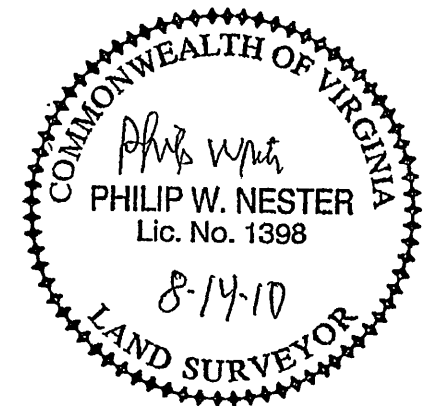


BK 0984 PG 02149

WATERLINE EASEMENT PLAT FOR
THE LAKEWATCH CLUB
 ORIGNIAL TAX PARCEL 48-7
 RESIDENTIAL PLANNED DEVELOPMENT
 (APPROVED AS AMOS ESTATES)
 DEVELOPED BY: CAMIJOE, LLC
 GILLS CREEK MAGISTERIAL DISTRICT
 FRANKLIN COUNTY, VIRGINIA

SCALE: 1" = 100'
 JOB NO 5-08
 AUGUST 14, 2010
 SHEET 1 OF 7

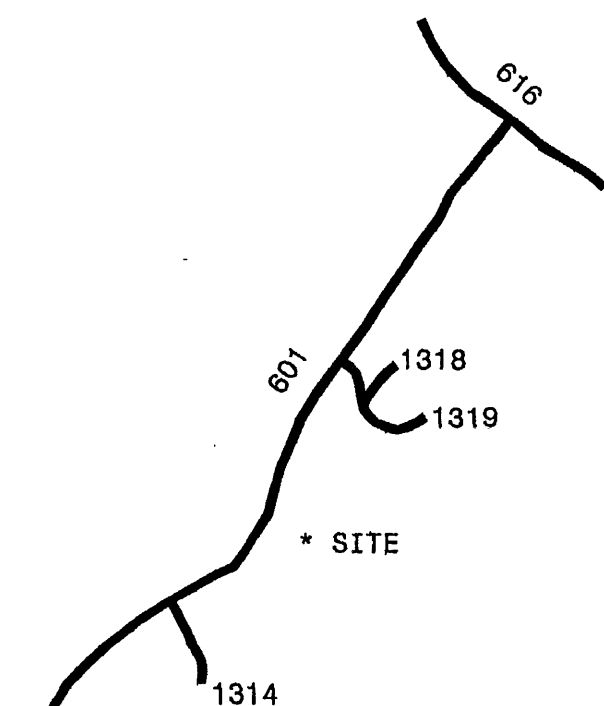


- LEGAL REFERENCE: DEED BOOK 952, PAGE 1852 (SUBDIVISION PLAT)
 DEED BOOK 951, PAGE 2426 (CAMIJOE, LLC)
 DEED BOOK 951, PAGE 2435 (PLAT)
 DEED BOOK 951, PAGE 2443 (TRUSTEES)
 WILL BOOK 98, PAGE 2248
 DEED BOOK 355, PAGE 1438
 DEED BOOK 95, PAGE 320
- ORIGINAL TAX REFERENCE: 048.00-007.00
- PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBERANCES ON THE PROPERTY.
- PORTION OF PROPERTY ADJACENT TO SMITH MOUNTAIN LAKE LIES IN HUD FLOOD HAZARD ZONE A. REMAINDER OF PROPERTY LIES IN HUD FLOOD HAZARD ZONE X. SEE COMMUNITY PANEL NUMBER 510061 210 A.
- CHORD BEARINGS AND DISTANCES, SURVEYED PROPERTY LINE FOLLOWS THE 800' CONTOUR LINE OF SMITH MOUNTAIN LAKE FROM CORNER A TO CORNER B BASED ON THE 1929 ELEVATION DATUM.
- THE CONSTRUCTION OF DOCKS IN ALL DOCK EASEMENT AREAS IS SUBJECT TO APPROVAL UNDER THE ATTACHED COVENANTS AND RESTRICTIONS AND THE AMERICAN ELECTRIC POWER SHORELINE MANAGEMENT PLAN FOR SMITH MOUNTAIN LAKE.
- SEE THE FRANKLIN COUNTY ZONING ORDINANCE AND THE ATTACHED COVENANTS AND RESTRICTIONS FOR MINIMUM BUILDING LINES. IN THE EVENT OF ANY CONFLICTS BETWEEN THE TWO DOCUMENTS, THE MOST RESTRICTIVE SHALL APPLY.
- THE DEVELOPER/DECLARANT RESERVES THE RIGHT TO RE-ASSIGN DRAIN-FIELDS OR RELOCATE ANY SEWER FORCE MAIN WITHIN THE OPEN SPACE AREAS.
- THE DEVELOPER/DECLARANT RESERVES THE RIGHT TO RE-ASSIGN ALL SHARED WELLS OR RELOCATE ANY SHARED WATER LINES ON ALL LOTS AND THE OPEN SPACE AREAS AND TO ALSO ABANDON ANY WATERLINE EASEMENT ON ANY LOT IF A PUBLIC OR COMMUNITY WATER SYSTEM IS DEVELOPED.
- THIS IS A PLAT OF EXISTING PARCELS AND IS EXEMPT FROM THE FRANKLIN COUNTY SUBDIVISION ORDINANCE.

"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."

VICINITY MAP



CAMIJOE, LLC, BY VIRTUE OF THE RECORDATION OF THIS WATERLINE EASEMENT PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AS SHOWN HEREON, INCLUDING THE RIGHT TO USE THE EXISTING PRIVATE ROAD, PUBLIC UTILITY EASEMENTS, AND OPEN SPACE IN ORDER TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER LINE (OR LINES) TOGETHER WITH THE RELATED SERVICE CONNECTIONS AND IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, AND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD; UPON, OVER, UNDER AND ACROSS THE PRIVATE ROADS, PUBLIC UTILITY EASEMENTS, AND OPEN SPACE AS SHOWN HEREON.

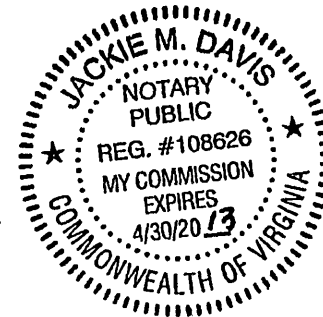
OWNER: CAMIJOE, LLC
 BY: EDWARD C. PARK III, MANAGER

OWNER: *[Signature]*
 (SIGNATURE)

COMMONWEALTH OF VIRGINIA, COUNTY OF FRANKLIN, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 28th DAY OF August 2010.

NOTARY PUBLIC: *[Signature]*

MY COMMISSION EXPIRES: April 30, 2013



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 27th DAY OF August 2010 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 10:27 O'CLOCK A.M.

TESTEE: Teresa J. Brown BY Jessica Scott
 CLERK DEPUTY CLERK

NUMBER	BEARING	DISTANCE
L333	N 00°26'30" W	45.92'
L334	N 00°26'30" W	116.40'
L335	N 14°03'30" E	25.34'
L336	N 14°03'30" E	239.45'
L337	N 20°26'30" W	58.07'
L338	S 62°21'26" E	143.03'
L339	REMOVED	
L340	REMOVED	
L341	REMOVED	
L342	REMOVED	
L343	REMOVED	
L344	REMOVED	
L345	REMOVED	
L346	REMOVED	
L347	S 23°35'14" W	27.52'
L348	S 37°54'33" E	105.50'
L349	S 60°24'33" E	542.51'
L350	S 71°39'33" E	295.55'
L351	S 60°24'33" E	106.45'
L352	S 60°24'33" E	305.31'
L353	S 15°24'33" E	10.00'
L354	S 07°05'27" W	10.00'
L355	S 18°20'27" W	7.65'
L356	S 17°03'25" W	201.64'
L357	S 15°46'24" W	8.45'
L358	S 15°46'24" W	10.00'
L359	S 04°31'24" W	10.00'
L360	S 17°58'36" E	10.00'
L361	S 62°58'36" E	6.54'
L362	S 62°58'36" E	19.68'
L363	S 62°58'36" E	178.76'
L364	S 68°56'00" E	67.45'