

NOTES

1. LEGAL REFERENCE: DEED BOOK 749, PAGE 1879
DEED BOOK 749, PAGE 1883
DEED BOOK 749, PAGE 1892
DEED BOOK 749, PAGE 1887 (PLAT)
2. TAX REFERENCE: 052.00-096.00
052.00-002.00
052.00-004.00
3. PORTION OF PROPERTY ADJACENT TO SMITH MOUNTAIN LAKE LIES IN HUD FLOOD HAZARD ZONE A. REMAINDER OF PROPERTY LIES IN HUD FLOOD HAZARD ZONE X.
4. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. CHORD BEARINGS AND DISTANCES, PROPERTY LINE FOLLOWS THE 800' CONTOUR LINE OF SMITH MOUNTAIN LAKE FROM CORNER A TO CORNER B.
6. SEE DOCK/DRAINFIELD PLAT ON FILE AT THE FRANKLIN COUNTY HEALTH DEPARTMENT AND FRANKLIN COUNTY PLANNING AND ZONING FOR APPROVED DRAINFIELD AND DOCK LOCATIONS. LOT 2 THRU LOT 74, TRACT A-2, TRACT C AND TRACT D ARE TO BE SERVED BY A PUBLIC WATER SYSTEM. LOT 1 IS TO BE SERVED BY AN INDIVIDUAL WELL.
7. SEE FRANKLIN COUNTY ZONING ORDINANCE FOR MINIMUM BUILDING LINES (R-1 ZONING).
8. THE PERMANENT WIDTH OF THE PROPOSED DRAINAGE EASEMENTS ARE AS SHOWN ON THIS PLAT. TEMPORARY CONSTRUCTION EASEMENTS OF 30' ARE TO BE RESERVED UNTIL THE CONSTRUCTION OF OUT-FALL DITCHES HAS BEEN COMPLETED.

TOTAL AREA IN LOTS: 80.712 ACRES
TOTAL AREA IN TRACTS: 39.822 ACRES
TOTAL AREA IN ROW: 8.483 ACRES
TOTAL AREA SUBDIVIDED: 129.017 ACRES

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC 5-610-10 et seq. THE 'REGULATIONS').

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 32.1 - 163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (ADSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN ADSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY CHARLES NELSON ADSE #15 PHONE (540) 392-8049. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR 'TRADITIONAL SYSTEMS', HOWEVER ACTUAL SYSTEMS DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. THE APPROVED ONSITE SEWAGE SYSTEM SITES ARE NOT SHOWN ON THIS PLAT. THOSE SITES ARE SHOWN ON A SEPARATE PLAT ON FILE IN THE FRANKLIN COUNTY HEALTH DEPARTMENT.

I, PHILIP W. NESTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A PLAT RECORDED IN DEED BOOK 749, PAGE 1887; 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 749, PAGE 1887 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE FRANKLIN COUNTY SUBDIVISION ORDINANCES.

WITNESS MY HAND AND SEAL THIS 23 DAY OF SEP, A.D. 2002

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 R/W AND PUBLIC 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 749, PAGE 1879, DEED BOOK 749, PAGE 1883 AND IN DEED BOOK 749, PAGE 1892, FRANKLIN COUNTY, VIRGINIA, AND THAT THE OLD LINES ARE TO BE VACATED AS SHOWN.

OWNER: E. Daniel Plyler, Pres. OWNER:

OWNER: End 2. Plyler, V.P. OWNER:

STATE OF VIRGINIA, COUNTY OF FRANKLIN, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 23 DAY OF September 2002.

NOTARY PUBLIC: James D. Reppert

MY COMMISSION EXPIRES: September 30, 2006

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 23 DAY OF November 2002 AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED ADMITTED TO RECORD AT 11:00 O'CLOCK A. M.

TESTEE: Alice S. Hall

CLERK

Check fee of \$126.00 paid.

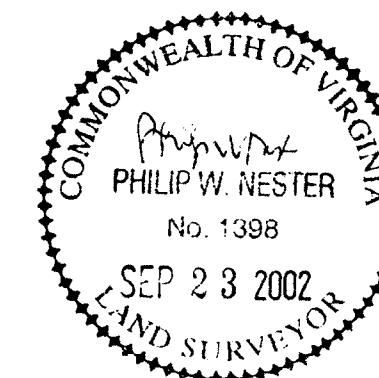
BY Brenda B. Woody

DEPUTY CLERK

SURVEY FOR

"THE RETREAT"

DEVELOPED BY:
PLYLER DEVELOPMENT, INC.
UNION HALL MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SURVEYED AUGUST 21, 2002
JOB NO. 104-00
SHEET 1 OF 7
REVISED SEPTEMBER 23, 2002



KNOW ALL MEN BY THESE PRESENTS:

THAT THIS PLAT WAS APPROVED ON November 9, 2002 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.

[Signature]
HIGHWAY ENGINEER
[Signature]
HEALTH DEPARTMENT
[Signature]
BOARD REPRESENTATIVE

VICINITY MAP

