

09 APR 17 PM 4:26

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I, PHILIP W. NESTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM PLATS RECORDED IN DEED BOOK 851, PAGE 1452, DEED BOOK 841, PAGE 1193 AND IN DEED BOOK 841, PAGE 222, 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 851, PAGE 1452, DEED BOOK 841, PAGE 1193 AND IN DEED BOOK 841, PAGE 222, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE FRANKLIN COUNTY SUBDIVISION ORDINANCES.

WITNESS MY HAND AND SEAL THIS 14 DAY OF FEB, A.D. 2009

Philip W. Nester
PHILIP W. NESTER 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 PUBLIC UTILITY EASEMENTS AND WATERLINE EASEMENTS AS SHOWN ON THIS PLAT. I/WE FURTHER CERTIFY THAT PHILIP W. NESTER SURVEYED AND MADE THIS PLAT AT MY/OUR DIRECTION, FREE WILL AND CONSENT, AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF TRACTS OF LAND CONVEYED TO ME/US BY A DEED RECORDED IN DEED BOOK 851, PAGE 1452, DEED BOOK 841, PAGE 1193 AND IN DEED BOOK 841, PAGE 222, FRANKLIN COUNTY, VIRGINIA. I/WE FURTHER CERTIFY THAT THE OLD LINES ARE TO BE VACATED AS SHOWN.

OWNER: ORIENT BAY LLC
BY: JOEL R. SHEPHERD, MANAGER

OWNER: [Signature]
(SIGNATURE)

COMMONWEALTH OF VIRGINIA, COUNTY OF FRANKLIN, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF April, 2009.

NOTARY PUBLIC: Jacqui M. Davis, Registration # 108626

COMMISSION EXPIRES: April 30, 2009

WITNESS: EDWIN P. HUNTER FOR FIRST CITIZENS TRUSTEE: [Signature]
PRINTED NAME (SIGNATURE)

COMMONWEALTH OF VIRGINIA, COUNTY OF FRANKLIN, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 24th DAY OF March, 2009.

NOTARY PUBLIC: Mary Bryant

MY COMMISSION EXPIRES: July 31, 2012

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 16th DAY OF April, 2009 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 4:30 O'CLOCK P.M.

TESTEE: Teresa J. Brown BY: Sarah M. Phillaman, Jr.
CLERK DEPUTY CLERK

NOTES

- LEGAL REFERENCE: DEED BOOK 851, PAGE 1455 (ORIENT BAY LLC)
DEED BOOK 851, PAGE 1452 (PLAT)
DEED BOOK 841, PAGE 2183 (ORIENT BAY LLC)
DEED BOOK 841, PAGE 1193 (PLAT)
DEED BOOK 837, PAGE 54 (ORIENT BAY LLC)
DEED BOOK 841, PAGE 1193 (PLAT)
DEED BOOK 790, PAGE 2010 (ORIENT BAY LLC)
DEED BOOK 841, PAGE 222 (PLAT)
- TAX REFERENCE: 044.00-006.00
044.00-013.00
044.00-014.00
036.00-222.00
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBERANCES ON THE PROPERTY.
- PROPERTY LOCATED IN HUD FLOOD HAZARD ZONE X. SEE COMMUNITY PANEL NUMBER 5100610160A.
- CHORD BEARINGS AND DISTANCES, SURVEYED PROPERTY LINE FOLLOWS THE CENTERLINE OF BRANCH FROM CORNER A TO CORNER B.
- PROPERTY TO BE SERVED BY PUBLIC WATER TO BE PROVIDED BY FRANKLIN COUNTY AND THE WESTERN VIRGINIA WATER AUTHORITY. TEMPORARY WELL EASEMENT TO BE VACATED WITH FUTURE CONNECTION TO PUBLIC WATER.
- PROPERTY TO BE SERVED BY A COMMUNITY SEWER SYSTEM TO BE DEVELOPED AND OPERATED BY THE OWNER. TEMPORARY SEWER EASEMENT TO BE VACATED WITH FUTURE CONNECTION TO THE COMMUNITY SEWER SYSTEM.
- LOT 1 IS SUBJECT TO 20' WIDE SEWER EASEMENT FOR FUTURE SEWER LINE CONSTRUCTION, EXACT LOCATION TO BE DETERMINED.

PHILIP W. NESTER, POB 827, ROCKY MOUNT, VA., 24151, PHONE: 540-483-3582 JOB NO. 80-03

00644

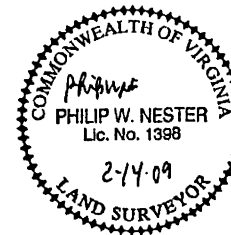
AREA IN LOT 1:
AREA IN REMAINING PROPERTY:

1.796 ACRES
54.224 ACRES

TOTAL AREA SUBDIVIDED:

56.020 ACRES

NUMBER	BEARING	DISTANCE
L1	S 62°56'25" E	84.16'
L2	S 62°25'17" E	3.63'
L3	S 80°55'47" W	18.00'
L4	S 36°55'33" W	10.00'
L5	N 88°01'00" W	22.44'
L6	N 02°32'52" E	50.92'
L7	N 21°49'27" W	29.82'
L8	N 01°50'59" E	171.71'
L9	N 19°40'29" E	41.16'
L10	N 11°04'57" W	64.88'
L11	N 51°22'20" W	26.61'
L12	N 04°46'09" E	66.67'
L13	N 44°37'40" E	65.20'
L14	N 52°09'25" E	47.38'
L15	N 39°50'16" E	32.44'
L16	N 18°43'59" E	37.33'
L17	S 68°00'31" E	25.00'
L18	N 47°04'26" E	64.26'
L19	N 35°15'52" W	92.44'
L20	N 66°26'10" W	23.13'
L21	S 47°04'26" W	54.53'
L22	N 66°26'10" W	11.51'
L23	S 24°27'34" W	53.34'
L24	S 24°27'34" W	13.53'
L25	S 16°12'58" W	65.18'
L26	N 61°58'48" W	39.07'
L27	N 16°02'03" E	64.80'
L28	S 62°35'04" E	39.20'
L29	N 66°26'10" W	21.20'
L30	REMOVED	
L31	S 23°33'50" W	25.00'
L32	N 66°26'10" W	25.00'
L33	N 23°33'50" E	15.06'
L34	N 26°03'28" W	15.34'



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD
C1	03°24'30"	5649.58	336.08	168.09	S 69°36'46" E	336.03
C2	00°30'28"	5649.58	50.01	25.01	S 67°39'18" E	50.01
C3	03°14'26"	5649.58	319.52	159.80	S 65°46'52" E	319.48
C4	90°00'00"	25.00	39.27	25.00	S 68°33'50" W	35.36
C5	90°00'00"	25.00	39.27	25.00	S 68°33'50" W	35.36
C6	90°00'00"	25.00	39.27	25.00	N 21°26'10" W	35.36

"THE STREETS IN THE SUBDIVISION MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS, BUT ARE INTENDED TO BE PRIVATE AND WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY APPROVING THE SUBDIVISION AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD."

"THE MAINTENANCE OF THE PRIVATE ROADS SHOWN HEREON SHALL BE THE MUTUAL RESPONSIBILITY OF THE LANDOWNERS WHOSE LOTS ARE SERVED BY SAID 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 PROVISIONS OF THE MAINTENANCE AGREEMENT OR OBLIGATION NOR ANY ACTION TO ENFORCE ANY PROVISIONS OF THE MAINTENANCE AGREEMENT OR OBLIGATION."

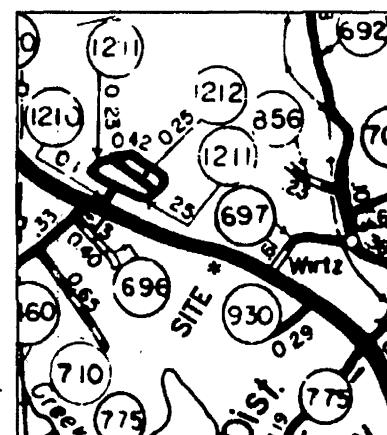
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC 5-610-10 et seq. THE "REGULATIONS").

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 32.1 - 163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY FRANK DAVIS AOSE #163 PHONE (540) 483-4914. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEMS DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. THE APPROVED ONSITE SEWAGE SYSTEM SITES ARE NOT SHOWN ON THIS PLAT. THOSE SITES ARE SHOWN ON A SEPARATE PLAT ON FILE IN THE FRANKLIN COUNTY HEALTH DEPARTMENT.

VICINITY MAP



Dan R. Davis 04/13/09
FRANKLIN COUNTY HEALTH DEPARTMENT DATE
Approval Letter 4/13/09
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 4/13/09
FRANKLIN COUNTY SUBDIVISION AGENT DATE