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DAVID A. FURROW
Rocky Mount, Virginia

BK 0640 PG 01263

THIS DEED OF EASEMENT, made and entered into this the 9th day of December, 1998, by and between **REBECCA A. DOTSON**, Grantor, party of the first part, and **DEER CREEK WATER CO., INC.**, a Virginia Corporation, Grantee, party of the second part.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable consideration, the said party of the first part does hereby bargain, grant, deed and convey unto the said Deer Creek Water Co., Inc. a 10 foot waterline easement of right of way of ingress and egress over and across the northwestern boundary line of Tract C, Deer Creek Estates, as conveyed unto Rebecca A. Dotson by Deed dated November 9, 1998, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 636, Page 1453, said 10 foot waterline easement being more fully shown on a survey dated July 17, 1998, prepared by Philip W. Nester, Land Surveyor, Job No. 228-98, a copy of which survey is attached hereto and made a part hereof.

The right herein conveyed includes the right to lay necessary pipes, plumbing and electrical cables over, under and across the above described land of the Grantor, and the further right to enter upon said land of the Grantor to install, inspect, maintain, and repair said pipes, plumbing and electrical cables.

TO HAVE AND TO HOLD unto Deer Creek Water Co., Inc., a Virginia Corporation, the said party of the second part, its heirs and assigns forever.

DEERCREEK.ELS.vpd

BK 0640 PG 01264

WITNESS the following signature and seal:

Rebecca A. Dotson (SEAL)
REBECCA A. DOTSON

STATE OF VIRGINIA)
) To-Wit
COUNTY OF FRANKLIN)

I, Patricia B. Bowman, a Notary Public in and for the county and state aforesaid, do hereby
certify that Rebecca A. Dotson has acknowledged the foregoing Deed of Easement before me this
the 29th day of December, 1998.

Patricia B. Bowman
NOTARY PUBLIC

My Commission Expires: January 31, 1999

BK 0640 PG 01266

SL. R. Tax	11
Co. R. Tax	01
Transfer	
Clerk	24
Lib. (145)	00
Grantor Tax	200
TTF	600
Total \$	3220

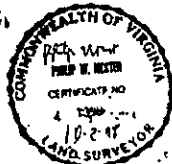
VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY

The foregoing instrument with acknowledgment was admitted to record on January 4, 1999 at 3:30 M. In D.B. 640 Page(s) 1263

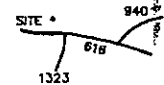
Teste: Alice S. Hall, Clerk

By: [Signature] Dec, Dep. Clerk

PLAT OF EXHIBIT
PARCEL, EXHIBIT
FROM FRANKLIN
COUNTY SUR.
ORDINANCE
PLAT NO. :



PK 0640 PG 01255
VICINITY MAP



NOTES

- LEGAL REFERENCE: DEED BOOK 443, PAGE 28
DEED BOOK 442, PAGE 1785 (PLAT)
- TAX REFERENCE: 048.04-001.02
- CURRENT ZONING: J-2
- PROPERTY LOCATED IN HUD FLOOD HAZARD ZONE C.
- SURVEY PERFORMED WITHOUT BENEFIT OF A SURVEY REPORT
AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- SEE WELL AND SEPTIC PERMIT NUMBER 133-98-0599.
- SEE VDOT LAND USE PERMIT NUMBER 92128.

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	06°35'42"	N 41°21'17" W	25.07	435.10	50.08	50.05
C3	09°04'10"	N 49°15'55" W	34.51	435.10	68.87	68.80

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROPOSED PROJECT IS TO CONSTRUCT A ONE STORY ART STUDIO WITH A MANAGER'S APARTMENT ON SITE. THE APARTMENT WILL CONTAIN APPROXIMATELY FOUR HUNDRED SQUARE FEET AND THE STUDIO WILL CONTAIN APPROXIMATELY ONE THOUSAND AND FOURTY FOUR SQUARE FEET. SEVENTEEN REGULAR PARKING SPACES AND ONE HANDICAP SPACE WILL BE PROVIDED IN A GRAVEL PARKING LOT. LOW GROWTH LANDSCAPING WILL BE PROVIDED AS SHOWN. LOW GROWTH LANDSCAPING WILL PROVIDE FOR ADEQUATE SIGHT DISTANCE FOR THE EXISTING ENTRANCE.

EXISTING SITE CONDITIONS

THE PROPOSED PROJECT IS LOCATED ON SCRUGGS ROAD (VIRGINIA ROUTE 616) NEAR ITS INTERSECTION WITH CRAWFORD DRIVE AND ADJOINS AN EXISTING FIFTY FOOT PRIVATE STREET. THERE IS AN EXISTING GRAVEL ENTRANCE ON THE FIFTY FOOT PRIVATE STREET WHICH SERVES THE CRAWFORD EXCAVATING PROPERTY. AT ONE TIME THE PROPERTY CONTAINED A GRAVEL STORAGE YARD AND SOME DEBRIS STILL REMAINS ON THE PROPERTY. THE EXISTING GRAVEL ENTRANCE AND EXISTING GRAVEL AREA AT THE FRONT OF THE PROPERTY IS TO BE UTILIZED FOR THE PROPOSED GRAVEL PARKING LOT. THE PROPERTY IS RELATIVELY FLAT EXCEPT FOR THE REMAINING TRASH PILES. A PORTION OF THE PROPERTY IS COVERED SCRUB GROWTH PINE TREES WHICH ARE TO REMAIN ALONG THE PROPERTY LINE ADJACENT TO TRACT D.

SOIL CONDITIONS

LAND DISTURBANCE WILL BE KEPT TO A MINIMUM BY UTILIZING THE EXISTING GRAVEL AREAS. THE PREDOMINANT SOIL WHICH WILL BE DISTURBED IS A MICACEOUS RED CLAY. THE SOILS ARE DEEP AND ARE EXCELLENT FOR THE PROPOSED USE.

CRITICAL EROSION AREAS

THE TOTAL DISTURBED AREA IS APPROXIMATELY FIFTEEN THOUSAND SQUARE FEET INCLUDING THE EXISTING GRAVEL AREA. SILT FENCE IS TO BE INSTALLED AS SHOWN ADJACENT TO SCRUGGS ROAD AND TRACT D. THE EXISTING GRAVEL ENTRANCE WILL ALSO SERVE AS A CONSTRUCTION ENTRANCE. ALL DEMULDED AREAS LEFT UNDISTURBED FOR MORE THAN SEVEN DAYS SHALL BE TEMPORARILY SEEDDED AS REQUIRED. ALL DEMULDED AREAS LEFT UNDISTURBED FOR MORE THAN THIRTY DAYS SHALL BE STABILIZED WITH PERMANENT AS REQUIRED. CONSTRUCTION ROAD STABILIZATION IS TO BE PLACED ON THE PROPOSED GRAVEL PARKING LOT AS SOON AS PRELIMINARY GRADING HAS BEEN COMPLETED. A STORM WATER CONVEYANCE CHANNEL IS TO BE CONSTRUCTED TO DIRECT SHEET FLOW FROM THE RELOCATED GRAVEL AREA TO THE EXISTING DRAINAGE DITCH. THERE WILL NOT BE ANY INCREASED DRAINAGE AS A RESULT OF THIS RELOCATION.

INSTALLATION/MAINTENANCE

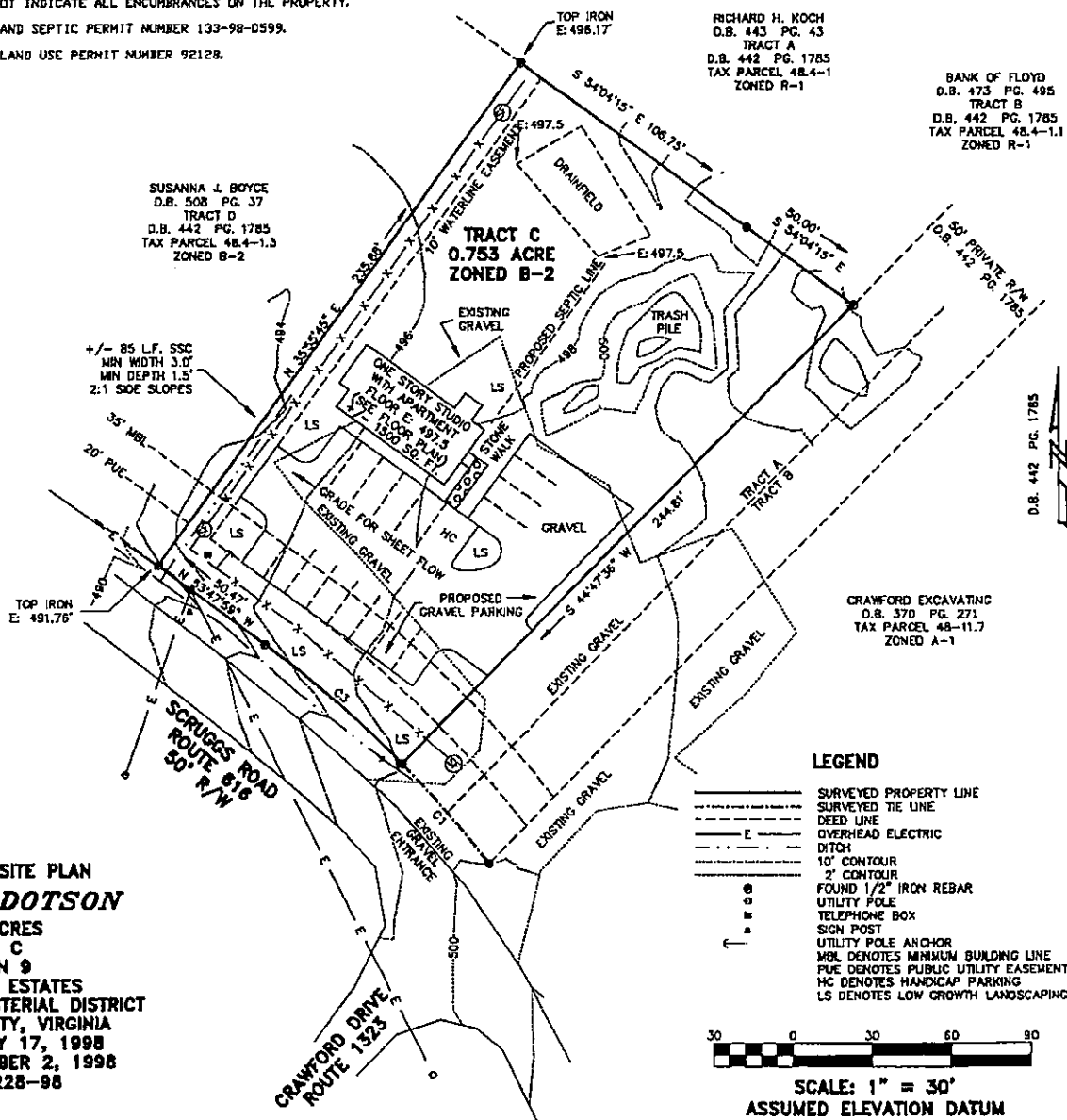
REBECCA DOTSON
5263 FORDVICK DRIVE
ROANOKE, VIRGINIA 24018
(540) 776-8795

INSTALLATION SUMMARY

CONSTRUCTION ENTRANCE: USE EXISTING
SILT FENCE +/- 350 L.F.
STORM WATER CONVEYANCE CHANNEL: +/- 85 L.F.
CONSTRUCTION ROAD STABILIZATION: GRAVEL PARKING LOT
L. S. DENOTES LAND SCAPING/PERMANENT SEEDING AREAS

PARKING SUMMARY
17 REGULAR
1 HANDICAP

PRELIMINARY SITE PLAN
REBECCA DOTSON
0.753 ACRES
TRACT C
SECTION 9
DEER CREEK ESTATES
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SURVEYED JULY 17, 1998
PREPARED OCTOBER 2, 1998
JOB NO. 228-98



PHILIP W. NESTER, INC., P.O. BOX 527, ROCKY MOUNT, VIRGINIA, 24151