

BK 0914 PG 01219

NOTES

BK 0914 PG 01278

- LEGAL REFERENCE: PORTION OF DEED BOOK 815, PAGE 1583 (LAKEWATCH, L.L.C.)
- TAX REFERENCE: PORTION OF 015.00-041.00 (LAKEWATCH, L.L.C.)
PORTION OF 015.00-042.00 (LAKEWATCH, L.L.C.)
- PROPERTY LOCATED IN HUD FLOOD HAZARD ZONE X. SEE COMMUNITY PANEL NO. 5100610090 B DATED OCTOBER 5, 2001.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- PROPERTY SERVED BY UNDERGROUND UTILITIES, EXACT LOCATION UNKNOWN.
- PROPERTY SERVED BY FRANKLIN COUNTY PUBLIC WATER AND LAKEWATCH PLANTATION COMMUNITY SEPTIC SYSTEM.
- SEE FRANKLIN COUNTY ZONING ORDINANCE FOR MINIMUM BUILDING LINES.
- CURRENT ZONING: PCD
- THE RECORDED SUBDIVISION PLAT DESIGNATES FIRSTWATCH DRIVE BETWEEN LAKEWATCH DRIVE AND ROUTE 122 AS LAKEWATCH DRIVE EXTENSION.

I, PHILIP W. NESTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A PLAT RECORDED IN DEED BOOK 839, PAGE 809 AND DEED BOOK 894, PAGE 192, THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1/10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATTED FROM INFORMATION FOUND IN DEED BOOK 815, PAGE 809, DEED BOOK 894, PAGE 192, AND DEED BOOK 815, PAGE 1583; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE FRANKLIN COUNTY SUBDIVISION ORDINANCES.

WITNESS MY HAND AND SEAL THIS 15 DAY OF MARCH, A.D. 2007

Philip W. Nester
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 PUBLIC RIGHTS OF WAY AND PUBLIC UTILITY/SLOPE MAINTENANCE 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 815, PAGE 1583 FRANKLIN COUNTY, VIRGINIA.

OWNER: LakeWatch, LLC
By: Andrew C. Packitt
PRINTED NAME SIGNATURE

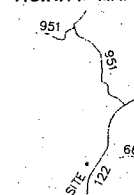
TRUSTEE: Nicole L. Wagner
PRINTED NAME SIGNATURE

NOTARY PUBLIC: Nancy H. Mills
COMMISSION EXPIRES: July 31, 2008

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 30 DAY OF May, 2007, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ANNEXED; ADMITTED TO RECORD AT 10 O'CLOCK A.M.

TESTEE: CLERK BY DEPUTY CLERK

VICINITY MAP

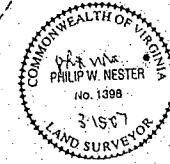
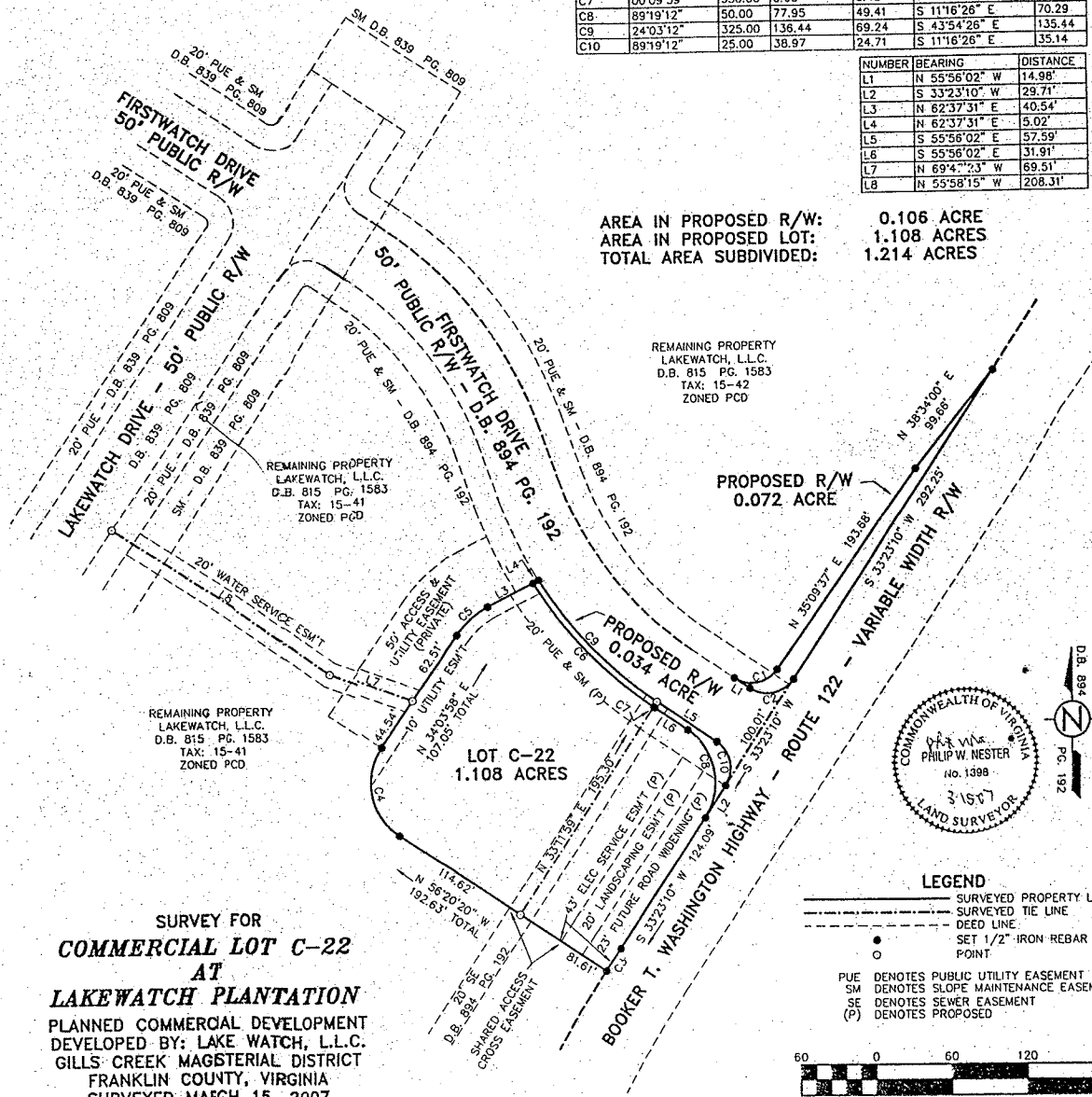


SURVEY FOR COMMERCIAL LOT C-22 AT LAKEWATCH PLANTATION PLANNED COMMERCIAL DEVELOPMENT DEVELOPED BY: LAKEWATCH, L.L.C. GILLS CREEK MAGISTERIAL DISTRICT FRANKLIN COUNTY, VIRGINIA SURVEYED MARCH 15, 2007 JOB NO. 21-04

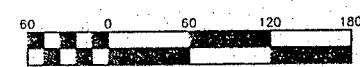
NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD	DIRECTION	CHORD
C1	88°54'21"	25.00	38.79	24.53	N 79°36'47" E	35.02		
C2	90°40'48"	25.00	39.57	25.30	S 78°43'34" W	35.56		
C3	01°14'02"	985.30	21.22	10.61	S 33°26'57" W	21.22		
C4	90°24'18"	50.00	78.89	50.35	N 11°08'11" W	70.96		
C5	28°33'34"	67.47	33.63	17.17	N 48°20'45" E	33.28		
C6	24°02'45"	330.00	138.49	70.28	S 43°50'06" E	137.48		
C7	00°09'59"	330.00	0.96	0.48	S 55°56'28" E	0.96		
C8	89°19'12"	50.00	77.95	49.41	S 11°16'26" E	70.29		
C9	24°03'12"	325.00	136.44	69.24	S 43°54'26" E	135.44		
C10	89°19'12"	25.00	38.97	24.71	S 11°16'26" E	35.14		

NUMBER	BEARING	DISTANCE
L1	N 55°56'02" W	14.98'
L2	S 33°23'10" W	29.71'
L3	N 62°37'31" E	40.54'
L4	N 62°37'31" E	5.02'
L5	S 55°56'02" E	57.59'
L6	S 55°56'02" E	31.91'
L7	N 69°47'23" W	69.51'
L8	N 55°56'15" W	208.31'

AREA IN PROPOSED R/W: 0.106 ACRE
AREA IN PROPOSED LOT: 1.108 ACRES
TOTAL AREA SUBDIVIDED: 1.214 ACRES



- LEGEND**
- SURVEYED PROPERTY LINE
 - SURVEYED TIE LINE
 - DEED LINE
 - SET 1/2" IRON REBAR POINT
 - PUE DENOTES PUBLIC UTILITY EASEMENT
 - SM DENOTES SLOPE MAINTENANCE EASEMENT
 - SE DENOTES SEWER EASEMENT
 - (P) DENOTES PROPOSED



SCALE: 1" = 60'

RECEIVED MAY 04 2007