

**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 \_\_\_\_\_ 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.

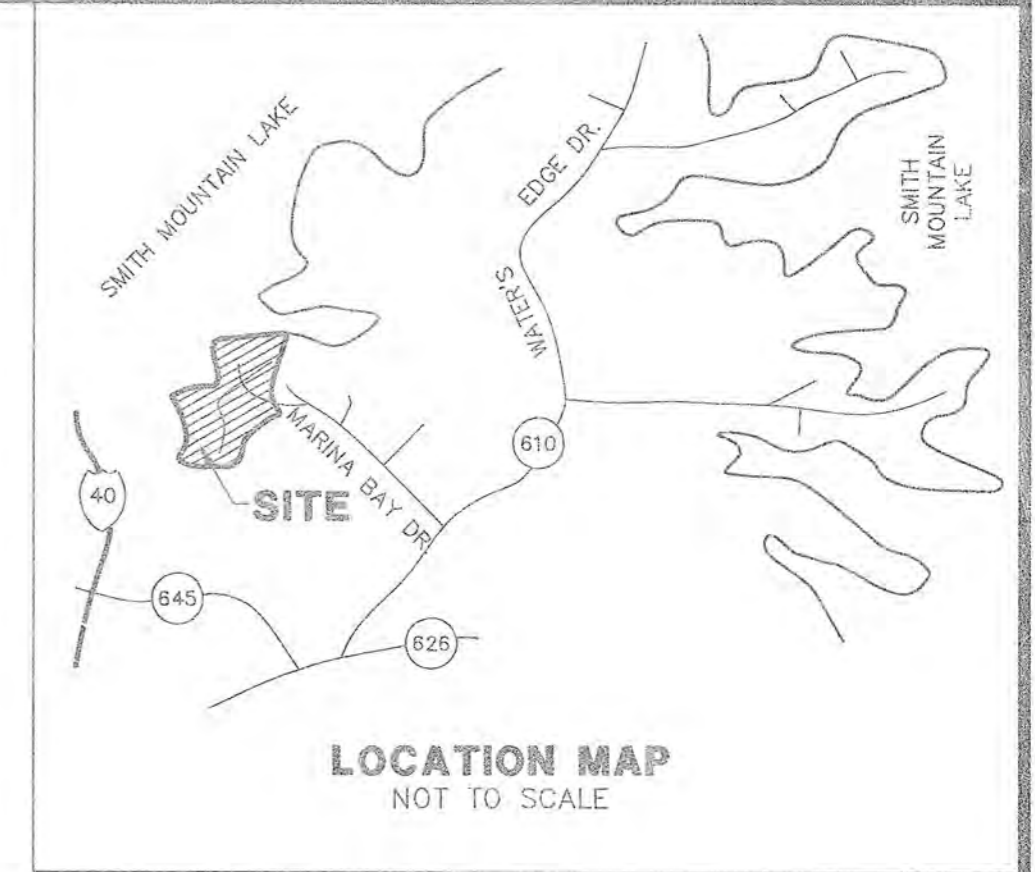
BY: RONALD L. WILLARD, PRESIDENT, WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC.

**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

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 AMMENDED. WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF DECEMBER 1993.

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

REGISTERED SURVEYOR

DEPUTY CLERK

NOTARY

NO. 1428B

**LEGEND**

- Drainfield
- Proposed Dwelling
- Proposed Dock

**Drainfield Location**

TOTAL AREA = 17.380 ACRES  
PLAT SHOWING

SECTION # 7

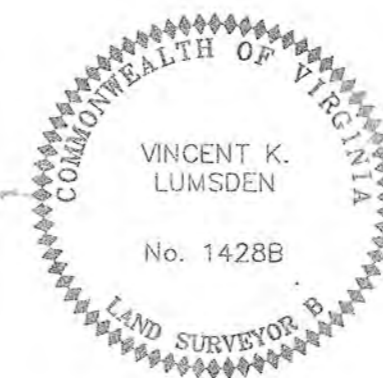
"THE WATERS EDGE"

UNION HALL MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA  
PROPERTY OF

WILLARD CONSTRUCTION  
OF ROANOKE VALLEY, INC.

SCALE: 1" = 100' DATE: 30 DECEMBER 1993

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



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	270.00'	92.08'	48.49'	91.64'	S 81°39'48" E	19°32'26"
C-2	25.00'	36.52'	22.39'	33.36'	S 48°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 36°43'00" E	104°26'00"
C-6	240.00'	105.97'	53.86'	105.11'	N 78°25'01" E	25°17'58"
C-7	290.00'	107.47'	54.58'	108.85'	S 76°23'01" W	21°13'58"
C-8	295.00'	670.82'	638.25'	535.26'	N 27°52'30" W	130°15'00"
C-9	150.00'	201.59'	119.32'	186.75'	S 01°15'00" E	77°00'00"
C-10	25.00'	22.39'	12.01'	21.85'	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'	199.28'	99.87'	184.41'	S 39°26'25" E	45°11'14"
C-16	25.00'	44.71'	31.13'	38.98'	N 68°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'	154.71'	331.85'	108.52'	S 22°08'29" W	161°10'05"
C-24	55.00'	85.28'	53.90'	76.99'	S 32°51'12" 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	29°08'39"
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'	37.95'	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°58'15"
C-36	290.00'	40.86'	20.46'	40.82'	N 69°48'12" E	08°04'20"
C-37	290.00'	110.67'	56.02'	110.00'	N 84°46'20" E	21°51'55"
C-38	25.00'	35.00'	21.05'	32.21'	S 55°38'09" 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°09'15"
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'	44.26'	63.96'	S 11°06'53" E	282°21'12"
C-44	55.00'	56.46'	31.00'	54.01'	N 18°54'42" E	58°48'55"
C-45	55.00'	65.26'	37.09'	61.50'	N 80°18'37" E	67°58'58"
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 64°44'37" W	70°13'38"
C-48	25.00'	24.55'	13.37'	23.58'	N 61°43'30" E	56°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'	39.96'	79.18'	S 58°10'53" E	15°41'33"
C-53	290.00'	169.50'	87.25'	167.10'	S 33°36'27" E	33°29'18"
C-54	240.00'	71.39'	35.96'	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'	44.96'	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"