

ORIENT BAY, LLC AND FFH INVESTORS, 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, 15' WATER LINE AND SEWER EASEMENTS, AND 18' WATERLINE, SEWER, AND ELECTRIC EASEMENTS 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, 15' WATERLINE AND SEWER EASEMENTS, AND 18' WATERLINE, SEWER, AND ELECTRIC EASEMENTS SHOWN HEREON.

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

OWNER:
(SIGNATURE)

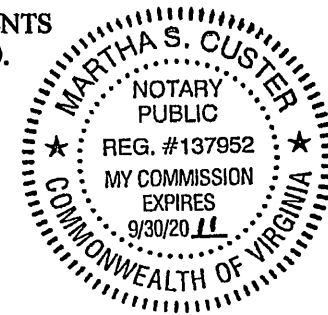
OWNER: FFH INVESTORS, LLC
BY: JOEL R. SHEPHERD

OWNER:
(SIGNATURE)

COMMONWEALTH OF VIRGINIA, COUNTY OF FRANKLIN, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 15th DAY OF OCTOBER 2010.

NOTARY PUBLIC: Martha S. Custer

MY COMMISSION EXPIRES: 9-30-2011



ORIENT BAY, LLC AND FFH INVESTORS, LLC BY VIRTUE OF THE RECORDATION OF THIS SEWER LINE EASEMENT PLAT, GRANTS TO THE WIRTZ SERVICES, LLC, ALL SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, INCLUDING THE RIGHT TO USE THE EXISTING PRIVATE ROAD, 15' WATER LINE AND SEWER EASEMENTS, AND 18' WATERLINE, ELECTRIC, AND SEWER EASEMENT IN ORDER TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A SEWER LINE (OR LINES) TOGETHER WITH THE RELATED SERVICE CONNECTIONS AND 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 PRIVATE ROADS, 15' WATERLINE AND SEWER EASEMENTS, AND 18' WATERLINE, ELECTRIC AND SEWER EASEMENT SHOWN HEREON AND TOGETHER WITH THE RIGHT TO TRANSFER SUCH EASEMENTS TO ANY ASSIGNS.

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

OWNER:
(SIGNATURE)

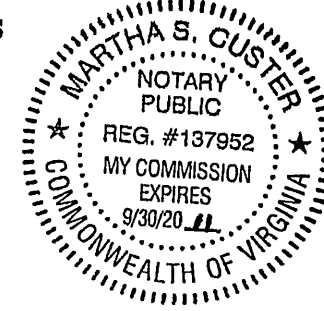
OWNER: FFH INVESTORS, LLC
BY: JOEL R. SHEPHERD

OWNER:
(SIGNATURE)

COMMONWEALTH OF VIRGINIA, COUNTY OF FRANKLIN, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 15th DAY OF OCTOBER 2010.

NOTARY PUBLIC: Martha S. Custer

MY COMMISSION EXPIRES: 9-30-2011



ORIENT BAY, LLC AND FFH INVESTORS, LLC BY VIRTUE OF THE RECORDATION OF THIS ELEC. LINE EASEMENT PLAT, GRANTS TO AMERICAN ELECTRIC POWER, ALL ELECTRIC LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, INCLUDING THE RIGHT TO USE THE EXISTING PRIVATE ROAD, 10' + (TOTAL WIDTH) ELECTRIC EASEMENT, AND 18' WATER LINE, ELECTRIC, AND SEWER EASEMENTS IN ORDER TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE AN ELECTRIC 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, 10' ELECTRIC EASEMENT, AND 18' WATERLINE, ELECTRIC AND SEWER EASEMENTS SHOWN HEREON.

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

OWNER:
(SIGNATURE)

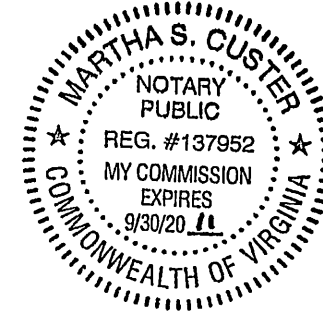
OWNER: FFH INVESTORS, LLC
BY: JOEL R. SHEPHERD

OWNER:
(SIGNATURE)

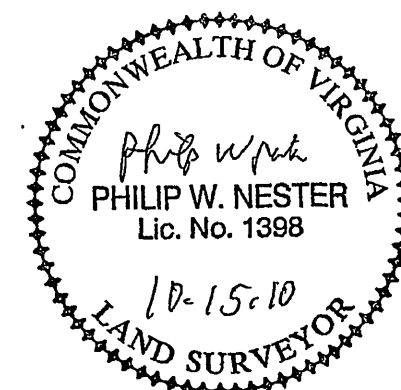
COMMONWEALTH OF VIRGINIA, COUNTY OF FRANKLIN, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 15th DAY OF OCTOBER 2010.

NOTARY PUBLIC: Martha S. Custer

MY COMMISSION EXPIRES: 9-30-2011



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	85.18'
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'



NOTES

- LEGAL REFERENCE: DEED BOOK 851, PAGE 1455 (ORIENT BAY, LLC)
DEED BOOK 958, PAGE 665 (FFH INVESTORS, LLC)
DEED BOOK 958, PAGE 644 (PLAT)
- TAX REFERENCE: 044.00-006.00 (ORIENT BAY, LLC)
044.07-001.00 (FFH INVESTORS, LLC)
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES 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.
- THIS IS A PLAT OF EXISTING PARCELS AND IS EXEMPT FROM THE FRANKLIN COUNTY SUBDIVISION ORDINANCE.

WATERLINE, ELECTRIC, AND SEWER EASEMENT PLAT FOR

ORIENT BAY LLC FFH INVESTORS LLC

VIRGINIA MARKET PLACE COMMERCIAL CENTER
PLANNED COMMERCIAL DEVELOPMENT

CASE # R 06-12-01

TAX PARCELS 44-6 AND 44.7-1

BOONE MAGISTERIAL DISTRICT

FRANKLIN COUNTY, VIRGINIA

JOB NO 80-03

OCTOBER 15, 2010

SCALE: 1" = 100'

SHEET 1 OF 3

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°30'26"	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."

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 15 DAY OF October 2010 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 11:04 O'CLOCK A.M.

TESTEE: Terrell J. Brown BY Annie M. Super, D.C.
CLERK DEPUTY CLERK

VICINITY MAP

