

06384rc01-sh01-rc01.plt

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KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED KNOWN AS "THE WATERS EDGE," SECTION #9, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THROUGH 15 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED NOVEMBER 28, 1984 FROM FRANKLIN REAL ESTATE COMPANY, A PENNSYLVANIA CORPORATION, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA IN DEED BOOK 384, PAGE 726.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.2-2240 THROUGH 2279 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE FRANKLIN COUNTY LAND SUBDIVISION ORDINANCES. THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO FRANKLIN COUNTY ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION, AND ALL OF THE EASEMENTS SHOWN HEREON WITHIN AND OUTSIDE OF THE AFORESAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE AS NOTED.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING, OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED, AND SAID COUNTY OF VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS _____ DAY OF _____ 2008.

WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC.

BY: _____
RONALD L. WILLARD II, _____

STATE OF VIRGINIA

_____, OF _____
I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID
_____, AND STATE DO HEREBY CERTIFY THAT RONALD L. WILLARD II, _____ OF WILLARD
CONSTRUCTION OF ROANOKE VALLEY, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED
_____, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID
AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2008.

MY COMMISSION EXPIRES: _____

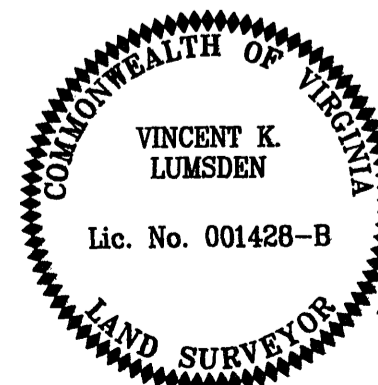
NOTARY PUBLIC

NOTES:

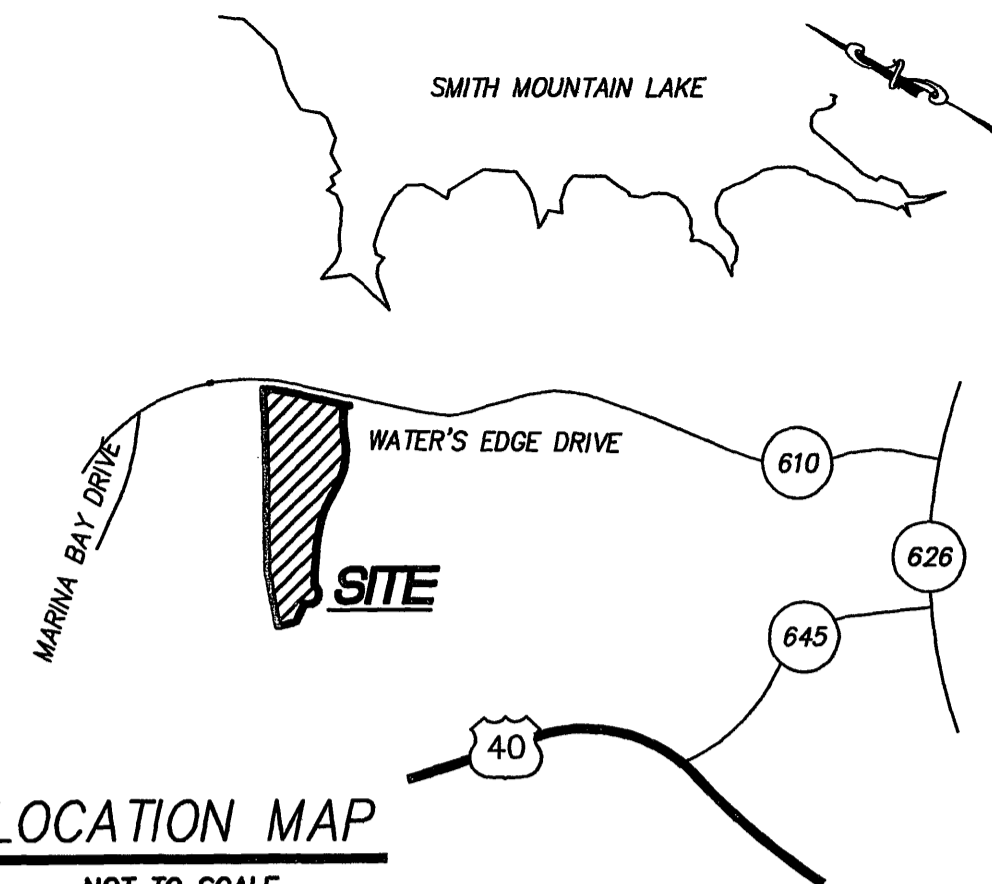
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY NOT SHOWN HEREON.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 5100610240 B, DATED OCTOBER 5, 2001, ZONE "X".
5. LOT CLOSURES ARE GREATER THAN ONE IN TEN THOUSAND.
6. OWNER/DEVELOPER AGREES TO CONSTRUCT A CENTRAL WATER SYSTEM.
7. FOR DRAINFIELD LOCATIONS AND SPECIFIC INFORMATION, SEE PLAT ON FILE AT THE FRANKLIN COUNTY HEALTH DEPARTMENT.
8. THIS PLAT COMPRISES A PORTION OF FRANKLIN COUNTY TAX PARCEL 51-37.
9. OPEN SPACE AREAS SHOWN HEREON ARE NON-BUILDABLE LOTS BUT SHALL BE USED FOR DRAINFIELD EASEMENTS, EQUESTRIAN TRAILS AND DRAINAGE EASEMENTS.

SURVEYOR'S CERTIFICATE:

I, VINCENT K. LUMSDEN, 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 _____ DAY OF _____ 2008.



LOCATION MAP
NOT TO SCALE



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 _____, 2008 AT _____ O'CLOCK ____ M.

TESTEE : _____
CLERK

KNOW ALL MEN BY THESE PRESENTS:

THAT THIS PLAT WAS APPROVED ON _____, 2008, BY THE AGENT OF THE BOARD OF SUPERVISORS, THE FRANKLIN COUNTY HEALTH DEPARTMENT, AND THE HIGHWAY ENGINEER OF FRANKLIN COUNTY IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF FRANKLIN COUNTY, VIRGINIA.

_____ HIGHWAY ENGINEER	_____ DATE
_____ HEALTH DEPARTMENT	_____ DATE
_____ BOARD REPRESENTATIVE	_____ DATE

TOTAL AREA = 8.682 ACRES

PLAT SHOWING

SECTION No. 9

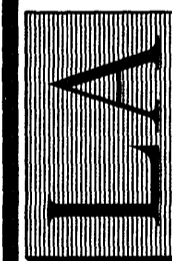
"THE WATERS EDGE"

UNION HALL MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

PROPERTY OF

WILLARD CONSTRUCTION OF
ROANOKE VALLEY, INC.

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



DATE:	June 12, 2008
COMM. NO.:	2006-384
SCALE:	1" = 80'

SHEET 1 OF 2

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

D.B. _____, PG. _____