

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED AND RE-SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 7 TO 1, INCLUSIVE (TRACT 19A), AND CORNERS 8 THROUGH 11 TO 8, INCLUSIVE (PART OF REMAINING PORTION OF TAX #30-52.00), WHICH COMPRISES A PORTION THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JANUARY 11, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY VIRGINIA, IN DEED BOOK 667, PAGE 367, AND WHICH LAND COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED DECEMBER 5, 2000 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 689, PAGE 160, WHICH LANDS ARE SUBJECT TO A CERTAIN DEED OF TRUST TO WORTH HARRIS CARTER, JR. AND GEORGE I. VOGEL, II, TRUSTEES SECURING CARTER BANK AND TRUST, BENEFICIARY, DATED 26 JULY, 2001 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 708, PAGE 1466.

THE SAID OWNER, WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, LLC CERTIFIES THAT IT HAS COMBINED AND RE-SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND ALSO PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-1 THROUGH 15-467 OF THE CODE OF VIRGINIA OF 1950, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE FRANKLIN COUNTY LAND SUBDIVISION ORDINANCE.

THE SAID OWNER, WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, LLC, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER 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 CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER..

THAT WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TAX #30-01.05 (TRACT 6) AND JOINS IN THE RECORDING OF THIS PLAT FOR THE PURPOSE OF GRANTING TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC SANITARY SEWER LINE AND PUBLIC WATERLINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A SEWER 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 AS LOCATED ON TAX #30-01.05 AND THE GRANTING OF THAT PORTION OF THE NEW VARIABLE WIDTH PUBLIC UTILITY EASEMENT AND PRIVATE ROADWAY EASEMENT.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 30th DAY OF July 2012.

WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, LLC

BY: Ronald L. Willard
RONALD L. WILLARD, IT'S Manager

TRUSTEES:

BY: Worth Harris Carter, Jr.
WORTH HARRIS CARTER, JR., TRUSTEE
BY: George I. Vogel, II
GEORGE I. VOGEL, II, TRUSTEE

STATE OF VIRGINIA
County of Franklin

I, Sharlene W. Almond, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Ronald L. Willard FOR WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED July 18, 2012, 2012, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON July 30, 2012.

MY COMMISSION EXPIRES May 31, 2015 REGISTRATION # 225515

Sharlene W. Almond
NOTARY PUBLIC

STATE OF VIRGINIA
County of Henry

I, Sharlene W. Almond, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT WORTH HARRIS CARTER, JR., TRUSTEE, SECURING CARTER BANK AND TRUST, BENEFICIARY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED July 18, 2012, 2012, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON July 31, 2012.

MY COMMISSION EXPIRES May 31, 2015

Sharlene W. Almond
NOTARY PUBLIC

STATE OF VIRGINIA
City of Roanoke

I, Ann L. Davis, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT GEORGE I. VOGEL, II, TRUSTEE, SECURING CARTER BANK AND TRUST, BENEFICIARY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED July 18, 2012, 2012, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON July 30, 2012.

MY COMMISSION EXPIRES 3-31-16

Ann L. Davis
NOTARY PUBLIC

0.0015 AC. (66 S.F.) PORTION OF ORIGINAL TAX #30-52.07 (TRACT 19A) TO BE ADDED TO AND COMBINED WITH THE REMAINING PORTION OF ORIGINAL TAX #30-52.00

LINE	BEARING	DISTANCE
6-A	S 10°26'31" W	4.55'
A-B	N 79°33'29" W	29.22'
B-6	S 88°24'12" E	29.57'

0.1708 AC. (7,441 S.F.) PORTION OF ORIGINAL TAX #30-52.00 TO BE ADDED TO AND COMBINED WITH REMAINING PORTION OF ORIGINAL TAX #30-52.07 (TRACT 19A) TO CREATE NEW TRACT 19A-1

LINE	BEARING	DISTANCE
B-12	N 88°24'12" W	278.25'
*12-13	N 83°58'51" W	43.18'
13-14	N 79°33'29" W	2.70'
14-7	N 35°44'16" E	51.01'
7-B	S 79°33'29" E	298.90'

* DENOTES CHORD BEARING & DISTANCE

CENTERLINE NEW 20' PUBLIC WATERLINE EASEMENT

LINE	BEARING	DISTANCE
6-W1	S 10°26'31" W	10.12' (TIE)
W1-W2	N 88°24'12" W	306.26'
*W2-W3	N 83°58'51" W	44.73'
W3-W4	N 79°33'29" W	7.42'
W4-W5	N 79°33'29" W	44.27'
W5-W6	N 79°33'29" W	91.65'
W6-W7	S 10°26'31" W	33.71'
*W7-W9	S 05°13'13" W	63.71' (TOTAL)
*W7-W8	S 06°11'08" W	51.95'
*W8-W9	S 00°57'50" W	11.79'
W9-W10	S 00°00'04" E	152.14'
W10-W11	S 45°00'00" E	58.16'
W11-W12	S 48°03'37" E	99.74'
W12-W13	S 48°03'37" E	60.93'
W12-W14	S 41°56'23" W	25.00'

* DENOTES CHORD BEARING & DISTANCE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2-3	60.00'	94.25'	60.00'	84.85'	S 34°33'29" E	90°00'00"
4-5	30.00'	47.12'	30.00'	42.43'	S 55°26'31" W	90°00'00"
16-17	25.00'	41.45'	27.28'	36.86'	N 32°03'29" W	95°00'00"
W2-W3	290.00'	44.77'	22.43'	44.73'	N 83°58'51" W	8°50'43"
W7-W9	350.00'	63.79'	31.99'	63.71'	S 05°13'13" W	10°26'35"
W7-W8	350.00'	52.00'	26.05'	51.95'	S 06°11'08" W	8°30'46"
W8-W9	350.00'	11.79'	5.90'	11.79'	S 00°57'50" W	1°55'49"
R2-R3	320.00'	49.37'	24.73'	49.32'	N 83°59'01" W	8°50'22"
R3-R4	35.00'	61.35'	42.04'	53.79'	S 50°13'03" W	100°26'14"
R7-R8	35.00'	48.60'	29.14'	44.79'	N 39°46'47" W	79°33'25"
13-12	280.00'	43.23'	21.66'	43.18'	S 83°58'51" E	8°50'43"

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE DENOTED.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 51067C02300, DATED JANUARY 6, 2010. "ZONE X"
- LOT CLOSURES ARE GREATER THAN ONE IN TEN THOUSAND.
- TRACTS SHOWN HEREON WILL BE SUBJECT TO DECLARATION AND COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 746, PAGE 1638.
- THE STREETS IN THIS SUBDIVISION ARE NOT INTENDED FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.
- A (0.0015 AC. - 66 S.F.) PORTION OF ORIGINAL TAX #30-52.07, TRACT 19A BOUNDED BY CORNERS A TO B TO 6, IS TO BE ADDED TO AND COMBINED WITH THE REMAINING PORTION OF TAX #30-52.00, AND A (0.1708 AC. - 7,441 S.F.) PORTION OF ORIGINAL TAX #30-52.00, BOUNDED BY CORNERS B TO 12 THROUGH 14 TO 7 TO B, IS TO BE ADDED TO AND COMBINED WITH THE REMAINING PORTION OF ORIGINAL TAX #30-52.07, BOUNDED BY CORNERS 6 TO B TO 7 TO 1 THRU 5 TO 6, TRACT 19A TO CREATE NEW TRACT 19A-1 (1.5572 AC. - 67,831 S.F.) AND THAT A (0.6935 AC. - 30,208 S.F.) PORTION OF ORIGINAL TAX #30-52.00 IS BEING SUBDIVIDED FROM THE REMAINING PORTION TO CREATE NEW TRACT 20A.

EXTERIOR BOUNDARY COORDINATES
ORIGIN OF COORDINATES IS ASSUMED

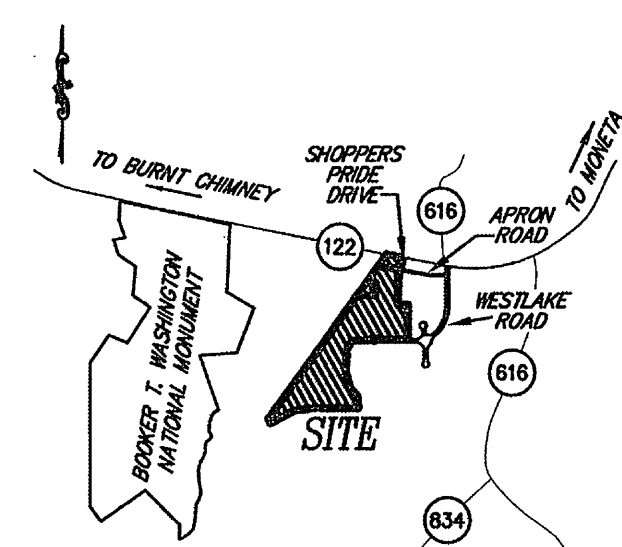
CORNER	NORTHING	EASTING
1	12535.59788	11134.32327
2	12497.28809	11342.19970
3	12427.40739	11390.33170
4	12329.49204	11372.28676
5	12305.42604	11337.34642
6	12306.33224	11332.42922
A	12301.86038	11331.60510
7	12361.32781	11008.92321
8	12089.87296	10813.59159
11	11899.03963	10676.27304

NEW BOUNDARY COORDINATES
ORIGIN OF COORDINATES IS ASSUMED

CORNER	NORTHING	EASTING
9	12089.87296	10903.22928
10	11899.03963	10903.22939
12	12314.90856	11024.72925
13	12319.43693	10981.78352
14	12319.92570	10979.13136

CENTERLINE NEW 20' PUBLIC
SANITARY SEWER EASEMENT

LINE	BEARING	DISTANCE
S1-S2	S 08°46'41" E	83.07'
S2-11	S 35°44'16" W	126.48' (TIE)
S2-S3	S 08°46'41" E	103.88'
S3-S4	S 08°46'41" E	23.05'
S4-S5	S 29°43'31" E	120.00'
S5-S6	S 48°44'30" E	270.00'

LOCATION MAP
NOT TO SCALE

APPROVED:

N/A
HEALTH OFFICIAL (OH) 8-2-12 DATE
AGENT, FRANKLIN COUNTY 8-1-12 DATE
Carol M. Venable
WESTERN VIRGINIA WATER AUTHORITY DATE

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON 2012 AT 0 O'CLOCK M.

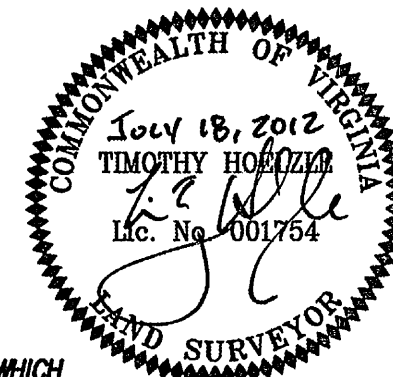
TESTEE:

CLERK

SURVEYOR'S CERTIFICATE:

I, TIMOTHY HOELZLE, CERTIFY THAT THIS PLAT WAS PREPARED BY AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH CHAPTER 19 OF THE FRANKLIN COUNTY CODE AS AMENDED. WITNESS MY HAND AND SEAL THIS 18th DAY OF July, 2012.

Timothy Hoelzle
REGISTERED LAND SURVEYOR #1754



PLAT SHOWING THE RE-SUBDIVISION AND COMBINATION OF THE PROPERTY OF WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, L.L.C. (D.B. 667, PG. 367) (D.B. 689, PG. 160) BEING

TAX #30-52.07 - TRACT 19A (DEED BOOK 777, PG. 1855) PLAT TAX #30-52.00 - REMAINING PROPERTY OF WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, L.L.C.

CREATING HEREON NEW TRACT 19A-1 (1.5572 AC.)

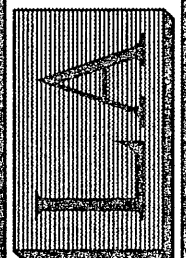
NEW TRACT 20A (0.6935 AC.)

WITHIN Westlake Towne Center SITUATED ALONG SHOPPERS PRIDE DRIVE GILLS CREEK MAGISTERIAL DISTRICT FRANKLIN COUNTY, VIRGINIA

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ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: July 18, 2012
COMM. NO.: 2011-023
SCALE: NONE
SHEET 1 OF 2