

Source Of Title

BK 0915 PG 01256

This Is To Certify That The Property Shown Hereon Is The Property Acquired By Bayview Holdings L.L.C. In A Deed Dated January 27 2006 Parcel ID # 0310101100, Instrument # 60001295, Bayview Holdings L.C.C. In A Deed Dated April 7 2006 Instrument # 060004272 And A Deed Dated April 4 2006 Instrument # 060004275, Parcel ID # 030002500, Instrument # _____, In The Clerks Office Of The Circuit Court Of Franklin County, Virginia Said Deeds Being The Last Instruments In The Chain Of Title Of Said Property.

Neil A. Martin L.S. 2454

Owners Statement

This Is To Certify That The Real Estate Embraced Within This Subdivision Is Owned By Myself And That The Subdivision And Dedication As Shown Is With My Free Consent And In Accordance With Our Desires.

Signature of Neil A. Martin, President, dated 12-1-06

AOSE Statement

This Subdivision Is Approved For Individual Onsite Sewage Systems In Accordance With The Provisions Of The Code Of Virginia And The Sewage Handling And Disposal Regulations (12VAC 5-610 et seq., The "Regulations".

This Subdivision Was Submitted To The Health Department For Review Pursuant To Sec. 32.1-163.5 Of The Code Of Virginia Which Requires The Health Department To Accept Private Soil Evaluations And Designs From An Authorized Onsite Soil Evaluator (AOSE) Or A Professional Engineer Working In Consultation With An AOSE For Residential Development. This Subdivision Was Certified As Being In Compliance With The Board Of Health's Regulations By Curtis Martin AOSE # 221 (540) 537-4599 And Rachael Stull AOSE # 217 (540) 248-0363. This Subdivision Approval Is Issued In Reliance Upon That Certification.

This Subdivision Approval Is Issued In Reliance Upon The Certification That Approved Lots Are Suitable For "Traditional Systems", However Actual System Designs May Be Different At The Time Construction Permits Are Issued. The Approved Onsite Sewage System Sites Are Not Shown On This Plat. Those Sites Are Shown On A Separate Plat On File In The Franklin County Health Department.

The Soil Scientists Review Note: These Plans Have Been Reviewed By The Undersigned Soils Scientists.

Signature of Curtis Martin, AOSE # 221, dated 12-3-06

Signature of Rachael Stull, AOSE # 217, dated 12-3-06

Know all men by these presents: That this plat was approved on 6/27, 2007 By the Agent of the Board Supervisors, the Health Department and The Highway Engineer of Franklin County in accordance with the Site Plan Regulations and Franklin County Zoning Ordinance.

Signatures of Board Supervisors, Health Department, and Highway Engineer.

THIS PLAT IS HEREBY APPROVED IN ACCORDANCE WITH SECTION 19-168 OF THE FRANKLIN COUNTY SUBDIVISION ORDINANCE FOR VACATING BOUNDARY LINES. SUBDIVISION AGENT

Notary's Certificate:

State Of Virginia City/County Of Roanoke To Wit: I, Virginia R. Fisher, A Notary Public In And For The State And City/County Aforesaid Do Hereby Certify That Bayview Holdings L.L.C. Whose Name Is Signed To The Foregoing Writing, Bearing Date Of Dec. 01, 2006, Has Personally Appeared Before Me And Acknowledged The Same.

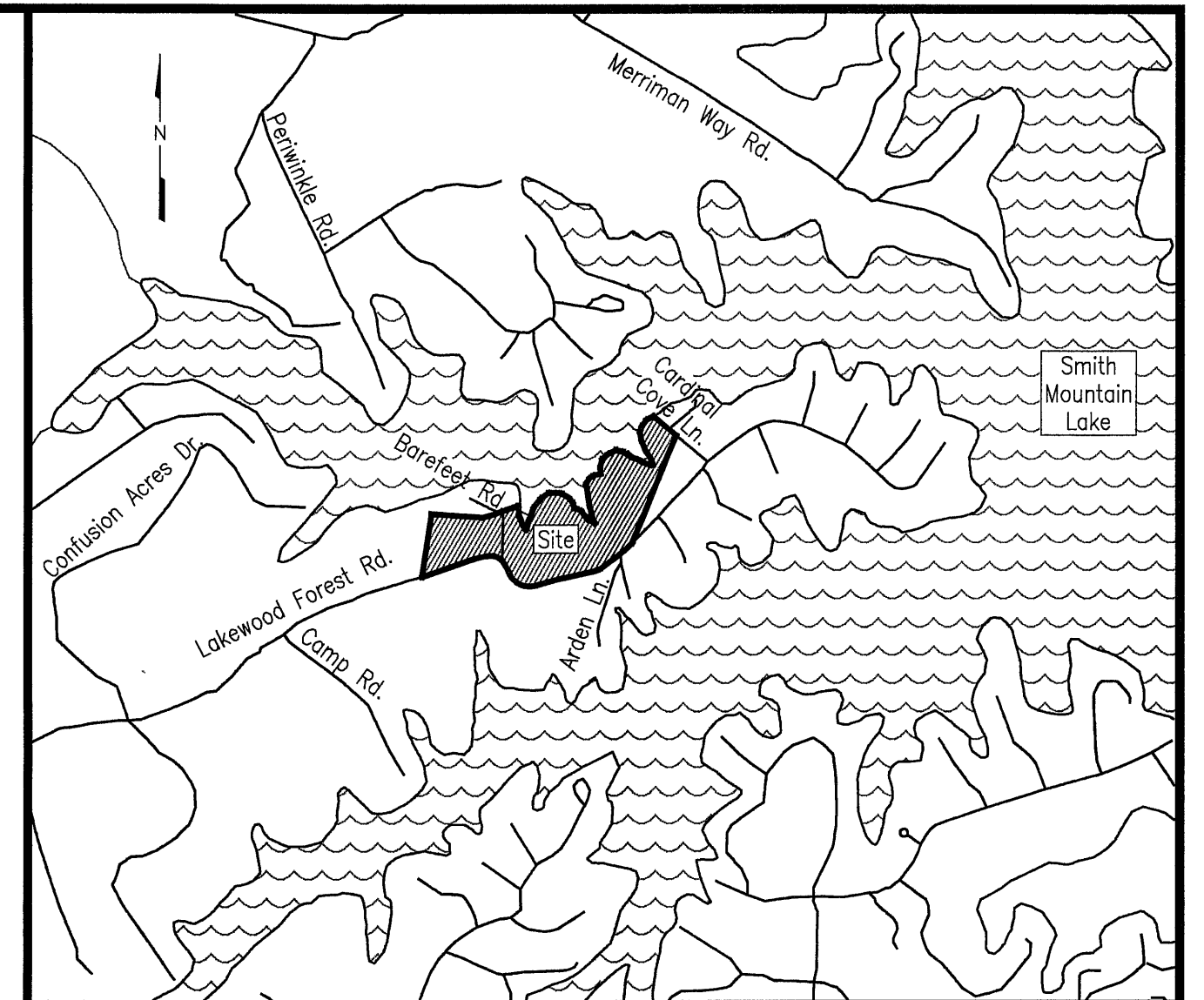
Given Under My Hand And Seal On This 1st Day Of December 2006 Virginia R. Fisher NOTARY PUBLIC Commonwealth of Virginia My Commission Expires 12/31/10

General Notes:

- 1. The Platting or Dedication Of The Following Described Land, Parcel ID # 0310101100 And Parcel ID # 030002500 Is With The Free Consent And In Accordance With The Desire Of The Undersigned Owners, Proprietors And Trustee, If Any.
2. A Portion Of This Property Falls Within Flood hazard Zone "AE" "Base Flood Elevations Determined". Area Below 803' Contour, NGVD 29. The Remainder Is In Zone X. Per FEMA Community Map Panel # 5100610210 B.
3. 3/4" Rods Set At All Corners Unless Otherwise Specified.
4. Plat Was Prepared Without The Benefit Of A Title Report.
5. References: Parcel ID # 0310101100, Instrument # 60001295, 060004275, 060004272 Parcel ID # 030002500, Will Book 85 Page 236 And Plat Of Survey Prepared By Phillip W. Nester Dated October 28, 1999 Job No. 195-99; Instrument # _____
6. Subdivision Plat Prepared By: Anderson And Associates, Inc. 100 Ardmore St. Blacksburg, Virginia 24060 http://www.andassoc.com (Bus) 800-763-5596 (Fax) 540-552-6059
7. Property Is Zoned "R1".
8. Owner Address: Bayview Holdings L.L.C. 70 Homeplace Circle Smith Mountain Lake Moneta, Virginia 24121
9. This Plat Is The Result Of An Actual Field Survey Performed By Anderson And Associates Inc. In April, 2006.
10. Lots To Be Served By Private Wells And Sewer Systems.

The Owner Of This Subdivision Does Not Agree To Construct Either A Public Water Or Sewer System. Before The Construction Of Any Dwelling Can Begin, The Franklin County Health Department Shall Be Consulted To Ensure The Proper Location Of The Water And Sewer Systems In Relation To The Location Of The Proposed Dwelling.

- 11. A Burial Site Was Found During This Survey And Is Shown On The Plat. No Deed Of Ownership Was Found
12. Owner's Declaration: Bayview Holdings, L.L.C., reserves unto themselves, their successors and assigns a perpetual easement, for the purpose of installing and maintaining utilities therein, over, on and beneath the strip of land shown on this plat as Public Utility Easement (P.U.E.).
13. This plat does not address the existence, detection, or delineation of any environmentally sensitive areas or any environmental problems located within the perimeter of the property shown.
14. Location of utilities are based on a visual inspection of above ground utility appurtenances. This plat does not necessarily show all existing utilities, and no certification is made as to the exact locations as shown.
15. Prior to the improvement of any lot in the County of Franklin, VA, the Planning Department shall be contacted concerning, but not limited to, the current zoning, building setback requirements, water or sewer systems, Health Department requirements, and erosion and sediment control requirements.
16. Restrictions are to be filed by a separate document and recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia.
17. Any reduction in drain field sizes or modifications to the application rates will be coordinated between the soil scientist and the VDH following the submittal of the subdivision to Franklin County.
18. Drainfields to terminate 5 ft. from property line. Those drainfields that extend within 5 ft. of a property line or cross a property line must have a 10 ft. easement along the effected area.
19. Property Line Along The Lake Is The 800 Foot (NGVD 29) Contour As It Meanders. Property Lines Along The Lake Front Are Approximate And Are Shown As Such For Area Calculation.



Vicinity Map 1"=1500'

Building Setbacks

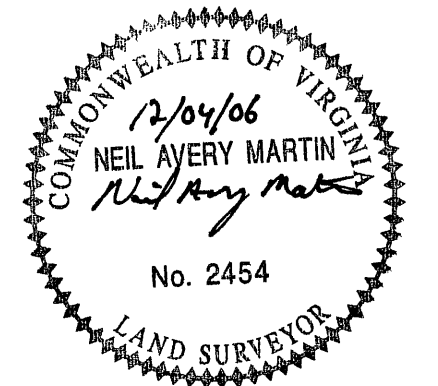
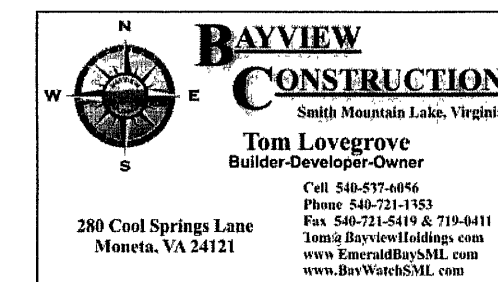
Front = 35' From Right Of Way Or 60' From Centerline Of Road Whichever Is Greater
Sides = 10'
Rear = 30' Or 20' Along Lake Front Property

Area Table:

Table with 2 columns: Area Type and Area. Rows include Lots 1-22 (29.413 Acres), Road R/W (2.337 Acres), Cemetery (0.066 Acres), and Total (31.816 Acres).

Drainfield Notes

A 10 ft. easement must be provided on drainfields that extend within 5 ft. of a property line or cross a property line.



Plat Of BayWatch Subdivision Located In

Located In Gills Creek Magisterial District Franklin County Virginia

ANDERSON & ASSOCIATES, INC. Professional Design Services www.andassoc.com VA - NC - TN - WV

Table with 2 columns: Field Name and Value. Includes DATE (11 April 06), REVISIONS (MAY 17, 2006, JUNE 29, 2006, SEPT 07, 2006, OCT 02, 2006, OCT 23, 2006), DESIGNED, DRAWN, CHECKED, QA/QC.

Table with 2 columns: Field Name and Value. Includes DOCUMENT NO. (24812), SHEET (1 OF 4).

07 JUN 28 PM 4:06

0700006686

Lewis, Justin / 11/29/2006 11:31 AM / c:\dwg\baywatch smith mtn. lake\dwg\24812_for survey.dwg

Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	200.00'	33.19'	16.63'	33.15'	N 08°48'08" W	9°30'25"
C2	200.00'	278.24'	166.96'	256.34'	N 53°24'36" W	79°42'32"
C3	925.00'	49.51'	24.76'	49.50'	S 88°16'06" W	3°03'59"
C4	200.00'	59.76'	30.10'	59.54'	S 81°14'31" W	17°07'11"
C5	200.00'	25.07'	12.55'	25.05'	S 69°05'31" W	7°10'51"
C6	874.00'	97.12'	48.61'	97.07'	S 62°19'06" W	6°22'00"
C7	150.00'	165.03'	91.98'	156.83'	S 56°00'58" E	63°02'08"
C8	145.00'	63.05'	32.03'	62.56'	S 75°04'37" E	24°54'51"
C9	29.00'	23.51'	12.44'	22.87'	S 85°50'43" E	46°27'04"
C10	61.00'	154.76'	195.61'	116.47'	S 36°23'26" E	145°21'38"
C11	61.00'	58.46'	31.69'	56.25'	S 63°44'43" W	54°54'41"
C12	61.00'	90.17'	55.60'	82.18'	N 46°27'08" W	84°41'38"
C13	29.00'	34.70'	19.77'	32.67'	N 38°23'17" W	68°33'57"
C14	95.00'	24.64'	12.39'	24.57'	N 80°06'09" W	14°51'46"
C15	200.00'	68.42'	34.55'	68.09'	N 77°44'01" W	19°36'01"
C16	200.00'	151.62'	79.66'	148.01'	N 46°12'57" W	43°26'07"
C17	325.00'	127.53'	64.60'	126.71'	S 51°48'49" W	22°29'00"
C18	325.00'	107.90'	54.45'	107.40'	S 31°03'39" W	19°01'19"
C19	325.00'	120.10'	60.74'	119.42'	S 10°57'48" W	21°10'25"
C20	416.40'	117.86'	59.33'	117.47'	S 10°02'08" E	16°13'04"
C21	29.00'	28.48'	15.51'	27.35'	S 46°22'47" E	56°16'24"
C24	61.00'	123.73'	98.03'	103.58'	S 16°24'27" E	116°13'03"
C25	61.00'	80.00'	46.93'	74.39'	S 79°16'22" W	75°08'35"
C25	61.00'	101.03'	66.45'	89.88'	N 15°42'21" W	94°53'58"
C26	29.01'	26.63'	14.34'	25.70'	N 05°27'28" E	52°36'02"
C27	375.00'	152.51'	77.32'	151.46'	N 09°12'18" W	23°18'05"
C30	375.00'	396.69'	219.18'	378.45'	N 32°45'04" E	60°36'37"

Line	Length	Bearing
L1	30.11	N 82°37'53" E
L2	100.93	N 82°37'53" E
L3	93.36	S 07°17'59" W
L4	16.93	S 09°29'50" E
L5	71.06	S 09°29'50" E
L6	53.17	S 26°41'41" E
L7	24.65	N 26°15'32" E
L8	58.06	N 26°15'32" E
L9	59.50	N 33°20'39" E
L10	69.40	N 33°20'39" E
L11	84.95	N 48°22'35" E
L12	18.76	N 48°22'35" E
L13	84.12	N 69°03'54" E
L14	21.94	S 80°29'28" E
L15	54.76	S 80°29'28" E
L16	40.51	S 68°44'01" E
L17	2.76	S 68°43'15" E
L18	70.95	S 46°37'47" E
L19	30.78	S 27°11'32" E
L20	26.97	S 27°11'32" E
L21	51.63	S 02°56'40" E
L22	18.17	S 70°41'59" E
L23	41.41	S 49°24'17" E
L24	8.18	S 49°24'17" E
L25	96.77	S 27°24'28" E
L26	54.36	S 53°11'43" E
L27	18.54	S 39°50'51" E
L28	46.07	N 12°16'30" W
L29	79.80	N 03°40'38" W
L30	35.81	N 03°40'38" W
L31	76.37	N 05°26'17" E
L32	28.45	N 02°09'52" E
L33	96.29	N 02°09'52" E
L34	9.88	N 43°06'27" E
L35	49.16	N 43°06'27" E
L36	43.61	N 65°33'15" E
L37	10.30	S 87°33'35" E
L38	55.47	S 87°33'35" E
L39	58.71	N 07°01'05" E
L40	78.50	N 24°38'54" E
L41	71.19	N 61°29'30" E
L43	79.49	N 76°44'04" E
L44	62.43	S 64°32'15" E
L45	2.95	S 64°32'15" E
L46	93.99	S 46°12'02" E
L47	6.83	S 57°07'00" E
L48	55.86	S 57°07'00" E
L49	42.83	S 49°21'32" E
L50	1.79	S 57°09'21" E

Line	Length	Bearing
L51	71.54	S 57°09'21" E
L52	21.59	S 86°15'45" E
L53	64.68	N 07°09'29" W
L54	79.58	N 21°14'42" W
L55	94.76	N 11°28'27" W
L56	83.61	N 02°01'12" E
L57	57.78	N 30°28'22" E
L58	68.71	N 49°31'55" E
L59	69.04	N 73°05'52" E
L60	9.28	S 68°04'06" W
L61	25.00	S 65°30'06" W
L62	78.11	N 18°16'23" W
L63	44.65	N 31°06'06" W
L64	45.70	N 51°16'50" W
L65	11.40	N 67°37'06" W
L66	27.19	N 67°37'06" W
L67	45.09	N 80°14'36" W
L68	28.27	N 89°23'41" W
L69	42.98	N 89°23'41" W
L70	26.71	S 85°52'57" W
L71	33.60	S 83°33'18" W
L72	64.76	S 83°33'18" W
L73	103.03	S 82°23'50" W
L74	35.35	S 82°23'50" W
L75	148.26	S 83°02'08" W
L76	72.08	S 83°03'27" W
L77	67.63	S 74°06'42" E
L78	58.60	N 87°08'15" E
L79	19.31	S 12°12'41" E
L80	28.63	S 00°38'04" E
L81	127.99	S 06°43'07" W
L82	128.81	N 83°14'56" W
L83	132.43	N 83°14'56" W
L84	30.07	S 11°01'20" W
L85	21.12	S 25°58'54" W
L86	21.41	S 56°01'43" W
L87	19.81	S 12°12'41" E
L88	33.60	S 00°38'04" E
L89	124.90	S 06°43'07" W
L90	5.13	S 06°43'07" W
L91	89.50	S 07°10'59" W
L92	35.02	S 11°01'20" W
L93	33.11	S 25°58'54" W
L94	43.56	S 56°01'43" W
L95	99.73	S 87°32'02" E
L96	47.09	N 87°32'02" W
L97	52.65	N 87°32'02" W
L98	18.12	N 24°29'54" W
L99	26.87	N 24°29'54" W
L100	151.82	S 63°03'17" W
L101	136.90	S 48°17'55" E
L102	98.52	N 24°29'54" W
L103	153.95	N 63°03'17" E
L104	121.68	S 27°22'25" W
L105	239.16	S 18°44'43" W
L106	197.65	S 06°45'04" W
L112	33.63	S 22°22'54" W
L174	31.58	S 85°52'57" W
L175	20.14	S 83°33'18" W
L176	2.04	N 43°06'27" E

Drain Field And Well Easement Line Table

Line	Length	Bearing
L113	112.75	N 03°15'54" W
L114	130.09	N 44°58'42" E
L115	99.54	N 24°33'24" E
L116	42.65	S 87°32'02" E
L117	119.67	S 02°27'58" W
L118	58.41	N 49°56'44" E
L119	53.54	N 45°01'18" W
L120	99.94	S 44°58'42" W
L121	16.86	S 45°01'18" E
L122	58.31	S 03°15'54" E
L123	81.42	N 26°56'43" W
L124	92.84	N 63°03'17" E
L126	95.16	N 41°00'13" W
L153	35.89	S 70°25'04" E
L154	8.55	N 28°01'35" E
L159	22.83	S 32°24'12" E
L160	93.59	N 29°13'50" E
L161	27.53	N 31°48'57" W
L162	34.12	S 88°05'34" E
L163	41.20	N 13°35'15" W
L164	135.56	S 61°55'04" E
L165	32.95	N 08°19'32" W
L166	36.07	N 23°19'04" E
L167	46.72	N 55°41'26" W
L168	28.99	N 84°55'28" W
L169	15.68	N 37°29'54" E
L170	107.24	S 52°30'06" E
L171	32.85	S 34°40'23" W
L172	86.15	S 33°05'43" E
L173	98.95	S 50°48'21" E
L177	21.36	N 33°04'59" W
L178	96.44	S 59°26'23" E
L179	108.76	S 69°16'28" E
L180	50.00	S 82°58'55" E
L181	58.01	S 07°01'05" W
L182	123.70	S 83°14'56" E
L183	50.00	N 06°45'04" E

Centerline Of Drainage Easement Line Table

Line	Length	Bearing
L144	92.92	S 62°39'51" E
L146	180.30	S 73°01'36" E
L147	49.94	S 56°28'43" E
L148	139.33	S 30°36'49" E

Drainage Easement Line Table

Line	Length	Bearing
L139	81.27	S 37°15'38" E
L140	34.00	S 08°57'48" W
L141	76.80	S 37°15'38" E
L142	34.00	S 67°37'36" E
L143	42.53	N 84°02'10" E

Cemetery Easement Line Table

Line	Length	Bearing
L149	112.06	S 87°32'02" E
L150	109.26	N 02°27'58" E

Cemetery Line Table

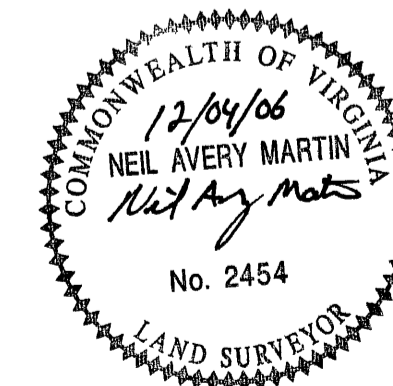
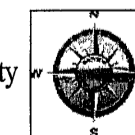
Line	Length	Bearing
L107	55.88	N 55°18'34" E
L108	53.66	S 55°36'24" E
L109	59.68	S 56°01'36" W
L110	51.71	N 51°58'20" W

Drainfield And Well Easement Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C28	165.00'	63.62'	32.21'	63.22'	S 76°29'19" E	22°05'26"
C29	394.00'	54.51'	27.30'	54.46'	N 45°01'59" E	7°55'36"
C32	95.00'	40.12'	20.36'	39.82'	S 34°28'18" W	24°11'49"
C33	95.00'	42.20'	21.46'	41.86'	S 77°29'24" W	25°27'10"
C26	131.00'	104.79'	55.38'	102.01'	N 86°04'15" W	45°49'50"



A Bayview Signature Community



ANDERSON & ASSOCIATES, INC.
Professional Design Services
www.andassoc.com
VA - NC - TN - WV

100 Ardmore St
Blacksburg, Va. 24060
540-552-5592

DATE : 11 April 06
DESIGNED:
DRAWN : ALK
CHECKED : NAM
QA / QC : TFB

REVISIONS:
MAY 17, 2006 01 Dec 06
JUNE 29, 2006
SEPT 07, 2006
OCT 02, 2006
OCT 23, 2006

BayWatch Subdivision

DOCUMENT NO.
24812
SHEET
2 OF **4**



All Plat Bearings Are At A Declination Of 00° 03' 35" West Of Plat Prepared By Phillip W. Nester Job # 195-99

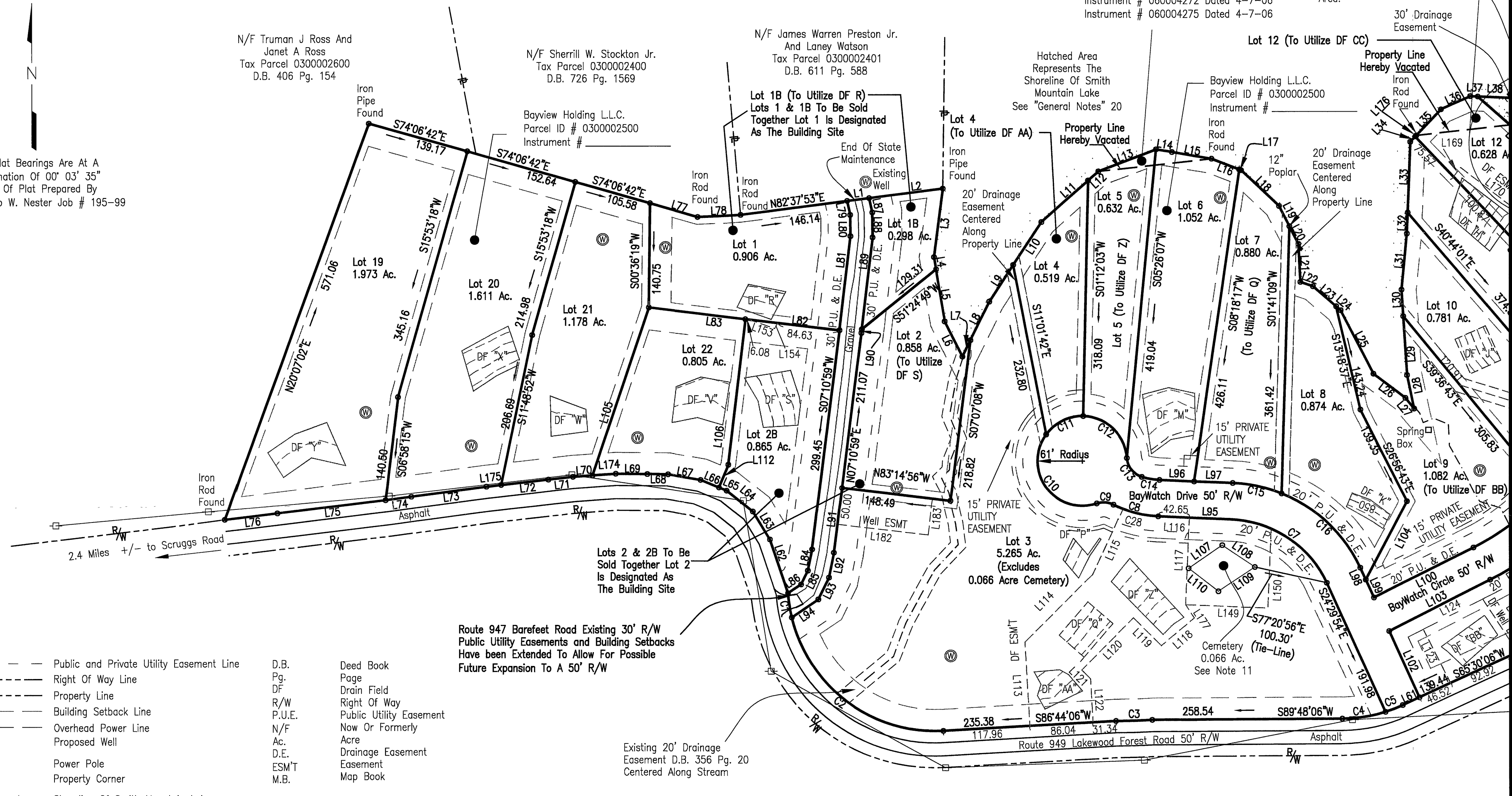
N/F Truman J Ross And Janet A Ross
Tax Parcel 0300002600
D.B. 406 Pg. 154

N/F Sherrill W. Stockton Jr.
Tax Parcel 0300002400
D.B. 726 Pg. 1569

N/F James Warren Preston Jr. And Laney Watson
Tax Parcel 0300002401
D.B. 611 Pg. 588

Bayview Holdings L.L.C.
Instrument # 060004272 Dated 4-7-06
Instrument # 060004275 Dated 4-7-06

Temporary Construction Easement To Facilitate The Construction of the Road, Drainage Structures, Sediment Trap, and Erosion Control Apparances Inside Hatched Area.



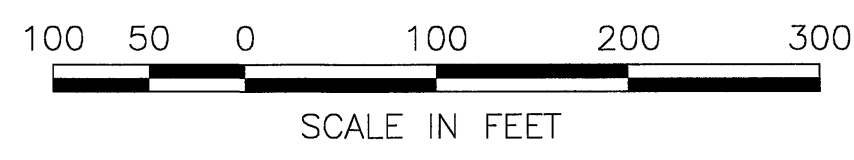
- Public and Private Utility Easement Line
- R/W- Right Of Way Line
- P- Property Line
- B- Building Setback Line
- ohp- Overhead Power Line
- ⊙ Proposed Well
- Power Pole
- Property Corner
- Shoreline Of Smith Mountain Lake

- D.B. Deed Book
- Pg. Page
- DF Drain Field
- R/W Right Of Way
- P.U.E. Public Utility Easement
- N/F Now Or Formerly
- Ac. Acre
- D.E. Drainage Easement
- ESM'T Easement
- M.B. Map Book

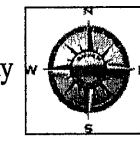
Route 947 Barefeet Road Existing 30' R/W Public Utility Easements and Building Setbacks Have been Extended To Allow For Possible Future Expansion To A 50' R/W

Existing 20' Drainage Easement D.B. 356 Pg. 20 Centered Along Stream

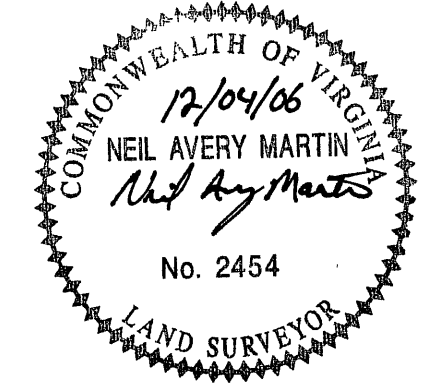
Building Setbacks
Front = 35' From Right Of Way Or 60' From Centerline Of Road Whichever Is Greater
Sides = 10'
Rear = 30' Or 20' Along Lake Front Property



A Bayview Signature Community



BAYVIEW CONSTRUCTION
Smith Mountain Lake, Virginia
Tom Lovegrove
Builder-Developer-Owner
Cell 540-537-4856
Phone 540-731-1353
Fax 540-721-5419 or 719-6411
Toll-free: BayViewHolds.com
www.EmeraldBaySM.com
www.BayWatchSM.com



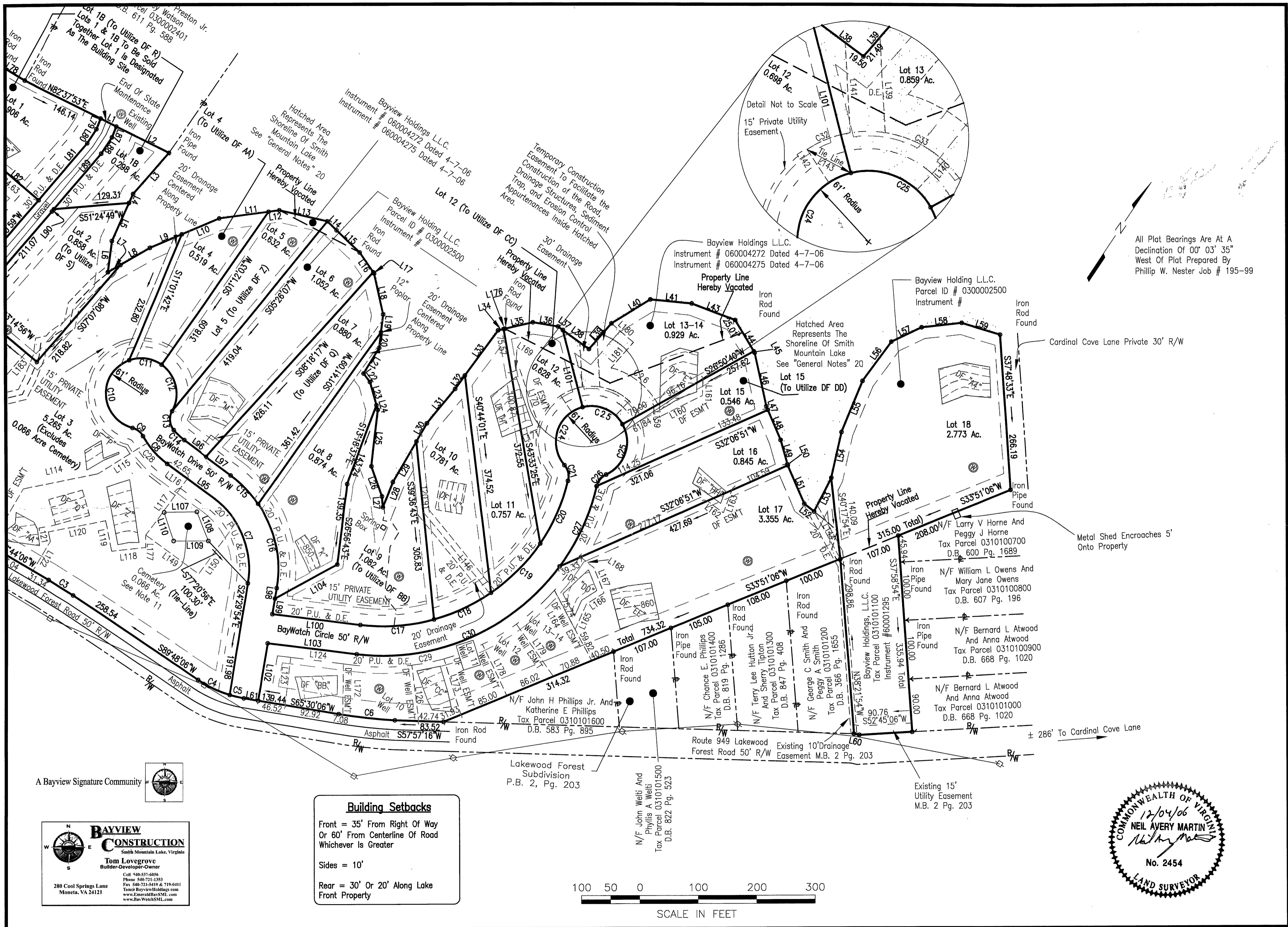
ANDERSON & ASSOCIATES, INC.
Professional Design Services
www.andassoc.com
VA - NC - TN - WV
100 Ardmore St.
Blacksburg, Va. 24060
540-552-5592

DATE : 11 April 06	REVISIONS: MAY 17, 2006 01 Dec 06
DESIGNED: JUNE 29, 2006	
DRAWN: ALK	
CHECKED: NAM	
QA / QC : TFB	

BayWatch Subdivision

DOCUMENT NO. 24812
SHEET 3 OF 4

Lewis, Justin / 11/29/2006 11:31 AM / c:\dwg\baywatch smith mtn. lake\dwg\24812_for survey.dwg



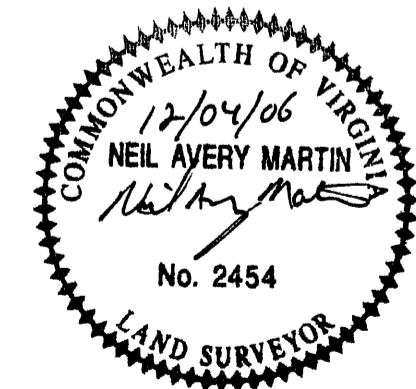
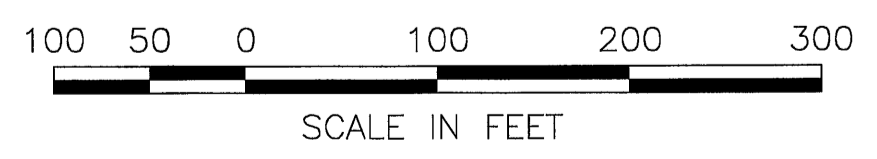
All Plat Bearings Are At A Declination Of 00° 03' 35" West Of Plat Prepared By Phillip W. Nester Job # 195-99

A Bayview Signature Community

BAYVIEW CONSTRUCTION
Smith Mountain Lake, Virginia
Tom Lovegrove
Builder-Developer-Owner
Call 440-537-4056
Phone 540-721-1353
Fax 540-721-5419 & 719-0411
Tom@BayViewHoldings.com
www.EmeraldBaySML.com
www.BayWatchSML.com

280 Cool Springs Lane
Moneta, VA 24121

Building Setbacks
Front = 35' From Right Of Way
Or 60' From Centerline Of Road
Whichever Is Greater
Sides = 10'
Rear = 30' Or 20' Along Lake
Front Property



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