

## NOTES:

THE WATER LINE EASEMENT RUNS CONCURRENT WITH THE 50' PRIVATE ROAD RIGHT OF WAY THROUGHOUT THIS SUBDIVISION EXCEPT WHERE INDICATED TO BE OUTSIDE OF THE 50' CORRIDOR. THE SURVEY BEARINGS AND DISTANCES FOR THE PRIVATE RIGHT OF WAY AND OTHER EASEMENTS IDENTIFIED AS EXISTING ON THE SUBJECT PROPERTY ARE SHOWN ON A PLAT TITLED "SUBDIVISION PLAT OF VILLAGES AT EMERALD BAY". THIS PLAT IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VA AS PLAT BOOK 868 PAGE 783, DATED NOVEMBER 17, 2005 (ALSO IDENTIFIED AS INSTRUMENT No. 050014033).

## SOURCE OF TITLE:

THE PROPERTY AFFECTED BY THIS PLAT (VILLAGES AT EMERALD BAY) IS THE SAME PROPERTY CONVEYED UNTO ATLAS VA I SPE, L.L.C. BY THAT CERTAIN DEED DULY ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VA IN DEED BOOK 977, PAGE 2290, DATED APRIL 13, 2010.

## OWNER'S CONSENT:

THE OWNER, BY VIRTUE OF THE RECORDATION OF THIS EASEMENT PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, NON-EXCLUSIVE WATER LINE EASEMENTS OF THE WIDTH AND AT THE LOCATIONS SHOWN HEREON TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR, AND REPLACE A WATER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS THE PROPERTY OF THE OWNER AS SHOWN HEREON AND ALL RIGHTS TO ALL EXISTING WATER LINES AND RELATED IMPROVEMENTS WITHIN SUCH EASEMENTS OWNED BY THE OWNER. BY ITS ACCEPTANCE OF SUCH EASEMENTS, AS EVIDENCED BY ITS APPROVAL OF THIS PLAT, THE WESTERN VIRGINIA WATER AUTHORITY AGREES TO RESTORE AND REPAIR ANY ACTUAL DAMAGE TO OWNER'S PROPERTY WHICH MAY BE DIRECTLY CAUSED BY THE INSTALLATION, IMPROVEMENT, OPERATION, INSPECTION, USE MAINTENANCE, REPAIR OR REPLACEMENT OF WATER LINES AND RELATED IMPROVEMENTS; PROVIDED, HOWEVER, THE OWNER AGREES THAT THE AUTHORITY WILL NOT BE EXPECTED TO RESTORE THE PROPERTY TO THE IDENTICAL ORIGINAL CONDITION, BUT RATHER AS NEAR THERETO AS IS PRACTICABLE TO THE CONDITION AT THE TIME THE EASEMENT WAS GRANTED, AND THAT THE OWNER WILL COOPERATE WITH THE AUTHORITY IN EFFECTUATING SUCH RESTORATION.

T. Shane Shulet 9/16/2010  
SIGNATURE OF ATLAS VA I SPE, L.L.C. REPRESENTATIVE DATE

T. Shane Shulet, Vice President  
NAME & TITLE OF ATLAS VA I SPE, L.L.C. REPRESENTATIVE

## NOTARY:

CITY/COUNTY: Franklin  
COMMONWEALTH/STATE: Virginia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, NOTARY PUBLIC, ON THIS 16 DAY OF Sept., 2010.  
BY Harriett C. Bocckinfuso  
(PRINTED NAME OF PERSON SEEKING ACKNOWLEDGEMENT)

Harriett C. Bocckinfuso  
NOTARY PUBLIC SIGNATURE

NOTARY REGISTRATION NUMBER: 7297931

MY COMMISSION EXPIRES: 7/31/2013

## ACCEPTANCE OF EASEMENTS:

Greg Reed 10.1.10  
SIGNATURE OF WESTERN VIRGINIA WATER AUTHORITY REPRESENTATIVE DATE

Greg Reed DIRECTOR OF ENGINEERING SERVICES  
NAME & TITLE OF WESTERN VIRGINIA WATER AUTHORITY REPRESENTATIVE

## NOTARY:

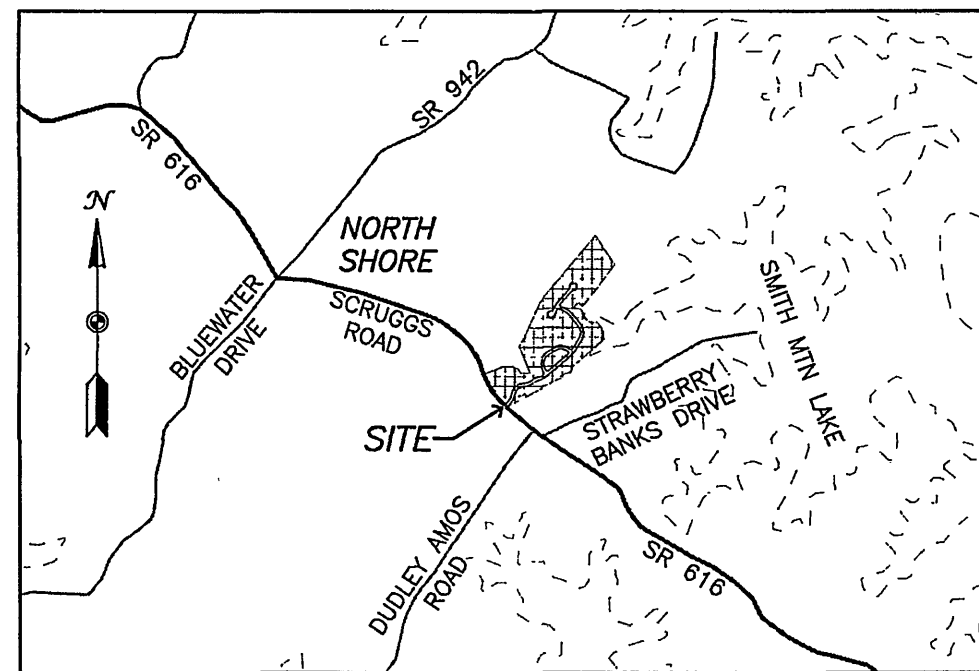
CITY/COUNTY: Franklin  
COMMONWEALTH/STATE: Virginia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, NOTARY PUBLIC, ON THIS 1 DAY OF October, 2010.  
BY David M. Vogel song  
(PRINTED NAME OF PERSON SEEKING ACKNOWLEDGEMENT)

David M. Vogel song  
NOTARY PUBLIC SIGNATURE

NOTARY REGISTRATION NUMBER: 7303213

MY COMMISSION EXPIRES: 7-31-2013



VICINITY MAP  
1"=1,000'

LEGEND	
⊙ IRF	IRON ROD/PIN FOUND
⊙	WATER MANHOLE
⊙	WATER METER
FH	FIRE HYDRANT
BOV	BLOW OFF VALVE
AC	ACRE
PID	PARCEL IDENTIFICATION
ESMT	EASEMENT
---	PRIVATE RIGHT OF WAY
---	WATER LINE ESMT
---	PUBLIC UTILITY ESMT
---	SANITARY SEWER ESMT
---	ACCESS ESMT
---	PRESERVATION ESMT
---	EDGE OF PAVED ROAD
---	BUILDING SETBACK LINE
---	DRAINFIELD DELINEATION

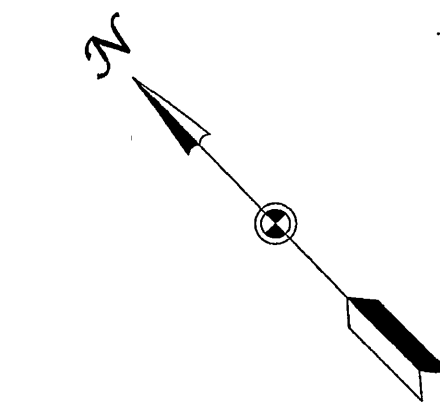
GIS REFERENCE POINTS  
(GRID NORTH COORDINATES):

FIRE HYDRANT #1  
North: 3554242.8954  
East: 11148803.7386

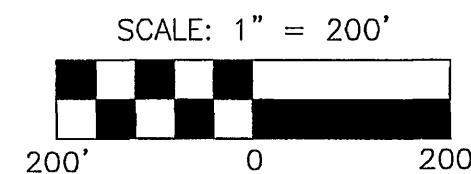
FIRE HYDRANT #2  
North: 3553779.4069  
East: 11149218.6797

FIRE HYDRANT #3  
North: 3553388.4172  
East: 11149037.1486

WATER MANHOLE  
AT ENTRANCE  
North: 3552477.5156  
East: 11148094.3398



IF THIS DRAWING IS A REDUCTION  
GRAPHIC SCALE MUST BE USED



PID #03200-04802  
ATLAS VA I SPE, LLC  
DB 977 PG 2290  
(APRIL 13, 2010)

PID #03200-05400  
FRANKLIN REAL  
ESTATE COMPANY  
DB 179 PG 232

PID #03200-04805  
ROCKY DEAN BLANKENSHIP  
DB 483 PG 946  
(JUN 27, 1991)

PID #03200-04807  
AMOS GORDON &  
BETTY BLANKENSHIP  
DB 483 PG 954  
(JUN 27, 1991)

PID #03200-04806  
AMOS GORDON &  
BETTY BLANKENSHIP  
DB 569 PG 1426  
(SEP 5, 1995)

PID #03200-04802  
ATLAS VA I SPE, LLC  
DB 977 PG 2290  
(APRIL 13, 2010)

PID #03200-04803A  
ROCKY & GLORIA  
BLANKENSHIP  
DB 946 PG 001  
(SEP 15, 2008)

PID #03200-05100  
BOBBY & LARUE SNYDER  
DB 920 PG 1224  
(SEP 5, 2007)

PID #03200-05500  
ATLAS VA I SPE, LLC  
DB 977 PG 2290  
(APRIL 13, 2010)

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Lynchburg, VA 24502 Charlottesville, VA 22911  
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SHEET: 1 OF 3	PROJECT: VILLAGES AT EMERALD BAY PUBLIC WATER LINE EASEMENTS FOR THE WESTERN VIRGINIA WATER AUTHORITY GILLS CREEK MAGISTERIAL DISTRICT FRANKLIN COUNTY, VIRGINIA
DRAWN BY: DSB	
REVIEWED BY: EWM	
WWA NUMBER: 209088.05	FILE NAME: 002603 Esmt Plat.dwg
SCALE: AS SHOWN	REVISION: --
DATE: 8/12/10	