

I, PHILIP W. NESTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A PLAT RECORDED IN DEED BOOK 809, PAGE 809, DEED BOOK 894, PAGE 192, AND DEED BOOK 329, PAGE 2944 THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1/10,000, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATTED FROM INFORMATION FOUND IN DEED BOOK 815 PAGE 809, DEED BOOK 894, PAGE 192, AND DEED BOOK 815, PAGE 1583, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE FRANKLIN COUNTY SUBDIVISION ORDINANCES.

WITNESS MY HAND AND SEAL THIS 13 DAY OF JUNE, A.D. 2010

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. 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: James J. Brown
PRINTED NAME SIGNATURE

STATE OF VIRGINIA, COUNTY OF FRANKLIN, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 14th DAY OF JUNE, 2010.

NOTARY PUBLIC: James J. Brown

MY COMMISSION EXPIRES: 9-30-12

TRUSTEE: James J. Brown
PRINTED NAME SIGNATURE

STATE OF VIRGINIA, City of Roanoke, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 15th DAY OF JUNE, 2010.

NOTARY PUBLIC: James J. Brown
My Commission Expires: 9-30-12

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 13th DAY OF JUNE, 2010 AND WITH THE CLERK'S OFFICE OF ACKNOWLEDGEMENT THEREIN ANNEXED ADMITTED TO RECORD AT 1:22 O'CLOCK P.M.

TESTED: James J. Brown BY Philip W. Nester
CLERK DEPUTY CLERK

NOTES

- LEGAL REFERENCE: PORTION OF DEED BOOK 815, PAGE 1583 (LAKEWATCH, L.L.C.).
- TAX REFERENCE: PORTION OF 015.00-042.00 (LAKEWATCH, L.L.C.).
- PROPERTY LOCATED IN HUD FLOOD HAZARD ZONE X. SEE COMMUNITY PANEL NO. 5100610090 B DATED OCTOBER 5, 2001.
- 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.
- THE LOTS ON THIS PLAT ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND CONDITIONS IN THE DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS OF LAKEWATCH PLANTATION, A PLANNED COMMERCIAL (RESIDENTIAL) DEVELOPMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, IN DEED BOOK 886, PAGE 1414; AND ALL APPLICABLE PROFFERS AND CONDITIONS ON FILE AT THE FRANKLIN COUNTY PLANNING DEPARTMENT FOR LAKEWATCH PLANTATION APPROVED WITH FILE NUMBER 05-10-01 AND AS AMENDED BY THE BOARD OF SUPERVISORS.
- CURRENT OWNER AVAILABLE: 84,895 GALLONS PER DAY (WITH FUTURE EXPANSION AVAILABLE). FRANKLIN COUNTY HEALTH DEPARTMENT APPROVAL REQUIRED FOR EACH LOT PRIOR TO DEVELOPMENT.

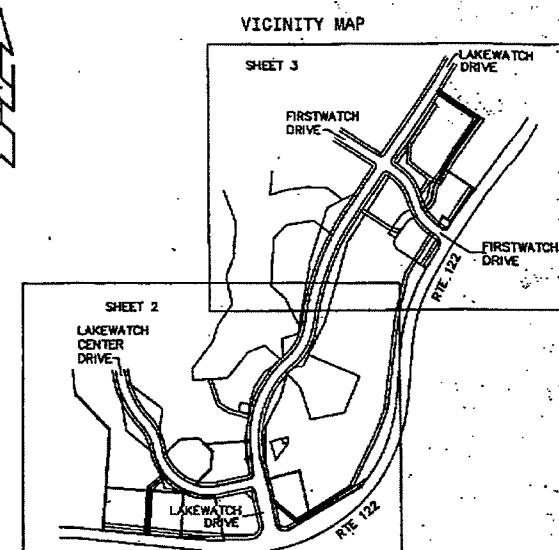
James J. Brown 6/12/10
FRANKLIN COUNTY HEALTH DEPARTMENT DATE

Philip W. Nester 6/16/10
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Philip W. Nester 6/16/10
FRANKLIN COUNTY SUBDIVISION AGENT DATE

SURVEY FOR
C2, C3, C4, C15, C16A, & C26
COMMERCIAL LOTS
AT
LAKEWATCH PLANTATION
PLANNED COMMERCIAL DEVELOPMENT
DEVELOPED BY: LAKE WATCH, L.L.C.
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SURVEYED MAY 16, 2010
JOB NO. 21-04
SHEET 1 OF 3
SCALE: 1" = 100'

AREA IN PROPOSED LOTS: 8.276 ACRES
TOTAL AREA SUBDIVIDED: 8.276 ACRES



NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	20°55'37"	N 85°47'37" W	60.02	325.00	118.70	118.04
C2	11°53'25"	N 69°23'08" W	33.84	325.00	67.44	67.32
C3	23°44'51"	N 51°33'58" W	68.33	325.00	134.70	133.74
C4	18°23'23"	N 30°29'51" W	52.61	325.00	104.31	103.87
C23	28°06'47"	S 87°47'44" E	68.85	275.00	134.93	133.58
C24	83°56'51"	N 36°10'27" E	22.48	25.00	36.83	33.44
C25	09°28'11"	N 05°30'17" W	51.77	625.00	103.30	103.18
C30	109°20'42"	N 86°31'28" W	70.55	50.00	95.42	81.59
C48	88°54'21"	S 79°36'47" W	24.53	25.00	38.79	35.02
C50	28°40'30"	N 41°35'47" W	70.29	275.00	137.63	136.20
C54	29°32'11"	S 19°17'52" W	38.54	150.00	77.33	76.47
C55	51°49'56"	S 30°26'45" W	45.19	93.00	84.13	81.29

NUMBER	DIRECTION	DISTANCE
L1	S 89°13'27" W	78.24
L2	N 84°30'27" W	175.11
L3	S 86°45'58" W	27.27
L12	S 45°00'00" E	64.23
L13	S 08°19'43" W	101.51
L14	S 45°00'00" W	127.93
L15	N 03°36'48" E	8.13
L16	N 03°36'48" E	11.58
L21	N 03°36'48" E	11.07
L22	N 50°18'28" E	121.48
L23	S 18°17'21" E	170.26
L24	S 79°12'48" E	110.95
L25	S 79°12'48" E	84.89
L28	N 15°12'54" W	83.36
L27	N 01°37'02" W	103.28
L33	N 05°47'58" W	88.54
L34	N 11°31'07" W	154.04
L35	N 11°31'07" W	50.79
L36	N 14°39'00" W	65.62
L37	N 14°39'00" W	78.69
L38	N 14°39'00" W	55.52
L45	S 48°35'48" E	199.50
L46	N 57°40'41" E	89.03
L47	N 57°40'41" E	291.75
L90	S 35°09'37" W	37.74
L91	N 55°56'02" W	40.90
L92	S 62°37'31" W	22.15
L94	N 35°09'37" E	63.51
L95	S 54°50'23" E	85.42

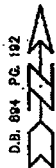
LEGEND

- SURVEYED PROPERTY LINE
 — SURVEYED TIE LINE
 — DEED LINE
 ● FOUND IRON
 ○ FOUND FENCE POST
 ○ FOUND CONC. R/W MON.
 ○ SET 1/2" IRON REBAR.
 ○ POINT
 DE DENOTES DRAINAGE EASEMENT
 LSE DENOTES LANDSCAPING EASEMENT
 PUE DENOTES PUBLIC UTILITY EASEMENT
 SE DENOTES SEWER EASEMENT
 SM DENOTES SLOPE MAINTENANCE EASEMENT
 UE DENOTES UTILITY EASEMENT
 WE DENOTES WATERLINE EASEMENT
 (P) DENOTES PROPOSED LIMITED COMMON EASEMENTS,
 (SEE ARTICLE 1 (k) IN DEED BOOK 888, PAGE
 1414, DECLARATION OF COVENANTS, CONDITIONS
 AND RESTRICTIONS FOR LAKEWATCH PLANTATION.
 ALL OTHER EASEMENTS SHOWN ARE EXISTING.



SCALE: 1" = 100'

FRANK H. BASHAM, ETALS
 D.B. 968 PG. 2370
 D.B. 191 PG. 262
 TAX PARCEL 015.00-037.00
 ZONED A-1



EDWARD S. FERGUSON
 D.B. 525 PG. 1085
 TAX PARCEL 015.00-038.00
 ZONED A-1



SURVEY FOR
 C2, C3, C4, C15, C16A, & C26
COMMERCIAL LOTS

AT
LAKEWATCH PLANTATION
 PLANNED COMMERCIAL DEVELOPMENT
 DEVELOPED BY: LAKE WATCH, L.L.C.
 GILLS CREEK MAGISTERIAL DISTRICT
 FRANKLIN COUNTY, VIRGINIA
 SURVEYED MAY 16, 2010

JOB NO. 21-04
 SHEET 2 OF 3
 SCALE: 1" = 100'

CONSERVATION EASEMENT #2
 D.B. 869 PG. 2368

MATCH LINE SHEET 3
 MATCH LINE SHEET 2

REMAINING PROPERTY
 330.949 ACRES
 (BY TAX RECORDS)
 LAKE WATCH LLC
 D.B. 815 PG. 1583
 TAX PARCEL 15-42
 ZONED PCO

CONSERVATION EASEMENT #1
 D.B. 868 PG. 2368

REMAINING PROPERTY
 330.949 ACRES
 (BY TAX RECORDS)
 LAKE WATCH LLC
 D.B. 815 PG. 1583
 TAX PARCEL 15-42
 ZONED PCO

REMAINING PROPERTY
 330.949 ACRES
 (BY TAX RECORDS)
 LAKE WATCH LLC
 D.B. 815 PG. 1583
 TAX PARCEL 15-42
 ZONED PCO

REMAINING PROPERTY
 330.949 ACRES
 (BY TAX RECORDS)
 LAKE WATCH LLC
 D.B. 815 PG. 1583
 TAX PARCEL 15-42
 ZONED PCO

T.S. QUINN REAL ESTATE
 D.B. 894 PG. 192
 TAX PARCEL 01A.12-01A.00

LOT C-15
 1.435 AC.

LOT C-16A
 1.403 AC.

LOT C-4
 1.521 AC.

LOT C-3
 1.200 AC.

LOT C-2
 1.347 AC.

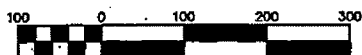
COMMERCIAL LOT 1
 D.B. 887 PG. 27
 TAX 015.12-001.00

LEGEND

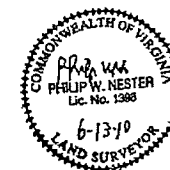
00281 PG 00219

SURVEYED PROPERTY LINE
SURVEYED TIE LINE
DEED LINE
FOUND IRON
FOUND FENCE POST
FOUND CONC. R/W MON.
SET 1/2" IRON REBAR
POINT

DE DENOTES DRAINAGE EASEMENT
LSE DENOTES LANDSCAPING EASEMENT
PUE DENOTES PUBLIC UTILITY EASEMENT
SE DENOTES SEWER EASEMENT
SM DENOTES SLOPE MAINTENANCE EASEMENT
UE DENOTES UTILITY EASEMENT
WE DENOTES WATERLINE EASEMENT
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AND RESTRICTIONS FOR LAKEWATCH PLANTATIONS.
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SCALE: 1" = 100'



REMAINING PROPERTY
330.949 ACRES
(BY TAX RECORDS)
LAKE WATCH LLC
D.B. 815 PG. 1583
TAX PARCEL 15-42
ZONED PCO

REMAINING PROPERTY
330.949 ACRES
(BY TAX RECORDS)
LAKE WATCH LLC
D.B. 815 PG. 1583
TAX PARCEL 15-42
ZONED PCO

REMAINING PROPERTY
330.949 ACRES
(BY TAX RECORDS)
LAKE WATCH LLC
D.B. 815 PG. 1583
TAX PARCEL 15-42
ZONED PCO

CONSERVATION EASEMENT #2
D.B. 869 PG. 2368

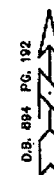
REMAINING PROPERTY
330.949 ACRES
(BY TAX RECORDS)
LAKE WATCH LLC
D.B. 815 PG. 1583
TAX PARCEL 15-42
ZONED PCO

REMAINING PROPERTY
330.949 ACRES
(BY TAX RECORDS)
LAKE WATCH LLC
D.B. 815 PG. 1583
TAX PARCEL 15-42
ZONED PCO

WATCH LINE SHEET 3
WATCH LINE SHEET 2

CONSERVATION EASEMENT #2
D.B. 869 PG. 2368

BANK OF BOTETOURT
D.B. 914 PG. 1289
COMM. LOT 22
D.B. 914 PG. 1278
TAX PARCEL 015.12-022.00



SURVEY FOR
C2, C3, C4, C15, C16A, & C26
COMMERCIAL LOTS

AT
LAKEWATCH PLANTATION
PLANNED COMMERCIAL DEVELOPMENT
DEVELOPED BY: LAKE WATCH, L.L.C.
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SURVEYED MAY 16, 2010

JOB NO. 21-04
SHEET 3 OF 3
SCALE: 1" = 100'