

THE ABOVE AND FOREGOING SUBDIVISION OF

AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

VIRGINIA, Pittsylvania County
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT
Stacy Compton

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 19th DAY OF May, 2004.

MY COMMISSION EXPIRES 12/08 NOTARY PUBLIC Donna M. Carter

I, John R. Bradner CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DESCRIPTION AS FOUND IN (DEED/PLAT) BOOK 566 PAGE 1. I FURTHER CERTIFY THAT SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

John R. Bradner
SURVEYOR No. 1334

APPROVED BY:

VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION
David L. Shelt For Dep. Com. 5-18-04

DANVILLE-PITTSYLVANIA COUNTY HEALTH DISTRICT
Conner L. Shields, E.S. 5-18-04

SUBDIVISION AUTHORITY
Mike R. Shelt 5-20-04

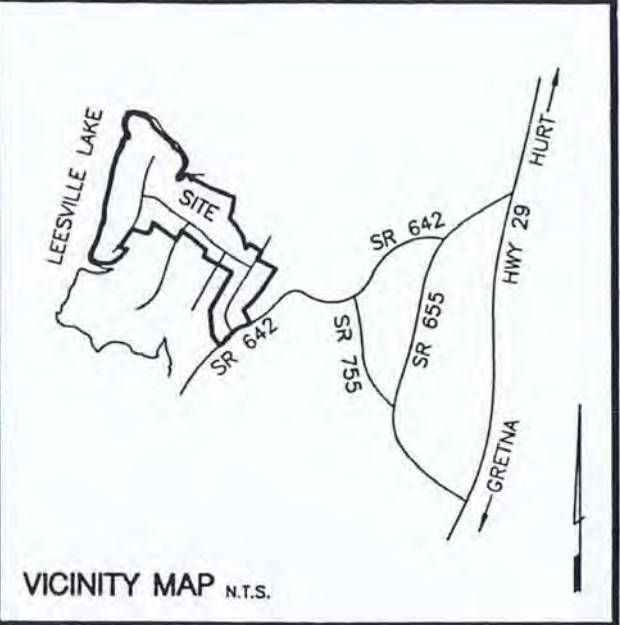
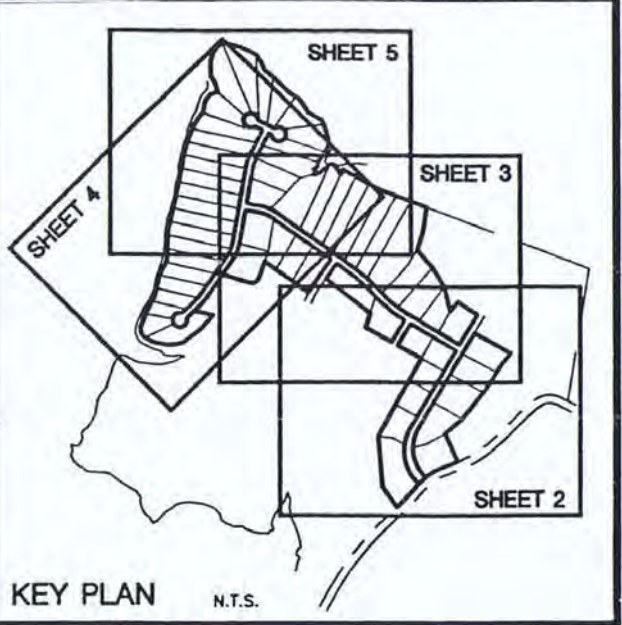
THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY.
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

I, HEREBY CERTIFY THAT THIS BOUNDARY SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

COLLINS
JOHN R. BRADNER
5-17-04
No. 1334
LAND SURVEYOR

JOHN R. BRADNER
5-17-04
No. 1334
LAND SURVEYOR

- REFERENCES:
- 1. DEED BOOK 1310, PAGE 309
 - 2. MAP BOOK 43, PAGE 319 G & H DEWBERRY AND DAVIS FILE: V2458B
 - 3. DEED BOOK 1405, PAGE 92
 - 4. PLAT SHOWING RESURVEY OF PROPERTY OWNED BY DOUGLAS J. HASKINS DATED: JUNE 5, 2002 LAST REVISED: JAN. 8, 2003 BY: DONNIE W. SLUSHER



AREA SUMMARY: 'SECTION A'

LOT 2	-	2.399	ACRES
LOT 3	-	0.967	ACRES
LOT 4	-	0.838	ACRES
LOT 5	-	0.790	ACRES
LOT 6	-	0.772	ACRES
LOT 7	-	0.804	ACRES
LOT 8	-	1.113	ACRES
LOT 9	-	1.209	ACRES
LOT 10	-	1.012	ACRES
LOT 11	-	0.974	ACRES
LOT 12	-	0.983	ACRES
LOT 13	-	1.248	ACRES
LOT 14	-	1.310	ACRES
LOT 17	-	2.121±	ACRES
LOT 18	-	3.868±	ACRES
LOT 19	-	2.066±	ACRES
LOT 20	-	2.064±	ACRES
LOT 21	-	2.181±	ACRES
LOT 22	-	2.259±	ACRES
LOT 23	-	2.347±	ACRES
LOT 24	-	2.434±	ACRES
LOT 25	-	2.468±	ACRES
LOT 26	-	2.455±	ACRES
LOT 27	-	2.438±	ACRES
LOT 28	-	2.422±	ACRES
LOT 29	-	2.406±	ACRES
LOT 30	-	2.390±	ACRES
LOT 31	-	2.382±	ACRES
LOT 32	-	2.420±	ACRES
LOT 33	-	3.737±	ACRES
LOT 34	-	5.665±	ACRES
LOT 35	-	1.642	ACRES
LOT 36	-	1.591	ACRES
LOT 37	-	0.894	ACRES
LOT 38	-	0.909	ACRES
LOT 39	-	0.936	ACRES
LOT 40	-	0.980	ACRES
LOT 41	-	0.878	ACRES
LOT 42	-	1.177	ACRES
LOT 43	-	1.045	ACRES
LOT 44	-	0.897	ACRES
LOT 46	-	2.026	ACRES
LOT 47	-	1.277	ACRES
LOT 48	-	1.311	ACRES
LOT 49	-	1.353	ACRES
LOT 50	-	1.379	ACRES
LOT 51	-	1.447	ACRES
LOT 52	-	1.595	ACRES
LOT 53	-	2.872	ACRES
LOT 54	-	1.416	ACRES
LOT 55	-	1.334	ACRES
LOT 56	-	0.823	ACRES
LOT 57	-	1.058	ACRES
LOT 58	-	1.168	ACRES
LOT 59	-	1.126	ACRES
LOT 60	-	1.419	ACRES
LOT 61	-	1.298	ACRES
LOT 62	-	1.357	ACRES

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH PROVISIONS OF THE "CODE OF VIRGINIA" AND THE "SEWAGE HANDLING AND DISPOSAL REGULATIONS" (12 VAC 5-610-10 et seq., THE "REGULATIONS"), AND LOCAL ORDINANCES.

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO CODE SECTION 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. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY ANDERSON, NORMAN, PARKER, INC., AOSE, TELEPHONE NUMBER (540) 586-9153. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO CODE SECTION 360 OF THE "REGULATIONS" THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

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 PITTSYLVANIA COUNTY ENVIRONMENTAL HEALTH OFFICE.

PITTSYLVANIA COUNTY, VIRGINIA
CALLANDS-GRETNA MAGISTERIAL DISTRICT
WILLOW OAK
PROPERTIES, LLC
SUBDIVISION PLAT SHOWING
SECTION 'A'
HERON POINTE
SUBDIVISION
(SHEET 1 of 5)
DATE: APRIL 10, 2004
Dewberry
Dewberry &
551 Phony Forest Road
P.O. Box 1509 Danville, VA 24540

368 A

PIN PART: 18-A-11F
WILLOW OAK PROPERTIES LLC
SEE REF. 1 & 2

PIN PART: 18-A-11F
WILLOW OAK PROPERTIES LLC
SEE REF. 1 & 2

PIN PART: 18-A-11F
WILLOW OAK PROPERTIES LLC
SEE REF. 1 & 2

Section A Sheet 2 of 5
Book 43 Page 368A

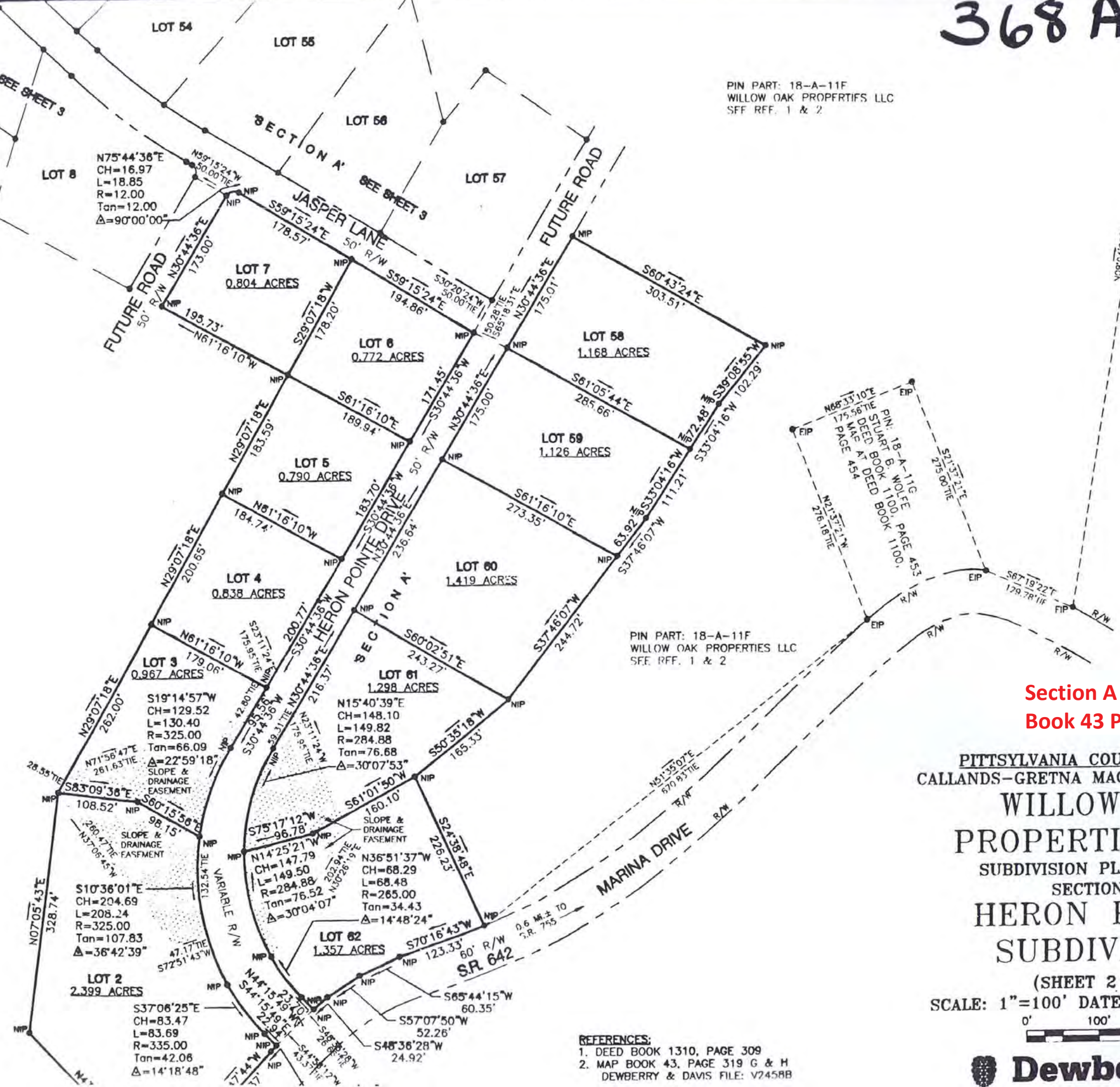
PITTSYLVANIA COUNTY, VIRGINIA
CALLANDS-GRETNA MAGISTERIAL DISTRICT
WILLOW OAK
PROPERTIES, LLC
SUBDIVISION PLAT SHOWING
SECTION 'A'
HERON POINTE
SUBDIVISION
(SHEET 2 of 5)
SCALE: 1"=100' DATE: APRIL 10, 2004



REFERENCES:
1. DEED BOOK 1310, PAGE 309
2. MAP BOOK 43, PAGE 319 G & H
DEWBERRY & DAVIS FILE: V2458B

LEGEND:
• EIP-EXISTING IRON PIN
• NIP-NEW IRON PIN
▲ COMPUTED POINT
R/W-RIGHT OF WAY

PLAT NORTH - SEE REF. 2



PIN: 18-A-11G
PAGE 453
DEED BOOK 1100
WILLOW OAK PROPERTIES LLC

John A. Brubaker
5-17-04
1374

FOR REFERENCE ONLY - HERON LANDING HOA COPIED FROM CLERKS OFFICE 6/15/21
(DOES NOT SHOW MERGED)

CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY

St. R. Tax	039
Co. R. Tax	213
Grantor Tax	038/220
Process Fee	036
VSLF	145
Transfer	212
Tech Fee	106
Total	\$ 18.00

The foregoing instrument with acknowledgment was admitted to record on May 21 2004 at 2:07 P.M. in Book 43 Page 368A Inst No 04-04501

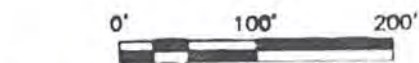
Tester: H. F. Haymore, Jr., Clerk
By: John A. Brubaker Deputy Clerk
Clerk: John A. Brubaker

FOR REFERENCE ONLY - HERON LANDING HOA COPIED FROM CLERKS OFFICE 6/15/21
(DOES NOT SHOW MERGED LOTS)

368B
REFERENCES:
1. DEED BOOK 1310, PAGE 309
2. MAP BOOK 43, PAGE 319 G & H
D&D FILE: V2458B

PITTSYLVANIA COUNTY, VIRGINIA
CALLANDS-GRETNA MAGISTERIAL DISTRICT
**WILLOW OAK
PROPERTIES, LLC**
SUBDIVISION PLAT SHOWING
SECTION 'A'
**HERON POINTE
SUBDIVISION**

(SHEET 3 of 5)
SCALE: 1"=100' DATE: APRIL 10, 2004



Dewberry

LEGEND:

PIN: 18-A-10
DOROTHY PARKER MORTON et als
& ALFONZO PARKER et als
DEED BOOK 1381, PAGE 224

VIRGINIA:
Clerk 301
St. R. Tax 039
Co. R. Tax 213
Grantor Tax 038/220
Process Fee 036
VSLF 145
Transfer 212
Tech Fee 106
Total \$

CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY

13.50
The foregoing instrument with acknowledgement was admitted to
record on May 21 2004 at 2:04 P.M. in
MAP BK 43 Page 368B Inst. No. 04-04302
Teste: H.F. Haymore, Jr. Clerk
By: Priscilla Ann Deputy Clerk
Given/ Mailed to 99 Elm St

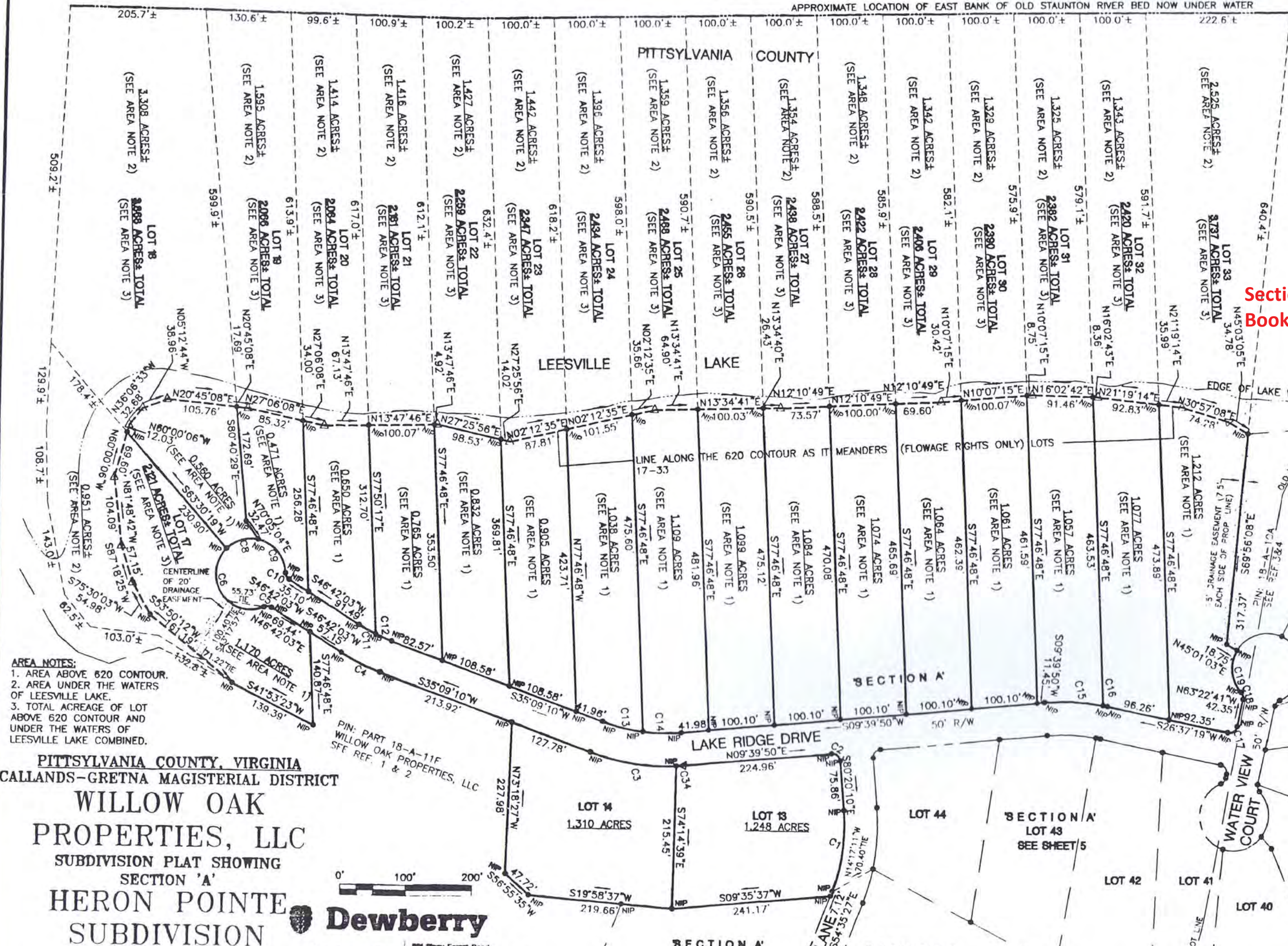
PIN: PART 18-A-11F
WILLOW OAK PROPERTIES, LLC
SFE REF. 1 & 2



**Section A Sheet 3 of 5
Book 43 Page 368B**



Section A Sheet 4 of 5
Book 43 Page 368C



AREA NOTES:
1. AREA ABOVE 620 CONTOUR.
2. AREA UNDER THE WATERS OF LEESVILLE LAKE.
3. TOTAL ACREAGE OF LOT ABOVE 620 CONTOUR AND UNDER THE WATERS OF LEESVILLE LAKE COMBINED.

PITTSYLVANIA COUNTY, VIRGINIA
CALLANDS-GRETNA MAGISTERIAL DISTRICT
WILLOW OAK PROPERTIES, LLC
SUBDIVISION PLAT SHOWING
SECTION 'A'
HERON POINTE SUBDIVISION



Dewberry & Davis, Inc.

(SHEET 4 of 5)
SCALE: 1"=100' DATE: APRIL 10, 2004

801 Piney Forest Road
P. O. Box 1509 Derrville, VA 24840
(434)787-4497 fax (434)787-4341
www.dewberry.com
FILE: 80145900\WILLOWSUB-3

Math By	Party Chief	MORRIS

V2697B

WILLOW OAK
PROPERTIES, LLC
SUBDIVISION PLAT SHOWING
SECTION 'A'
HERON POINTE
SUBDIVISION

(SHEET 5 of 5)
SCALE: 1"=100' DATE: APRIL 10, 2004

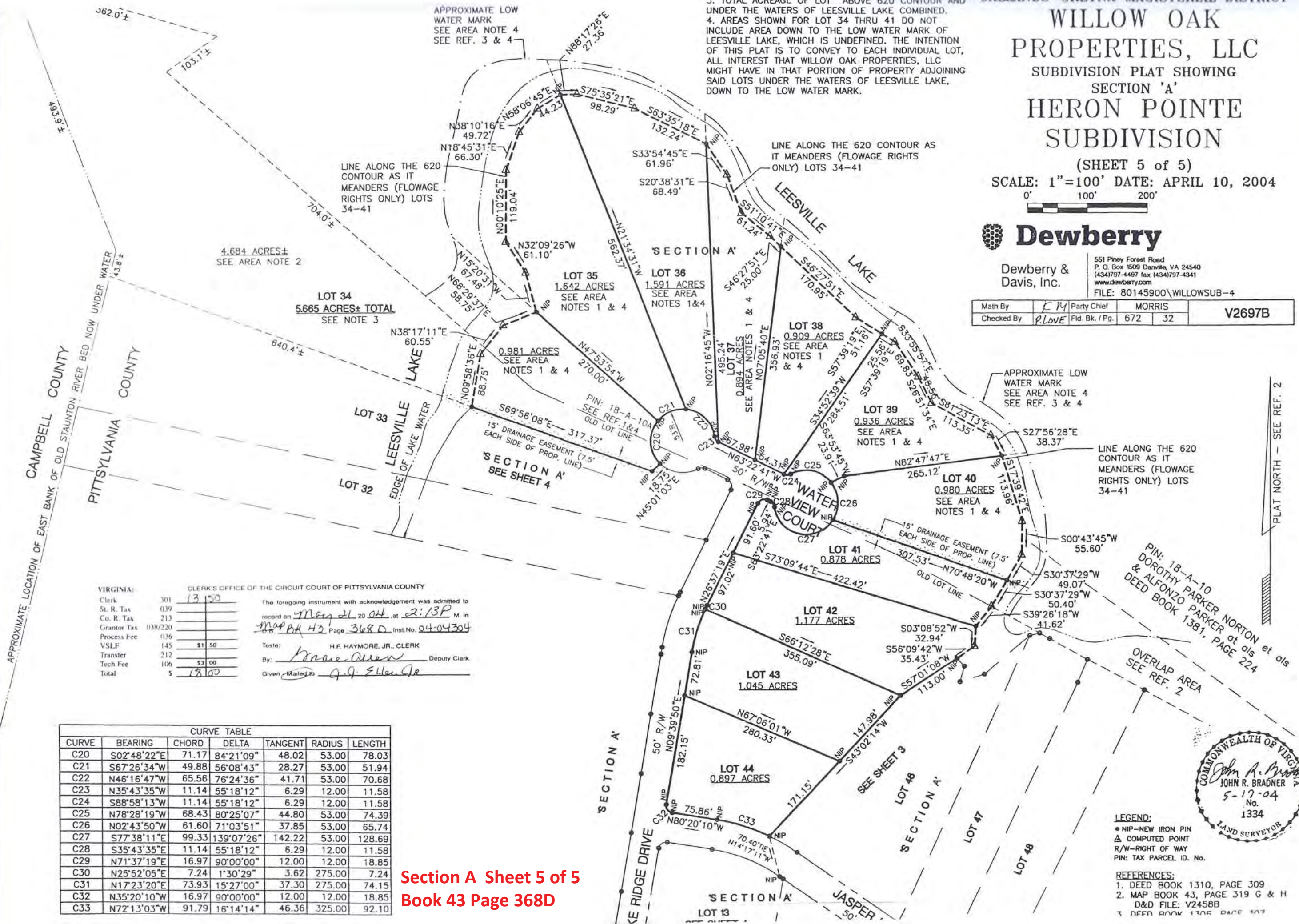


Dewberry &
Davis, Inc.

551 Piney Forest Road
P. O. Box 1509 Danville, VA 24540
(434)797-4497 fax (434)797-4341
www.dewberry.com
FILE: 80145900\WILLOWSUB-4

Math By	CM	Party Chief	MORRIS	V2697B
Checked By	PLove	Flt. Bk. / Pg.	672 32	

3. TOTAL ACRES OF LOT 34 ABOVE 620 CONTOUR AND UNDER THE WATERS OF LEESVILLE LAKE COMBINED, 4. AREAS SHOWN FOR LOT 34 THRU 41 DO NOT INCLUDE AREA DOWN TO THE LOW WATER MARK OF LEESVILLE LAKE, WHICH IS UNDEFINED. THE INTENTION OF THIS PLAT IS TO CONVEY TO EACH INDIVIDUAL LOT, ALL INTEREST THAT WILLOW OAK PROPERTIES, LLC MIGHT HAVE IN THAT PORTION OF PROPERTY ADJOINING SAID LOTS UNDER THE WATERS OF LEESVILLE LAKE, DOWN TO THE LOW WATER MARK.



VIRGINIA:

Clerk	301	13150
St. R. Tax	039	
Co. R. Tax	213	
Grantor Tax	038/220	
Process Fee	036	
VSLF	145	\$1.50
Transfer	212	
Tech Fee	106	\$3.00
Total	5	18.10

CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY

The foregoing instrument with acknowledgement was admitted to record on May 21, 2004 at 2:13P M. in Map Book 43, Page 368D Inst. No. 04-04304

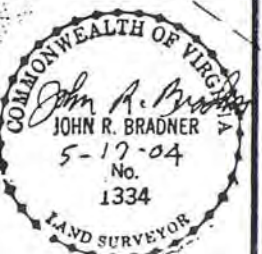
Teste: H.F. HAYMORE, JR., CLERK

By: John R. Bradner Deputy Clerk

Given & Mailed to J. J. Allen Jr

CURVE TABLE						
CURVE	BEARING	CHORD	DELTA	TANGENT	RADIUS	LENGTH
C20	S02°48'22"E	71.17	84°21'09"	48.02	53.00	78.03
C21	S67°26'34"W	49.88	56°08'43"	28.27	53.00	51.94
C22	N46°16'47"W	65.56	76°24'36"	41.71	53.00	70.68
C23	N35°43'35"W	11.14	55°18'12"	6.29	12.00	11.58
C24	S88°58'13"W	11.14	55°18'12"	6.29	12.00	11.58
C25	N78°28'19"W	68.43	80°25'07"	44.80	53.00	74.39
C26	N02°43'50"W	61.60	71°03'51"	37.85	53.00	65.74
C27	S77°38'11"E	99.33	139°07'26"	142.22	53.00	128.69
C28	S35°43'35"E	11.14	55°18'12"	6.29	12.00	11.58
C29	N71°37'19"E	16.97	90°00'00"	12.00	12.00	18.85
C30	N25°52'05"E	7.24	1°30'29"	3.62	275.00	7.24
C31	N17°23'20"E	73.93	15°27'00"	37.30	275.00	74.15
C32	N35°20'10"W	16.97	90°00'00"	12.00	12.00	18.85
C33	N72°13'03"W	91.79	16°14'14"	46.36	325.00	92.10

Section A Sheet 5 of 5
Book 43 Page 368D



LEGEND:
● NIP-NEW IRON PIN
▲ COMPUTED POINT
R/W-RIGHT OF WAY
PIN: TAX PARCEL ID. No.

REFERENCES:
1. DEED BOOK 1310, PAGE 309
2. MAP BOOK 43, PAGE 319 G & H
D&D FILE: V2458B
3. DEED BOOK 1306, PAGE 307