

FRANKLIN COUNTY HEALTH DEPARTMENT
P. O. BOX 245
ROCKY MOUNT, VIRGINIA 24151IN COOPERATION WITH THE
STATE DEPARTMENT OF HEALTH

April 8, 1985

Mr. Richard Huff
County Administrator
Virgil Glaze Building
Rocky Mount, Virginia 24151

Re: Kales Ford Estates Subdivision

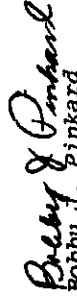
Dear Mr. Huff:

Soil evaluations for the above-mentioned lots have been received by this office and verified by a field visit on January 15, 1985. Adequate drainfield area has been found on each lot to support up to a three bedroom house with sufficient room for each lot to be served with water from an individual well. Soil evaluation data was submitted to this office by Frank Davis. The review and verification of the soil evaluations was conducted by myself.

Specific locations approved for drainfields and the locations and type of well construction required for each lot are on file in this office. A sewage disposal construction permit must be issued prior to any construction beginning on these lots. If any condition changes from this date that would affect the installation of water and/or sewage facilities (such as excavation, drainage, unanticipated rock or soil condition, construction, etc.), this approval may be void. It is recommended that any owner or prospective buyer be shown a copy of this letter.

Should you have questions regarding this matter, please do not hesitate to contact me.

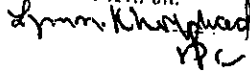
Sincerely,

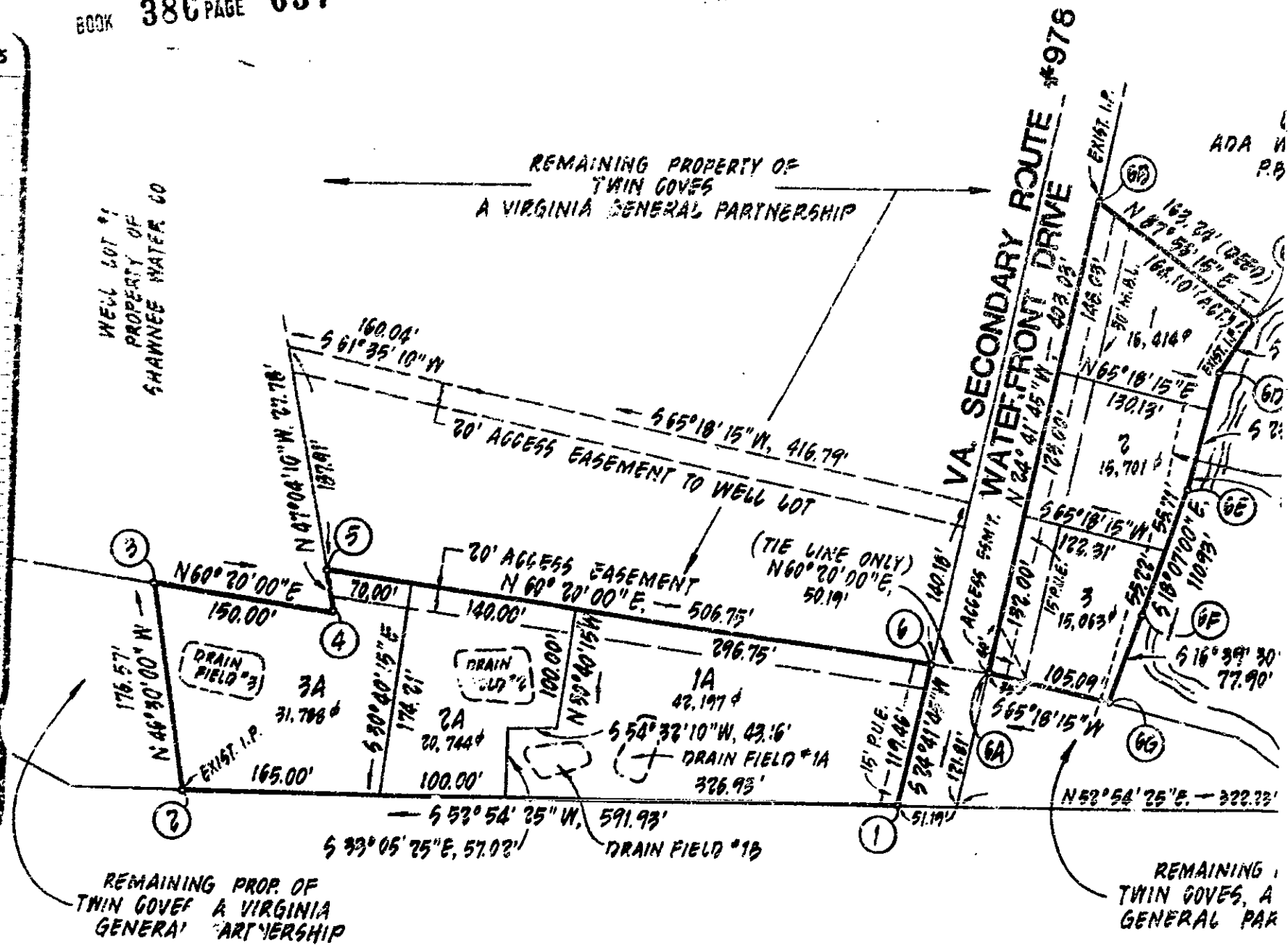

Bobby J. Pinkard
Sanitarian

/s/

CC: D.J. Dewitt

APR 9 3 12 PM '85

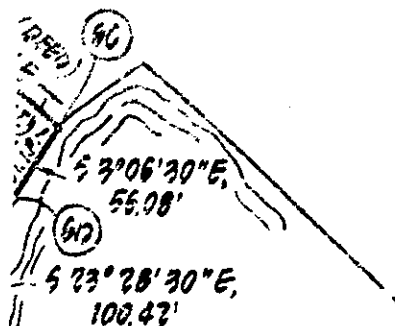
CLERK CIRCUIT COURT
FRANKLIN COUNTY, VA.
WALKER, JR.

Lynn K. Kraybill
RPC



PROPERTY OF

LOT 5
0A WUERGLER SUB'D.
P.D. 5 PG. 158

2
MERIDIAN OF
TWIN COVES, SEC. 12

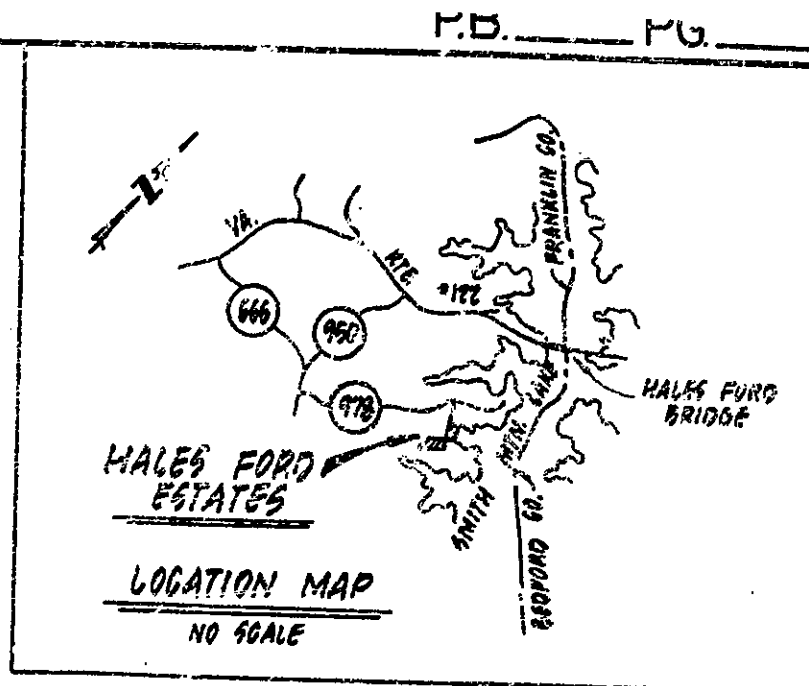


APPROXIMATE LOCATION
OF 100 YEAR FLOOD
PLAIN, ELEV. = 802.7

SMITH
MOUNTAIN LAKE

39° 30' E
7.90'

376.23'
10' RED OAK
NING PROP. OF
ES, A VIRGINIA
PARTNERSHIP



LEGEND

M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

NOTES:

1. LOTS 1A, 2A, 3A TO BE USED SOLEY TO DRAIN FIELD AREA FOR LOTS 1, 2 AND 3.
2. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. A PORTION OF THIS PROPERTY, AS PLATTED, FALLS WITHIN THE FEDERAL INSURANCE RATE MAP ONE HUNDRED YEAR FLOOD PLAIN AT AN ELEVATION OF 802.7.
4. FOR WELL SITES & OTHER SPECIFIC INFORMATION. SEE PLAT

TWIN COVES, A VIRGINIA
GENERAL PARTNERSHIP

GENERAL PAI

PROPERTY OF
APPALACHIAN POWER CO.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TWIN COVES, A VIRGINIA GENERAL PARTNERSHIP, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 6 & 6A THRU 6G TO 1, INCLUSIVE, KNOWN AS "HALES FORD ESTATES", WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER FROM ENERGY PRODUCTION, INC., BY DEED DATED FEBRUARY 20, 1980, RECORDED IN THE CLERK'S OFFICE OF THE FRANKLIN COUNTY, VIRGINIA, IN DEED BOOK 357, PAGE 673.

THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE LAND AS SHOWN HEREON INTO LOTS IS ENTIRELY WITH THEIR FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-796 OF THE CODE OF THE COMMONWEALTH OF VIRGINIA. THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES THE EASEMENTS SHOWN HEREON WITHIN THE BOUNDARY TO PUBLIC USE.

WITNESS THE SIGNATURES AND SEALS ON THIS THE 4th DAY OF March, 1985.

TWIN COVES. A VIRGINIA GENERAL PARTNERSHIP

BY: Leo D. Burnette
LEO D. BURNETTE, PARTNER

STATE OF VIRGINIA at Large
OF _____ TO WIT:

I, Sara V. Pullman, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT LEO D. BURNETTE, PARTNER, OF TWIN COVES, A VIRGINIA GENERAL PARTNERSHIP, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED March 4, 1985, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON March 4, 1985.

MY COMMISSION EXPIRES March 20, 1987

Sara V. Pullman
NOTARY PUBLIC

Filed in the
Court of Fra
Franklin
County
Sara V. Pullman

AT AN ELEVATION OF 802.7.

4. FOR WELL SITES & OTHER SPECIFIC INFORMATION, SEE PLAT ON FILE AT THE FRANKLIN COUNTY HEALTH DEPARTMENT.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON April 9, 1985, AT 3:10 O'CLOCK P.M.

known to me by their signatures

This plat was approved on Apr. 19, 1985, by the joint action of the Board of Supervisors, the Health Department and the Highway Engineer of Franklin County in accordance with the provisions of Article 10 of the Code of Franklin County, Virginia.

D. R. Bentley
Highway Engineer
Bobby J. Probst
Health Department
Richard E. Huff
Board Representative

TESTEE

Lynn M. Hargraves
DEPUTY CLERK

The drainfield lots were approved by resolution of variance by the Franklin County Board of Supervisors on February 19, 1985.

PLAT OF
HALES FORD ESTATES

GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

OWNER:

**TWIN COVES, A VIRGINIA
GENERAL PARTNERSHIP**

SCALE: 1" = 100' DATE: 15 FEB. 1985

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA

Filed in the Clerk's Office of Circuit Court of Franklin County the 9 day of April, 1985, at 3:10 P.M.
Lynn M. Hargraves Deputy Clerk



*88-122

BK 0465 PG 00569

THIS DEED OF EASEMENT, made this 12th day of April, 1990, by and between TWIN COVES PARTNERSHIP, a Virginia General Partnership consisting of E. Claude Pace, W. W. Abshire, Leo D. Burnette, Elbert H. Waldron, Daniel G. Dewitt and V. T. Crawford, Grantor, and SHAWNEE WATER COMPANY, a Virginia corporation, Grantee.

W I T N E S S E T H

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant unto the Grantee, its successors and assigns, a 20-foot easement for ingress and egress to Well Lot #2, said access easement generally running over the existing gravel road running from Well Lot #1 to and from Well Lot #2, both well lots being more particularly shown on plat dated September 8, 1980, made by Buford T. Lumsden & Associates, P.C., Certified Land Surveyors, of record in the Clerk's Office of the Circuit Court for the County of Franklin, Virginia, in Deed Book 363, page 723.

This conveyance is made subject to all conditions, restrictions and reservations of record affecting the property of the Grantor.

Grantee agrees that its use of the access easement will not interfere with Grantor's use of its property, and that Grantor

02027
APR 13 11:45

INST. NO. / FOR YEAR 1990

BK 0465 PG 00570

may use said easement for all such purposes that do not interfere with the easement herein granted.

WITNESS the following signatures and seals:

TWIN COVES PARTNERSHIP, a Virginia
General Partnership

By: *Daniel J. Dewitt* (SEAL)
A Partner

By: *V.T. Crawford* (SEAL)
A Partner

STATE OF VIRGINIA)
)
County of Franklin) to-wit:

The foregoing Deed was acknowledged before me this 12th
day of April, 1990, by Daniel J. Dewitt

_____, as Partner of Twin Coves
Partnership, a Virginia General Partnership, on behalf of the
Partnership.

Cynthia B. Pudeu
Notary Public

My commission expires:

April 30, 1993



BK 0465 PG 00571

STATE OF VIRGINIA)
) to-wit:
County of Franklin)

The foregoing Deed was acknowledged before me this 12th
day of April, 1990, by V.T. Crawford
_____, as Partner of Twin Coves
Partnership, a Virginia General Partnership, on behalf of the
Partnership.

Carline D. Linder
Notary Public

My commission expires:

April 30, 1993



BK 0465 PG 00572

ST. TAX 58.1-801 (039)	\$	<u>1.15</u>
LOCAL TAX (213)	\$	<u>.05</u>
TRANSFER FEE (212)	\$	<u>—</u>
CLERK'S FEE (301)	\$	<u>10.00</u>
PLATS (301)	\$	<u>—</u>
ST. TAX 58.1-802 (039)	\$	<u>—</u>
LOCAL 58.1-802 (220)	\$	<u>—</u>
LOCAL 58.1-802 (223)	\$	<u>—</u>
TOTAL:	\$	<u>10.00</u>

In the Clerk's Office of the Circuit
Court of Franklin County, Va., this
13 day of APRIL, 1990, this
Instrument was presented with the
certificate of acknowledgment annexed
& admitted to record at 11:45 A.M.
The tax imposed under Sec. 58.1-802
has been paid.

Teste: W. J. [Signature], Clerk.