

I, PHILIP W. NESTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A PLAT RECORDED IN DEED BOOK 839, PAGE 809, DEED BOOK 894, PAGE 192, AND DEED BOOK 939, PAGE 2344 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 11 DAY OF JULY, A.D. 2010

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. 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: By: Andrew C. Parker

PRINTED NAME

SIGNATURE

STATE OF VIRGINIA, COUNTY OF FRANKLIN, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 13 DAY OF JULY, 2010.

NOTARY PUBLIC: John A. H. Conner

MY COMMISSION EXPIRES: 9-30-12

TRUSTEE: Andrew C. Parker

PRINTED NAME

SIGNATURE

STATE OF VIRGINIA, City of Roanoke THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 14 DAY OF JULY, 2010.

NOTARY PUBLIC: James C. Oyster

MY COMMISSION EXPIRES: July 31, 2014

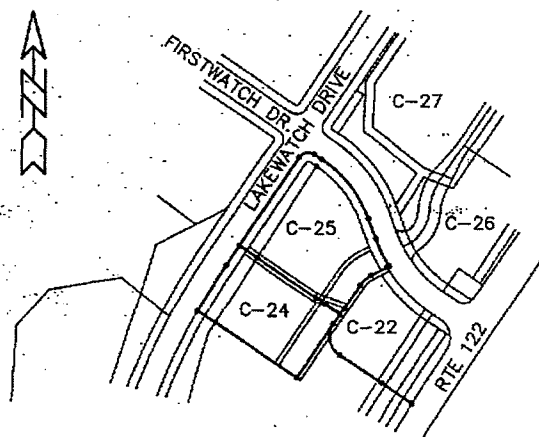
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 11 DAY OF JULY, 2010 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 11 O'CLOCK A.M.

TESTED: CLERK

BY

DEPUTY CLERK

VICINITY MAP



NOTES

- LEGAL REFERENCE: PORTION OF DEED BOOK 815, PAGE 1583 (LAKEWATCH, L.L.C.).
- TAX REFERENCE: PORTION OF 015.00-042.00 (LAKEWATCH, L.L.C.).
- PROPERTY LOCATED IN HUD FLOOD HAZARD ZONE X. SEE COMMUNITY PANEL NO. 5100610090 5 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.
- THE LOTS ON THIS PLAT ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND CONDITIONS IN THE DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS OF LAKEWATCH PLANTATION, A PLANNED COMMERCIAL (RESIDENTIAL) DEVELOPMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, IN DEED BOOK 888, PAGE 1414; AND ALL APPLICABLE PROFFERS AND CONDITIONS ON FILE AT THE FRANKLIN COUNTY PLANNING DEPARTMENT FOR LAKEWATCH PLANTATION APPROVED WITH FILE NUMBER 05-10-01 AND AS AMENDED BY THE BOARD OF SUPERVISORS.
- CURRENT SEWER AVAILABLE: 94,895 GALLONS PER DAY (WITH FUTURE EXPANSION AVAILABLE). FRANKLIN COUNTY HEALTH DEPARTMENT APPROVAL REQUIRED FOR EACH LOT PRIOR TO DEVELOPMENT.

SURVEY FOR C24 AND C25 COMMERCIAL LOTS AT

LAKEWATCH PLANTATION
PLANNED COMMERCIAL DEVELOPMENT
DEVELOPED BY: LAKE WATCH, L.L.C.
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SURVEYED MAY 16, 2010
PLAT PREPARED JULY 11, 2010

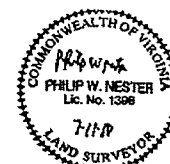
JOB NO. 21-04

SHEET 1 OF 2

SCALE: 1" = 100'

AREA IN PROPOSED LOTS: 2.637 ACRES

TOTAL AREA SUBDIVIDED: 2.637 ACRES



FRANKLIN COUNTY HEALTH DEPARTMENT

7/20/10
DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE

FRANKLIN COUNTY SUBDIVISION AGENT

7/22/10
DATE

PK 0982 PG 02312

D.B. 884 PG. 192

REMAINING PROPERTY
328.312 ACRES
(BY TAX RECORDS)
LAKE WATCH LLC
D.B. 815 PG. 1583
TAX PARCEL 15-42
ZONED PCO

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LAKE WATCH LLC
D.B. 815 PG. 1583
TAX PARCEL 15-42
ZONED PCO

CONSERVATION EASEMENT #2
D.B. 869 PG. 2368

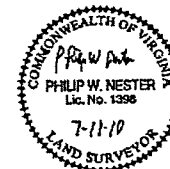
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TAX PARCEL 15-42
ZONED PCO

BANK OF BOTETOURT
D.B. 914 PG. 1280
COMM. LOT 22
D.B. 914 PG. 1278
TAX PARCEL 015.12-022.00

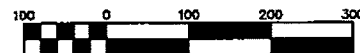
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LEGEND

- SURVEYED PROPERTY LINE
- SURVEYED TIE LINE
- DEED LINE
- FOUND IRON
- SET 1/2" IRON REBAR POINT
- DE DENOTES DRAINAGE EASEMENT
- LSE DENOTES LANDSCAPING EASEMENT
- PUE DENOTES PUBLIC UTILITY EASEMENT
- SE DENOTES SEWER EASEMENT
- SM DENOTES SLOPE MAINTENANCE EASEMENT
- UE DENOTES UTILITY EASEMENT
- WE DENOTES WATERLINE EASEMENT
- (P) DENOTES PROPOSED LIMITED COMMON EASEMENTS,
(SEE ARTICLE 1 (K) IN DEED BOOK 886, PAGE
1414, DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR LAKEWATCH PLANTATION.
ALL OTHER EASEMENTS SHOWN ARE EXISTING.



SCALE: 1" = 100'

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C35	04°33'35"	N 31°47'10" E	60.02	1507.44	119.97	119.94
C36	90°00'00"	N 79°03'56" E	25.00	25.00	36.27	35.36
C37	36°23'20"	S 37°44'22" E	90.39	275.00	174.65	171.73
C38	12°20'08"	S 25°42'46" E	35.12	325.00	69.97	69.84
C39	28°33'34"	S 48°20'45" W	17.17	67.47	33.63	33.28
C40	90°24'18"	S 11°08'11" E	50.35	50.00	78.89	70.96

NUMBER	DIRECTION	DISTANCE
L53	S 55°56'02" E	19.29'
L54	S 19°32'42" E	47.20'
L55	S 62°37'31" W	5.02'
L56	S 62°37'31" W	40.54'
L57	S 34°03'58" W	62.51'
L58	S 34°03'58" W	18.60'
L59	S 34°03'58" W	27.94'
L60	S 34°03'58" W	147.06'
L70	N 32°47'24" E	175.04'
L71	N 32°47'24" E	246.39'
L78	S 69°47'23" E	58.51'