

02167 APR -7 P302

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT SNYDER-HUNT CORPORATION, A VIRGINIA CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED KNOWN AS 'WAVERLY' SECTION #1 BOUNDED BY OUTSIDE CORNERS 1 TO 90 TO 1 INCLUSIVE WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 31, 1988 FROM FRANKLIN REAL ESTATE COMPANY AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY IN DEED BOOK 433, PAGE 1060 AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO F. D. BALDWIN AND R. DAVID BARBE TRUSTEES, SECURING CENTRAL FIDELITY BANK, INC. BENEFICIARY DATED JULY 7, 1988 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK _____, PAGE _____.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-1 THROUGH 15-467 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE FRANKLIN COUNTY LAND SUBDIVISION ORDINANCES. THE SAID OWNER WITH CONSENT OF THE UNDERSIGNED TRUSTEES DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF FRANKLIN, ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL OF THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE. THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING, OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED, AND SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 15th DAY OF March, 1989.

BY: David E. Reemsnyder, II BY: F. D. Baldwin
DAVID E. REEMSnyder, II F. D. BALDWIN, TRUSTEE
SNYDER-HUNT CORPORATION

BY: R. David Barbe BY: Ch. L. Lilly, Sr. J. Pres.
R. DAVID BARBE, TRUSTEE OF CENTRAL-FIDELITY BANK, INC.

STATE OF Virginia
County of Montgomery

I, Katherine E. Hattwick A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT DAVID E. REEMSnyder, II, PRESIDENT OF SNYDER-HUNT CORPORATION WHOSE NAME IS SIGNED TO THE FOLLOWING WRITING DATED 3 JANUARY 1989 AND HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON March 14, 1989.

MY COMMISSION EXPIRES April 27, 1990

Katherine E. Hattwick
NOTARY PUBLIC

STATE OF VIRGINIA

City of Roanoke

I, Andrew H. Wimmer A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT F. D. BALDWIN AND R. DAVID BARBE TRUSTEES, AND Ch. L. Lilly, Sr. J. Pres. WITH CENTRAL FIDELITY BANK, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED March 15, 1989, 1989 AND HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON March 15, 1989, 1989.

MY COMMISSION EXPIRES May 7, 1989

Andrew H. Wimmer
NOTARY PUBLIC

Know all men by these presents:

That this plat was approved on 4-7, 1989, by the Agent of the Board of Supervisors, the Health Department and the Highway Engineer of Franklin County in accordance with the subdivision ordinance of Franklin County, Virginia.

Highway Engineer
Jim Baker 4/5/89
Health Department
Adia L. Johnson 4-7-89
Board Representative

SEE LETTER AND PLAT ON FILE AT THE FRANKLIN COUNTY HEALTH DEPARTMENT FOR LIMITATIONS AND/OR CONDITIONS.

FROM THE ACCEPTANCE OF THE DEPARTMENT'S SYSTEM, LOCATION OF DRAINAGE EASEMENTS AND OUTFALL DITCHES WILL BE EXAMINED TO DETERMINE PROPER FUNCTIONING OF SAME. SHOULD FIELD REVIEW AFTER CONSTRUCTION DETERMINE NECESSITY OF CONTINUING DRAINAGE EASEMENTS TO THE LAKE OR A "NATURAL WATER COURSE", REVISION IN DIMENSIONS OF EASEMENTS WILL BE REQUIRED.

D. B. ...
RESIDENT HIGHWAY ENGINEER

Plans are approved for construction only.

D. B. ...
Highway Department

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON _____, 1989 AT _____ O'CLOCK _____ M.

TESTEE: _____, CLERK

DEPUTY CLERK

LEGEND
M.B.L. - MINIMUM BUILDING LINE
P.U.E. - PUBLIC UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
W.L.E. - WATER LINE EASEMENT

NOTES:

- FOR DRAINFIELD LOCATIONS AND OTHER SPECIFIC INFORMATION, SEE PLAT ON FILE AT THE FRANKLIN COUNTY HEALTH DEPARTMENT.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- A PORTION OF THIS PROPERTY AS PLATTED, FALLS WITHIN THE FEDERAL INSURANCE RATE MAP ONE HUNDRED YEAR FLOOD PLAIN.
- BOUNDARY CLOSURE AND ALL LOT CLOSURES ARE GREATER THAN ONE IN TEN THOUSAND.
- OWNER, DEVELOPER AGREES TO CONSTRUCT A CENTRAL WATER SYSTEM FOR WAVERLY SUBDIVISION.
- ALL DRAINFIELDS TO BE INSTALLED A MINIMUM OF (10') FROM ANY PUBLIC UTILITY EASEMENT.

TOTAL ACREAGE 33.03 ACRES

PLAT SHOWING

SECTION No. 1

"WAVERLY"

PROPERTY OF

SNYDER - HUNT CORPORATION

LOCATED IN

GILLS CREEK MAGISTERIAL DISTRICT

FRANKLIN COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: 3 MARCH, 1989

BUFORD T. LUMSDEN & ASSOCIATES, P.C.

ENGINEERS - SURVEYORS

ROANOKE, VIRGINIA

COMM. # 88-248

