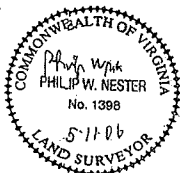


# NOTES

BK0887 PG 00027

- LEGAL REFERENCE: PORTION OF DEED BOOK 815, PAGE 1583
- TAX REFERENCE: PORTION OF 015.00-039.00
- PROPERTY LOCATED IN HUD FLOOD HAZARD ZONE X. SEE COMMUNITY PANEL NO. 5100610090 B.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- PROPERTY SERVED BY UNDERGROUND UTILITIES, EXACT LOCATION UNKNOWN.
- PROPERTY SERVED BY FRANKLIN COUNTY PUBLIC WATER AND LAKEWATCH PLANTATION COMMUNITY SEPTIC SYSTEM.
- SEE FRANKLIN COUNTY ZONING ORDINANCE FOR MINIMUM BUILDING LINES.
- CURRENT ZONING: PCD



I, PHILIP W. NESTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A PLAT RECORDED IN DEED BOOK 839, PAGE 809; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1:10,000; THAT THE BOUNDARIES NOT PLATTED ARE SHOWN AS BROKEN LINES PLATTED FROM INFORMATION FOUND IN DEED BOOK 839, PAGE 809 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE FRANKLIN COUNTY SUBDIVISION ORDINANCES.

WITNESS MY HAND AND SEAL THIS 11 DAY OF MAY, A.D. 2006

Philip W. Nester  
PHILIP W. NESTER LS 1398

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED, CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT; THAT I/WE HEREBY DEDICATE TO PUBLIC USE THE PROPOSED PUBLIC UTILITY AND SEVER EASEMENTS AS SHOWN ON THIS PLAT. I/WE FURTHER CERTIFY THAT PHILIP W. NESTER SURVEYED AND MADE THIS PLAT AT MY/OUR DIRECTION, AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF A TRACT OF LAND CONVEYED TO ME/US BY A DEED RECORDED IN DEED BOOK 815, PAGE 1583 FRANKLIN COUNTY, VIRGINIA.

OWNER: Philip W. Nester OWNER: \_\_\_\_\_  
OWNER: \_\_\_\_\_ OWNER: \_\_\_\_\_

STATE OF VIRGINIA, COUNTY OF FRANKLIN, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 9 DAY OF JUNE 2006.

NOTARY PUBLIC: Martha S. Custer

MY COMMISSION EXPIRES: 9-30-2007

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS DAY OF 2006 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT O'CLOCK M.

TESTED: \_\_\_\_\_ BY \_\_\_\_\_ DEPUTY CLERK

KNOW ALL MEN BY THESE PRESENTS:

THAT THIS PLAT WAS APPROVED ON June 9, 2006, 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.

Philip W. Nester 6/9/06  
HIGHWAY ENGINEER  
Philip W. Nester  
HEALTH DEPARTMENT  
Philip W. Nester 6/9/06  
BOARD REPRESENTATIVE

## VICINITY MAP

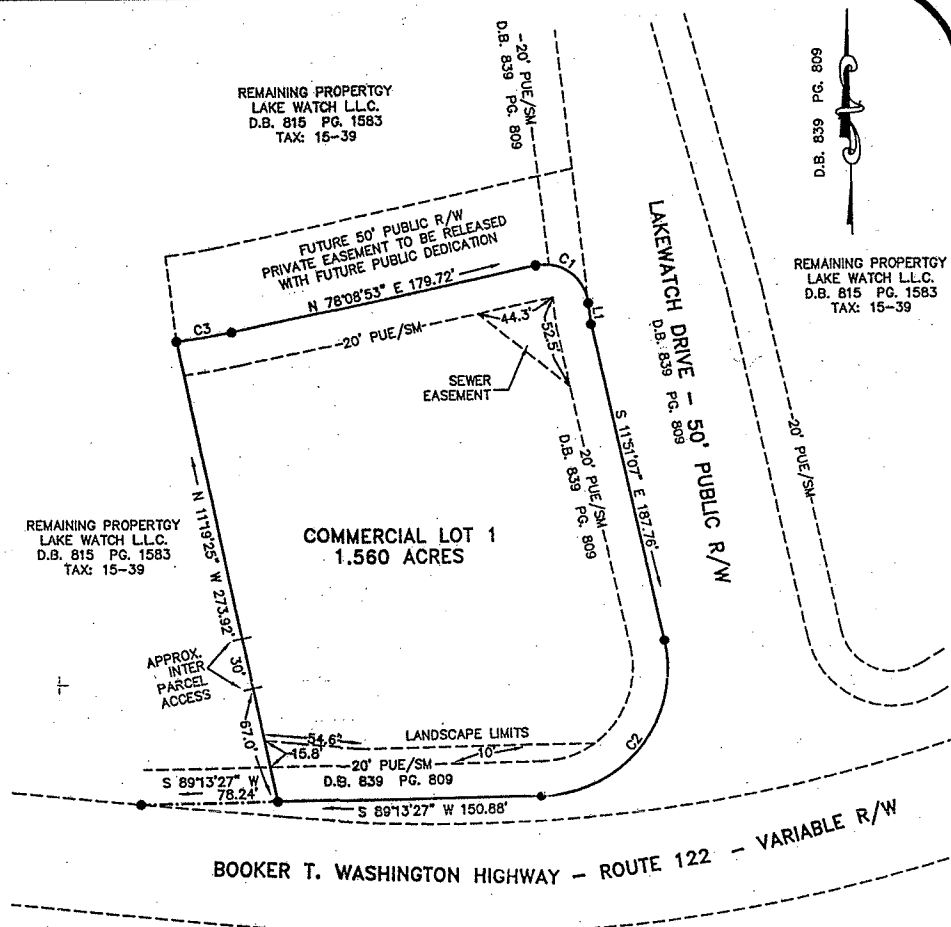


REMAINING PROPERTY  
LAKE WATCH L.L.C.  
D.B. 815 PG. 1583  
TAX: 15-39

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REMAINING PROPERTY  
LAKE WATCH L.L.C.  
D.B. 815 PG. 1583  
TAX: 15-39

COMMERCIAL LOT 1  
1.560 ACRES



## SURVEY FOR COMMERCIAL LOT 1 AT LAKEWATCH PLANTATION

PLANNED COMMERCIAL DEVELOPMENT  
DEVELOPED BY: LAKE WATCH, L.L.C.  
GILLS CREEK MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA  
SURVEYED MAY 11, 2006  
JOB NO. 21-04

NUMBER	BEARING	DISTANCE
L1	S 05°47'58" E	12.42'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD	DIRECTION	CHORD
C1	96°03'09"	25.00	41.91	27.79	S 53°49'33" E		37.17
C2	101°04'34"	75.00	132.31	91.11	S 38°41'10" W		115.81
C3	05°35'42"	325.00	31.74	15.88	N 80°56'44" E		31.72

## LEGEND

— SURVEYED PROPERTY LINE  
--- SURVEYED TIE LINE  
--- DEED LINE  
● SET 1/2" IRON REBAR

PUE DENOTES PUBLIC UTILITY EASEMENT  
SM DENOTES SLOPE MAINTENANCE EASEMENT



SCALE: 1" = 50'