

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED KNOWN AS "THE WATERS EDGE," SECTION #8, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THROUGH 83 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 IN DEED BOOK 384, PAGE 726 AND ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JUNE 6, 1985 FROM WYATT BUILDING CORPORATION RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 387, PAGE 1995.

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 AS NOTED.

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 GRADE LINES 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 OF 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 ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS _____ DAY OF _____, 2002.

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

STATE OF VIRGINIA
_____ OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT RONALD L. WILLARD II, _____, WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED _____, 2002, AND HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2002.

MY COMMISSION EXPIRES: _____

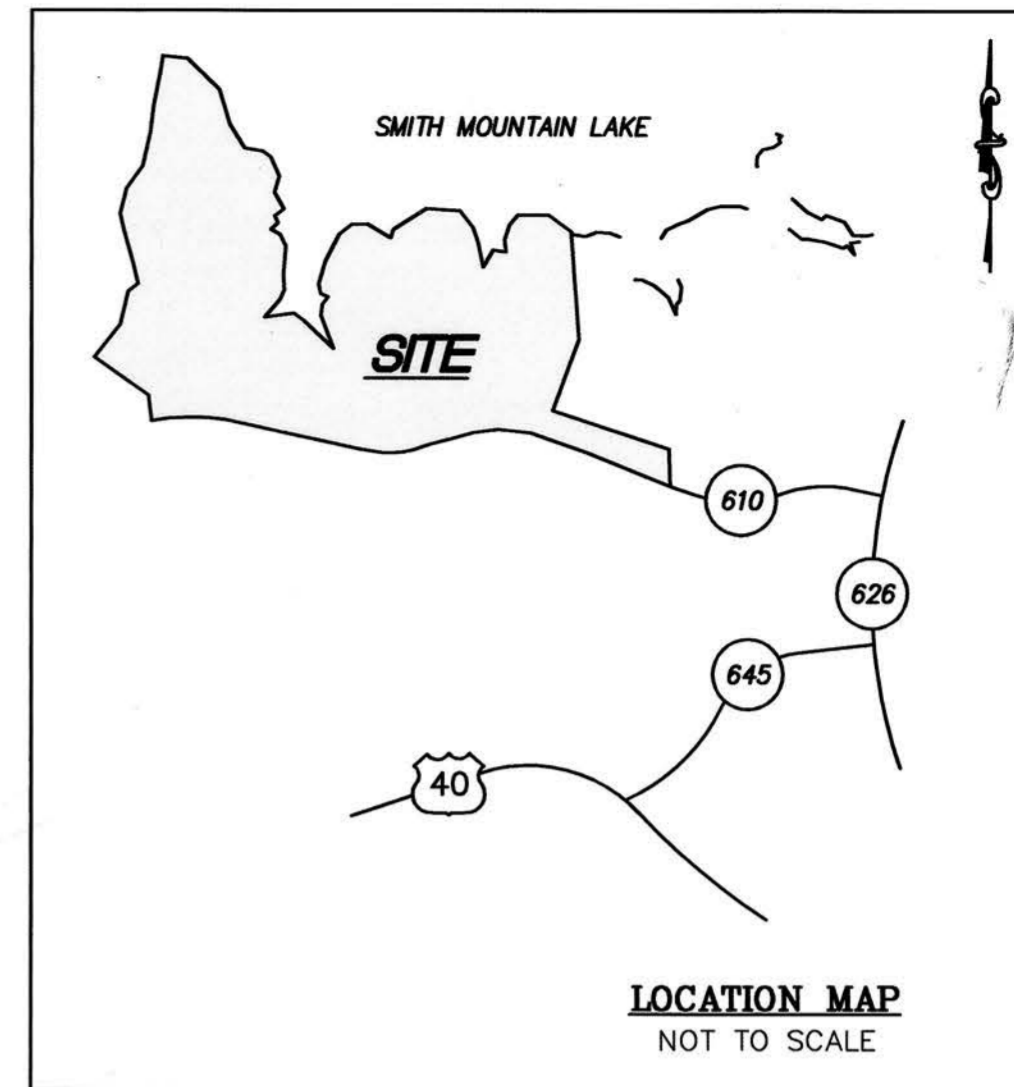
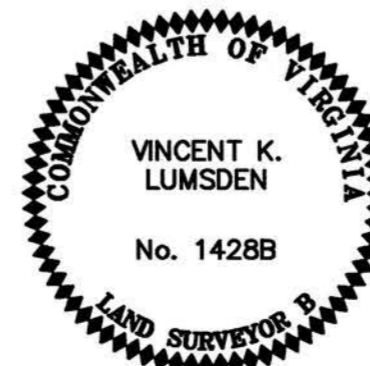
NOTARY PUBLIC

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. A PORTION OF THIS PROPERTY LIES WITHIN THE LIMITS OF A 100-YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 510061 250A, DATED MAY 19, 1981. ZONE "A".
4. LOT CLOSURES ARE GREATER THAN ONE IN TEN THOUSAND.
5. OWNER/DEVELOPER AGREES TO CONSTRUCT A CENTRAL WATER SYSTEM.
6. SEE DRAINFIELD LOCATIONS AND SPECIFIC INFORMATION. SEE PLAT ON FILE AT THE FRANKLIN COUNTY HEALTH DEPARTMENT.
7. THIS PLAT COMPRISES FRANKLIN COUNTY TAX PARCELS 51.4-27 (TRACT E), 51.4-28 (TRACT F) AND PORTION OF 51-37.
8. GREEN SPACE AREAS SHOWN HEREON ARE NON-BUILDABLE LOTS BUT SHALL BE USED FOR DRAINFIELD EASEMENTS, EQUESTRIAN TRAILS AND DRAINAGE EASEMENTS.
9. THE CENTERLINE OF THE NEW 15' DRAINAGE EASEMENTS WILL FOLLOW THE SIDE LOT LINES OR THE CENTERLINE OF THE NATURAL WATERCOURSES.
10. TRACTS E & F PORTION OF BULL RUN ACRES, SECTION 5 (M.B. 5, PG. 158). LEGAL REFERENCE - D.B. 387, PG. 1995

SURVEYOR'S CERTIFICATE:

I, VINCENT K. 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 _____ DAY OF _____, 2002.



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON _____, 2002 AT _____ O'CLOCK _____ M.

TESTEE: _____
CLERK

KNOW ALL MEN BY THESE PRESENTS:

THAT THIS PLAT WAS APPROVED ON _____, 2002, BY THE AGENT OF THE BOARD OF SUPERVISORS IN ACCORDANCE WITH THE RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE OF FRANKLIN COUNTY, VIRGINIA.

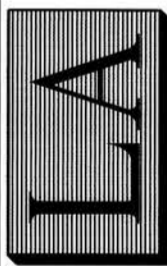
SUBDIVISION AGENT DATE

DRAINFIELD LOCATION MAP
TOTAL ACRES = 69.303 AC.
PLAT SHOWING
SECTION No. 8
"THE WATERS EDGE"
UNION HALL MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
PROPERTY OF
WILLARD CONSTRUCTION OF
ROANOKE VALLEY, INC.

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4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: AUGUST 29, 2002
COMM. NO.: 02-022 SCALE: 1" = 100'
CADD FILE: F:\2002\02022\SUR\02022RFP.DWG