

KNOW ALL MEN BY THESE PRESENTS, TO WIT.

THAT WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC., A VIRGINIA CORPORATION, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS "THE WATERS EDGE", SECTION #7, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THROUGH 58 TO 1 INCLUSIVE WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED NOVEMBER 28, 1984, FROM FRANKLIN REAL ESTATE COMPANY, A PENNSYLVANIA CORPORATION, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, IN DEED BOOK 384, PAGE 726, AND ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED 29 JANUARY, 1991, FROM ANNIE PEARL DAVIS, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 478, PAGE 9, AND PART OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED 1993, FROM JAMES R. LOVELACE AND RUBY B. LOVELACE, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK _____, PAGE _____.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH HIS 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 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 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 RELEASES 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 GRADELINES ON AND ALONG 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 STREET AND PROPERTY LINES THEREON.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS _____ DAY OF _____, 1993.

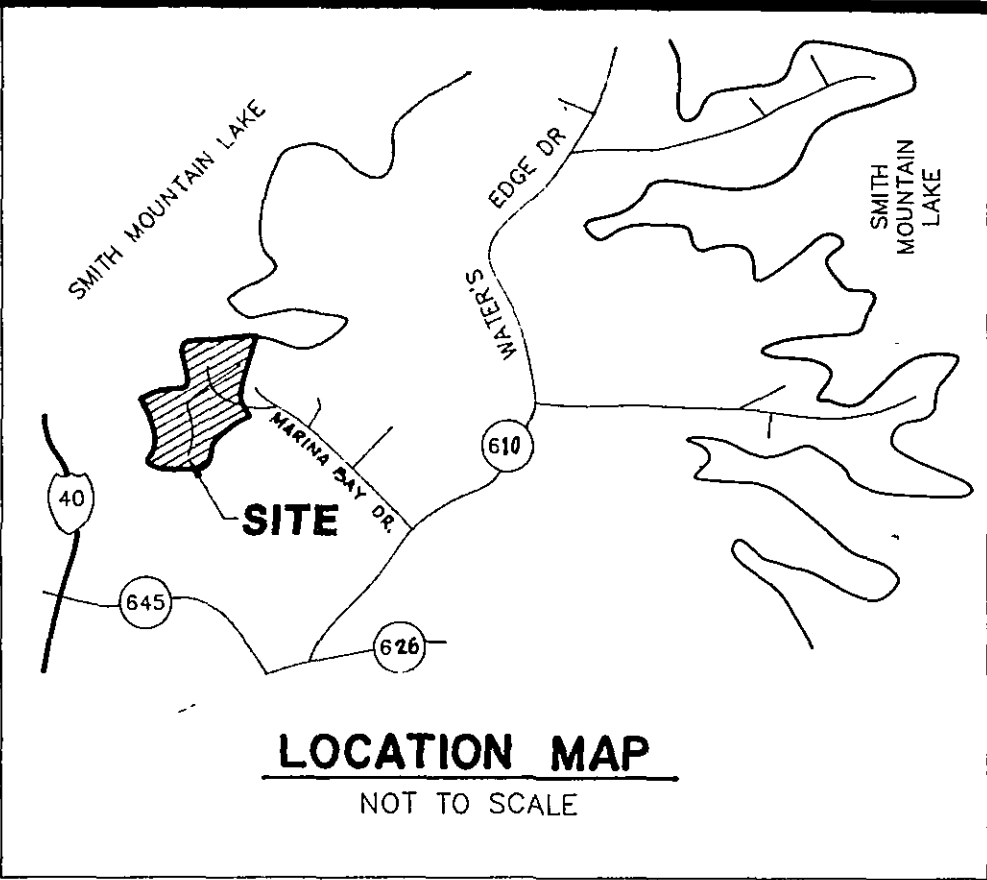
BY: _____
RONALD L. WILLARD, PRESIDENT, WILLARD
CONSTRUCTION OF ROANOKE VALLEY, INC.

LEGEND.

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

NOTES.

1. FOR DRAINFIELD LOCATIONS AND OTHER SPECIFIC INFORMATION, SEE PLAT ON FILE AT THE FRANKLIN COUNTY HEALTH DEPARTMENT.
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.
4. BOUNDARY CLOSURE AND ALL LOT CLOSURES ARE GREATER THAN ONE IN TEN THOUSAND.
5. OWNER/DEVELOPER AGREES TO CONSTRUCT A CENTRAL WATER SYSTEM FOR "THE WATERS EDGE", SECTION #7.
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.



STATE OF VIRGINIA

_____ OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT RONALD L. WILLARD, PRESIDENT, WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED _____, 1993, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 1993.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CURVE CHART						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	270.00'	92.08'	46.49'	91.64'	S 81°39'48" E	19°32'26"
C-2	25.00'	36.52'	22.39'	33.36'	S 46°39'49" W	83°42'11"
C-3	350.00'	118.10'	59.62'	117.54'	S 04°51'16" E	19°19'58"
C-4	325.00'	170.29'	87.15'	168.35'	N 00°29'22" E	30°01'15"
C-5	25.00'	45.57'	32.25'	39.52'	S 38°43'00" E	104°28'00"
C-6	240.00'	105.97'	53.88'	105.11'	N 78°25'01" E	25°17'58"
C-7	290.00'	107.47'	54.36'	106.85'	S 76°23'01" W	21°13'58"
C-8	295.00'	670.62'	636.25'	535.26'	N 27°52'30" W	130°15'00"
C-9	150.00'	201.59'	119.32'	188.75'	S 01°15'00" E	77°00'00"
C-10	25.00'	22.39'	12.01'	21.65'	S 65°24'32" E	51°19'04"
C-11	55.00'	31.32'	16.10'	30.90'	N 74°45'19" W	32°37'31"
C-12	55.00'	143.39'	200.90'	106.10'	N 65°49'16" W	149°22'43"
C-13	25.00'	19.80'	10.45'	19.29'	S 13°49'22" E	45°22'54"
C-14	290.00'	99.54'	50.27'	99.05'	N 26°40'48" W	19°40'01"
C-15	240.00'	189.28'	99.87'	184.41'	S 39°26'25" E	45°11'14"
C-16	25.00'	44.71'	31.13'	38.98'	N 66°43'59" E	102°27'58"
C-17	275.00'	144.09'	73.74'	142.45'	N 00°29'22" E	30°01'15"
C-18	400.00'	140.76'	71.12'	140.03'	S 04°26'23" E	20°09'45"
C-19	25.00'	33.83'	20.08'	31.31'	N 33°07'33" W	77°32'04"
C-20	55.00'	271.31'	44.04'	68.75'	N 50°15'00" E	282°38'08"
C-21	55.00'	51.90'	28.07'	50.00'	N 31°24'25" W	54°04'17"
C-22	55.00'	46.36'	24.66'	45.00'	N 19°46'36" E	48°17'44"
C-23	55.00'	56.45'	30.89'	54.00'	N 73°19'30" E	58°48'04"
C-24	55.00'	85.28'	53.90'	78.89'	S 32°51'10" E	88°50'32"
C-25	25.00'	22.39'	12.01'	21.65'	N 14°05'28" W	51°19'04"
C-26	200.00'	268.78'	159.09'	249.01'	S 01°15'00" E	77°00'00"
C-27	200.00'	101.62'	51.93'	100.53'	S 25°11'41" E	28°06'39"
C-28	200.00'	85.65'	43.49'	85.00'	S 01°37'47" W	24°32'16"
C-29	200.00'	81.51'	41.33'	80.95'	S 25°34'27" W	23°21'05"
C-30	245.00'	556.96'	528.41'	444.54'	N 27°52'30" W	130°15'00"
C-31	245.00'	75.31'	37.85'	75.01'	N 28°26'38" E	17°36'44"
C-32	245.00'	268.19'	149.31'	255.00'	N 11°43'19" W	62°43'09"
C-33	245.00'	213.45'	114.03'	206.77'	N 68°02'27" W	49°55'07"
C-34	240.00'	88.94'	44.99'	88.43'	S 76°23'01" W	21°13'58"
C-35	290.00'	151.53'	77.54'	149.81'	N 80°44'10" E	29°56'15"
C-36	290.00'	40.86'	20.46'	40.82'	N 69°48'12" E	08°04'20"
C-37	290.00'	110.87'	56.02'	110.00'	N 84°48'20" E	21°51'55"
C-38	25.00'	35.00'	21.05'	32.21'	S 55°36'09" W	80°12'17"
C-39	425.00'	142.61'	71.98'	141.94'	N 25°06'46" E	19°13'31"
C-40	425.00'	75.32'	37.76'	75.22'	N 20°34'37" E	10°08'15"
C-41	425.00'	67.29'	33.71'	67.22'	N 30°11'23" E	09°04'16"
C-42	25.00'	20.60'	10.93'	20.03'	N 20°34'37" E	47°13'17"
C-43	55.00'	271.04'	44.28'	68.96'	S 11°08'53" E	282°21'12"
C-44	55.00'	56.46'	31.00'	54.01'	N 16°54'42" E	58°48'55"
C-45	55.00'	65.26'	37.09'	61.50'	N 80°18'37" E	67°58'56"
C-46	55.00'	81.91'	50.69'	74.55'	S 23°02'04" E	85°19'44"
C-47	55.00'	67.41'	38.67'	63.27'	S 54°44'37" W	70°13'38"
C-48	25.00'	24.55'	13.37'	23.58'	N 61°43'30" E	58°15'53"
C-49	375.00'	118.42'	59.70'	117.92'	N 24°32'47" E	18°05'33"
C-50	25.00'	35.57'	21.55'	32.65'	N 25°15'50" W	81°31'39"
C-51	290.00'	248.93'	132.71'	241.35'	S 41°26'14" E	49°10'51"
C-52	290.00'	79.43'	39.98'	79.18'	S 58°10'63" E	15°41'33"
C-53	290.00'	169.50'	87.25'	167.10'	S 33°35'27" E	35°29'18"
C-54	240.00'	71.39'	35.98'	71.12'	N 25°22'04" W	17°02'31"
C-55	25.00'	25.84'	14.21'	24.71'	N 63°30'09" W	59°13'40"
C-56	55.00'	270.69'	44.55'	69.24'	S 47°52'33" W	281°59'04"
C-57	55.00'	75.39'	44.86'	69.62'	S 53°50'57" E	78°32'04"
C-58	55.00'	51.91'	28.07'	50.00'	S 12°27'14" W	54°04'17"

I, V. KIRK LUMSDEN CERTIFY THAT THIS PLAT WAS PREPARED BY AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH CHAPTER 19 OF THE FRANKLIN COUNTY CODE AS AMENDED. WITNESS MY HAND AND SEAL THIS 29th DAY OF JULY A.D., 1993.

NOTARY

REGISTERED SURVEYOR

NO. 1428B

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 _____, 1993, AT _____ O'CLOCK _____ M.

TESTEE: WILLIAM J. WALKER, CLERK

DEPUTY CLERK

TOTAL AC. = 19.815 AC.
PLAT SHOWING

SECTION # 7

"THE WATERS EDGE"

UNION HALL MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
PROPERTY OF

WILLARD CONSTRUCTION
OF ROANOKE VALLEY, INC.

SCALE: 1" = 100' DATE: 29 JULY 1993

LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA

