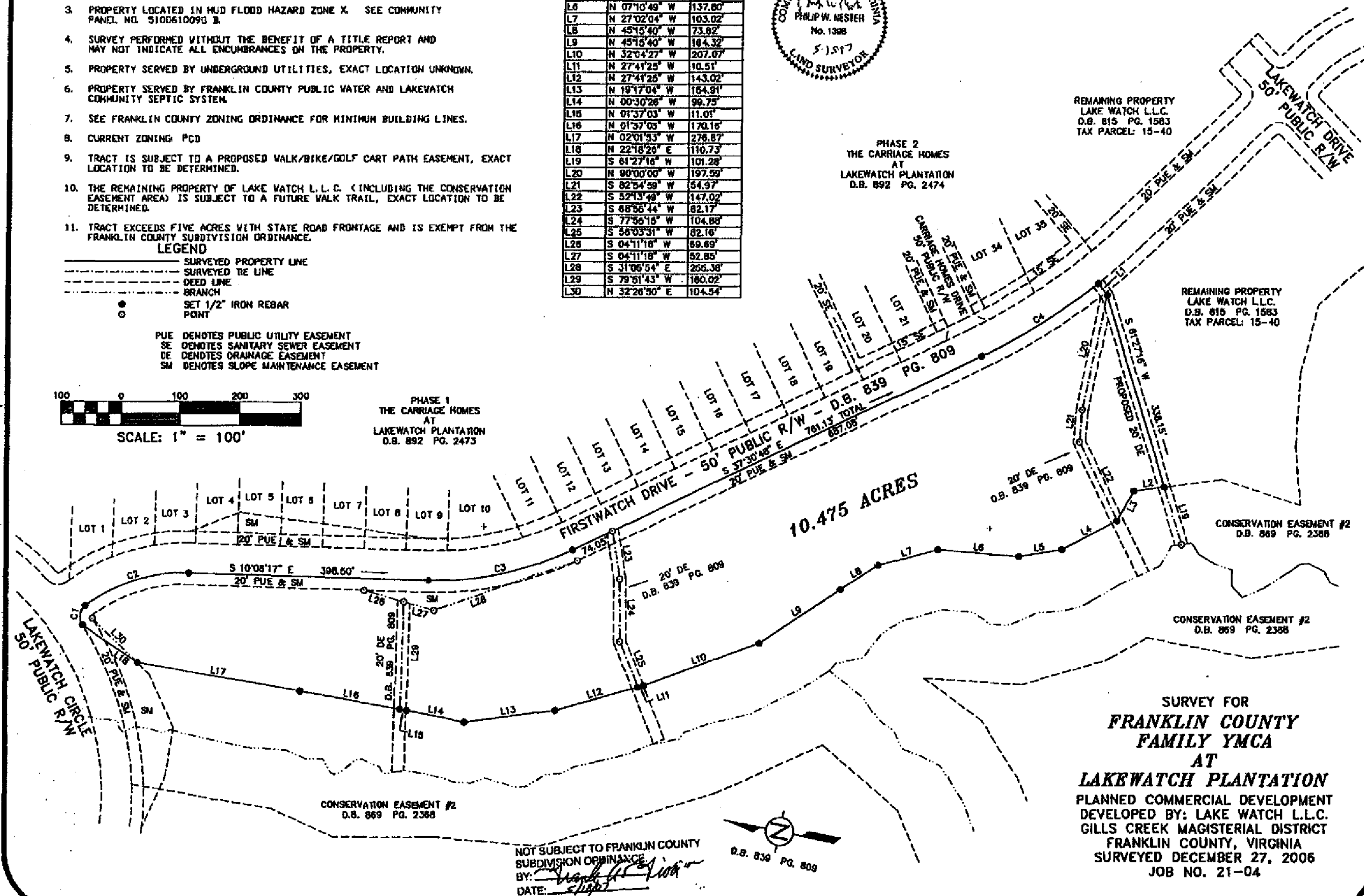
PHASE 1
 THE CARRIAGE HOMES
 AT
 LAKEWATCH PLANTATION
 D.B. 892 PG. 2473

NUMBER	BEARING	DISTANCE
L1	S 41°36'48" W	24.88'
L2	N 19°25'56" W	51.05'
L3	N 72°59'20" W	57.46'
L4	N 39°54'28" W	106.00'
L5	N 20°49'54" W	73.00'
L6	N 07°10'49" W	137.80'
L7	N 27°02'04" W	103.02'
L8	N 45°15'40" W	73.82'
L9	N 45°15'40" W	184.32'
L10	N 32°04'27" W	207.07'
L11	N 27°41'25" W	10.51'
L12	N 27°41'25" W	143.02'
L13	N 19°17'04" W	104.91'
L14	N 00°30'26" W	99.75'
L15	N 01°37'03" W	11.01'
L16	N 01°37'03" W	170.16'
L17	N 02°01'53" W	278.87'
L18	N 22°18'26" E	110.73'
L19	S 61°27'16" W	101.28'
L20	N 90°00'00" W	197.59'
L21	S 82°54'59" W	64.97'
L22	S 52°13'49" W	147.02'
L23	S 48°56'44" W	82.17'
L24	S 77°50'15" W	104.88'
L25	S 56°03'31" W	82.16'
L26	S 04°11'16" W	89.89'
L27	S 04°11'16" W	82.85'
L28	S 31°06'54" E	265.38'
L29	S 79°51'43" W	180.02'
L30	N 32°28'50" E	104.54'



PHASE 2
 THE CARRIAGE HOMES
 AT
 LAKEWATCH PLANTATION
 D.B. 892 PG. 2474

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD
C1	82°02'16"	25.00	36.80	21.75	N 86°21'08" E	32.82
C2	38°54'11"	275.00	168.72	97.12	S 28°35'22" E	183.16
C3	27°22'31"	525.00	250.84	127.86	S 23°49'32" E	248.48
C4	12°58'50"	1025.00	232.22	116.81	S 44°00'15" E	231.72



SURVEY FOR
FRANKLIN COUNTY
FAMILY YMCA
 AT
LAKEWATCH PLANTATION
 PLANNED COMMERCIAL DEVELOPMENT
 DEVELOPED BY: LAKE WATCH L.L.C.
 GILLS CREEK MAGISTERIAL DISTRICT
 FRANKLIN COUNTY, VIRGINIA
 SURVEYED DECEMBER 27, 2006
 JOB NO. 21-04

NOT SUBJECT TO FRANKLIN COUNTY
 SUBDIVISION ORDINANCE
 BY: *[Signature]*
 DATE: *[Date]*