

CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY

13 15 0

VIRGINIA:

Check Clerk
St. R. Tax 213
Co. R. Tax 213
Grantor Tax 036/220
Process Fee 036
OSP 035
VSLF 145
Transfer 212
Tech Fee 116
Overage 442
Total \$ 20,000

The foregoing instrument with acknowledgment was admitted to record on May 17 2006 at 11:21 A.M. in Map 6K 44 Page 19A Inst. No. CLC 3803

Tester: H.F. HAYMORE, JR., CLERK
By: Patrick T. Crane Deputy Clerk
Given: Mailed to Willow Oak Properties

LINE	BEARING	DISTANCE
L1	S 80°26'47" E	166.69'
L2	S 04°19'03" W	59.22'
L3	S 04°19'03" W	11.97'
L4	S 08°29'15" E	64.75'
L5	S 08°29'15" E	198.97'
L6	S 86°56'12" W	27.14'
L7	S 86°56'12" W	44.03'
L8	S 46°17'15" W	19.70'
L9	N 08°29'15" W	36.54'
L10	N 08°29'15" W	53.83'
L11	N 08°29'15" W	73.37'
L12	N 04°19'03" E	17.51'
L13	N 04°19'03" E	153.68'
L14	N 60°16'01" W	17.96'
L15	N 31°51'41" W	29.51'
L16	N 63°27'12" W	44.75'
L17	N 76°09'18" W	21.60'
L18	N 82°56'44" W	38.18'
L19	N 78°41'43" W	48.00'
L20	N 56°19'21" W	63.34'
L21	N 19°15'27" W	71.32'
L22	N 33°30'28" W	62.34'
L23	N 33°30'28" W	10.44'
L24	N 48°52'44" W	46.81'
L25	N 68°38'47" W	45.28'
L26	N 82°59'38" W	58.66'
L27	N 63°24'16" W	121.56'
L28	N 52°47'58" W	71.58'
L29	N 52°47'58" W	31.46'
L30	N 47°01'48" W	133.10'
L31	N 17°46'58" E	12.10'
L32	N 56°01'49" W	72.66'
L33	S 47°15'19" E	44.54'
L34	S 18°27'07" E	21.46'
L35	S 10°38'52" W	55.30'
L36	S 04°38'40" W	112.48'
L37	S 48°26'02" E	112.05'
L38	N 03°28'26" W	71.65'
L39	N 04°53'04" E	75.95'
L40	N 55°45'35" E	118.61'
L41	N 19°59'54" E	92.01'
L42	S 30°32'11" E	75.33'
L43	S 13°57'32" E	165.54'
L44	S 20°37'36" W	38.08'
L45	S 64°50'29" W	51.86'
L46	S 65°15'14" E	70.91'
L47	S 63°50'25" E	5.68'
L48	N 55°30'47" E	43.81'
L49	N 67°38'10" E	15.55'
L50	N 79°23'19" E	23.03'
L51	N 71°34'44" E	26.64'
L52	S 87°30'45" E	94.70'
L53	S 77°31'57" E	48.30'
L54	S 77°18'19" E	93.86'
L55	S 51°37'54" E	27.13'
L56	S 18°26'56" E	23.60'
L57	S 08°53'16" W	20.92'
L58	S 28°11'52" W	70.83'
L59	S 41°09'06" W	13.51'
L60	S 41°09'06" W	29.12'
L61	S 43°18'53" W	36.98'
L62	S 27°04'56" W	19.54'
L63	S 15°42'39" W	58.88'
L64	N 34°55'33" W	100.00'
L65	N 34°55'33" W	60.24'
L66	N 50°30'07" W	31.78'
L67	N 49°13'40" W	9.55'
L68	S 50°18'13" E	61.33'
L69	N 41°19'15" W	100.91'
L70	N 41°15'10" W	22.46'
L71	N 18°40'55" E	138.79'
L72	N 08°01'03" E	113.22'
L73	N 08°01'03" E	70.52'
L74	N 20°35'54" E	181.36'
L75	N 69°52'12" E	189.04'
L76	S 74°30'32" E	14.12'
L77	S 74°30'32" E	40.39'
L78	S 40°27'13" E	55.47'
L79	S 40°27'13" E	64.22'
L80	S 45°23'13" E	41.15'
L81	S 45°23'13" E	49.03'
L82	S 54°12'36" E	56.39'
L83	S 54°12'36" E	50.89'
L84	S 61°01'14" E	88.49'
L85	S 63°50'25" E	133.17'
L86	N 27°32'20" E	92.46'
L87	S 24°53'30" E	34.00'
L88	N 68°58'05" E	102.85'
L89	S 59°07'07" W	129.45'
L90	S 18°11'51" E	29.60'
L91	S 48°50'58" E	63.84'
L92	S 56°01'49" E	40.22'
L93	N 18°11'51" W	43.51'
L94	N 21°03'43" W	11.52'
L95	N 57°18'05" E	9.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00'	27.02'	27.01'	S 77°37'52" E	05°37'50"
C2	275.00'	151.47'	149.56'	S 59°02'12" E	31°33'30"
C3	275.00'	86.04'	85.69'	S 34°16'50" E	17°55'37"
C4	275.00'	119.61'	118.67'	S 12°51'24" E	24°55'15"
C5	275.00'	22.62'	22.62'	S 01°57'38" W	04°42'50"
C6	325.00'	72.63'	72.48'	N 02°05'06" W	12°48'18"
C7	375.00'	23.12'	23.11'	S 06°43'17" E	03°31'55"
C8	375.00'	184.50'	182.64'	S 09°08'21" W	28°11'21"
C9	375.00'	176.22'	174.61'	S 36°41'46" W	28°55'29"
C10	375.00'	155.45'	154.34'	S 61°45'09" W	23°45'03"
C11	375.00'	87.11'	86.91'	S 80°16'56" W	13°18'32"
C12	325.00'	135.98'	134.99'	N 74°57'02" E	23°58'20"
C13	425.00'	114.43'	114.08'	S 58°41'39" W	15°25'34"
C14	425.00'	62.13'	62.07'	S 47°02'30" W	08°22'32"
C15	425.00'	163.94'	162.93'	S 31°48'10" W	22°06'07"
C16	425.00'	203.05'	201.12'	S 07°03'53" W	27°22'28"
C17	425.00'	13.84'	13.84'	S 07°33'17" E	01°51'55"
C18	275.00'	61.46'	61.33'	N 02°05'06" W	12°48'18"
C19	325.00'	91.07'	90.77'	S 03°42'35" E	16°03'18"
C20	325.00'	60.86'	60.77'	S 17°06'06" E	10°43'43"
C21	325.00'	94.37'	94.04'	S 30°47'04" E	16°38'14"
C22	325.00'	56.41'	56.34'	S 44°04'32" E	09°56'42"
C23	325.00'	178.10'	175.88'	S 64°44'50" E	31°23'54"
C24	275.00'	33.91'	33.89'	S 46°46'16" E	07°03'55"
C25	50.00'	1.00'	1.00'	S 50°52'45" E	01°09'04"
C26	50.00'	28.28'	27.90'	S 67°39'28" E	32°24'22"
C27	40.00'	51.42'	47.95'	N 47°01'57" W	73°39'24"
C28	40.00'	37.31'	35.97'	N 16°31'07" E	53°26'45"
C29	40.00'	31.53'	30.72'	N 65°49'17" E	45°09'36"
C30	40.00'	52.26'	48.62'	S 54°10'20" E	74°51'08"
C31	50.00'	29.28'	28.87'	N 33°31'30" W	33°33'26"
C32	325.00'	48.69'	48.64'	S 46°00'43" E	08°35'00"
C33	325.00'	38.54'	38.52'	S 38°19'23" E	06°47'40"
C34	325.00'	36.76'	36.74'	N 77°12'22" W	06°28'50"
C35	325.00'	102.95'	102.52'	N 64°53'28" W	18°08'58"
C36	325.00'	6.13'	6.13'	N 55°16'33" W	01°04'52"
C37	275.00'	60.21'	60.09'	S 61°00'29" E	12°32'43"
C38	275.00'	45.12'	45.07'	S 71°58'51" E	09°24'01"
C39	25.00'	4.32'	4.32'	S 81°38'13" E	09°54'43"
C40	25.00'	20.73'	20.14'	N 69°39'10" E	47°30'33"
C41	40.00'	67.72'	59.92'	N 85°36'01" W	97°00'11"
C42	40.00'	98.03'	75.27'	N 33°06'37" E	140°25'05"
C43	325.00'	124.48'	123.72'	S 65°42'29" E	21°56'44"
C44	275.00'	123.40'	122.37'	N 67°35'27" W	25°42'40"
C45	275.00'	198.72'	194.42'	N 51°22'36" E	41°24'09"
C46	275.00'	71.32'	71.12'	N 79°30'26" E	14°51'32"
C47	425.00'	152.28'	151.47'	S 78°40'19" W	20°31'46"
C48	375.00'	87.11'	86.91'	S 80°16'56" W	13°18'32"
C49	325.00'	135.98'	134.99'	N 74°57'02" E	23°58'20"
C50	325.00'	112.20'	111.65'	N 44°14'04" E	19°46'51"
C51	325.00'	20.81'	20.81'	N 32°30'35" E	63°40'07"

L96	S 54°09'12" W	17.75'
L97	S 32°54'46" W	16.25'
L98	S 13°39'08" W	59.55'
L99	S 24°58'19" E	105.33'
L100	S 21°03'43" E	77.78'
L101	N 32°54'46" E	15.42'
L102	S 70°30'46" W	56.97'
L103	S 72°02'21" W	29.98'
L104	N 80°26'51" W	33.02'
L105	N 48°01'39" W	49.01'
L106	N 48°01'39" W	29.03'
L107	N 58°17'17" W	62.25'
L108	N 84°44'14" W	16.14'
L109	N 84°44'14" W	32.14'
L110	N 73°01'53" W	34.67'
L111	N 39°12'24" W	14.75'
L112	S 84°15'24" W	31.29'
L113	N 17°02'56" W	16.57'
L114	N 46°28'10" W	35.41'
L115	N 46°28'10" W	2.81'
L116	S 57°31'53" W	23.18'
L117	S 65°14'34" W	29.31'
L118	N 79°08'24" W	60.80'
L119	N 80°46'50" W	33.76'
L120	N 80°46'50" W	18.68'
L121	N 74°03'42" W	46.29'
L122	N 62°44'21" W	71.23'
L123	N 54°20'10" W	58.67'
L124	N 49°46'03" W	67.97'
L125	N 38°32'33" W	55.45'
L126	N 33°11'51" W	54.79'
L127	S 88°53'16" W	9.57'
L128	N 73°26'44" W	47.70'
L129	N 38°14'31" W	74.79'
L130	S 85°32'04" W	108.55'
L131	N 78°27'51" W	49.66'
L132	N 48°05'25" W	69.94'
L133	N 34°04'48" W	43.53'
L134	N 11°07'06" W	17.90'
L135	N 78°35'57" W	8.62'
L136	N 53°47'22" W	155.11'
L137	S 12°27'57" W	3.88'
L138	S 76°40'51" E	145.18'
L139	S 54°44'07" E	105.49'
L140	S 76°40'51" E	90.41'
L141	S 54°44'07" E	105.49'
L142	S 80°26'47" E	119.67'

L144	S 80°26'47" E	100.12'
L145	S 80°26'47" E	100.12'
L146	S 34°55'33" E	100.00'
L147	S 34°55'33" E	100.00'
L148	S 30°29'26" W	102.59'
L149	N 30°37'34" E	5.02'
L150	S 86°56'12" W	27.14'
L151	S 86°56'12" W	84.03'
L152	N 86°56'12" E	100.38'
L153	N 86°56'12" E	10.79'
L154	S 48°23'08" W	34.14'
L155	S 48°21'37" W	38.69'
L156	S 46°59'49" W	40.37'
L157	S 45°41'51" W	114.26'
L158	S 46°05'15" W	77.55'
L159	S 47°44'59" W	40.76'
L160	S 48°34'18" W	34.66'
L161	S 50°04'22" W	60.61'
L162	S 53°25'20" W	48.57'
L163	S 56°11'11" W	18.77'
L164	S 57°13'38" W	33.97'
L165	S 58°13'36" W	34.70'
L166	S 60°00'32" W	17.78'
L167	S 62°49'12" W	13.25'
L168	S 65°27'07" W	24.20'
L169	S 67°22'37" W	33.02'
L170	S 66°13'26" W	10.37'
L171	S 46°17'15" W	96.41'
L172	S 50°57'08" W	64.78'
L173	S 50°57'08" W	47.39'
L174	S 50°57'08" W	87.34'
L175	S 36°18'42" W	139.89'
L176	S 30°49'23" W	72.66'
L177	S 49°30'01" W	59.55'
L178	N 56°50'49" W	11.53'
L179	S 37°02'45" W	20.00'
L180	S 49°27'16" E	12.93'
L181	S 19°43'59" W	104.03'
L182	N 30°49'23" E	180.09'
L183	S 16°45'54" W	141.89'
L184	S 40°35'06" W	189.16'
L185	S 50°13'02" W	172.91'
L186	S 42°06'44" W	115.86'
L187	S 39°02'49" W	70.93'
L188	S 36°35'43" W	76.44'

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 (12VAC 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 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., A.O.S.E., TELEPHONE # (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.

APPROVED BY:

Mike A. Shultz 5-16-06
PITTSYLVANIA CO. SUBDIVISION AGENT

Smart J. Shultz ES E 5-1-06
HEALTH DEPT. OFFICIAL

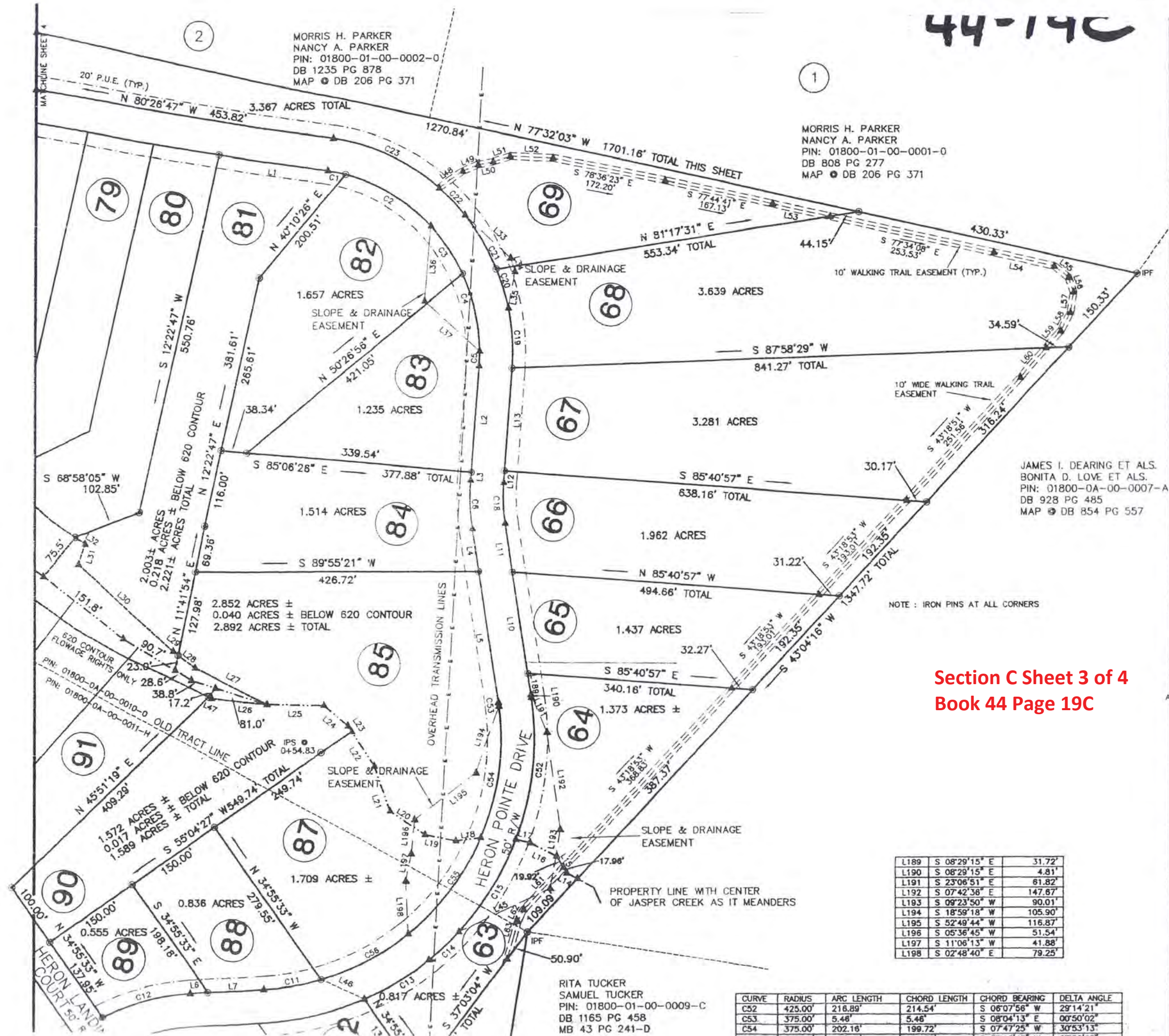
G. L. Shultz ES E 5-16-06
VA. DEPT. OF TRANSPORTATION

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNERS; AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY THE SUBDIVIDERS; AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN ACTUALLY PLACED AND THAT THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN.

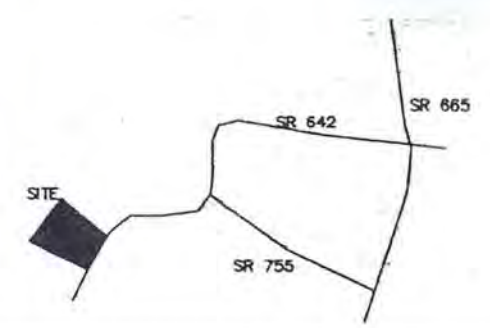
Patrick T. Crane
LAND SURVEYOR

OWNER'S CERTIFICATE:
THE ABOVE AND FOREGOING SUBDIVISION OF THIS PROPERTY AS APPEARS ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.





Section C Sheet 3 of 4
Book 44 Page 19C



- LOCATION MAP N.T.S.
- LEGEND**
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - ▲ COMPUTED POINT
 - POWER POLE
 - PIN PARCEL ID NUMBER
 - R/W RIGHT OF WAY
 - PUE PUBLIC UTILITY EASEMENT
- REFERENCES :**
1. DB 1373 PG 434
 2. MAP @ DB 206 PG 371
 3. DB 1310 PG 309
 4. MB 43 PG 319-G&H
 5. MB 43 PG 368
 6. DB 1381 PG 224
 7. DB 1451 PG 231



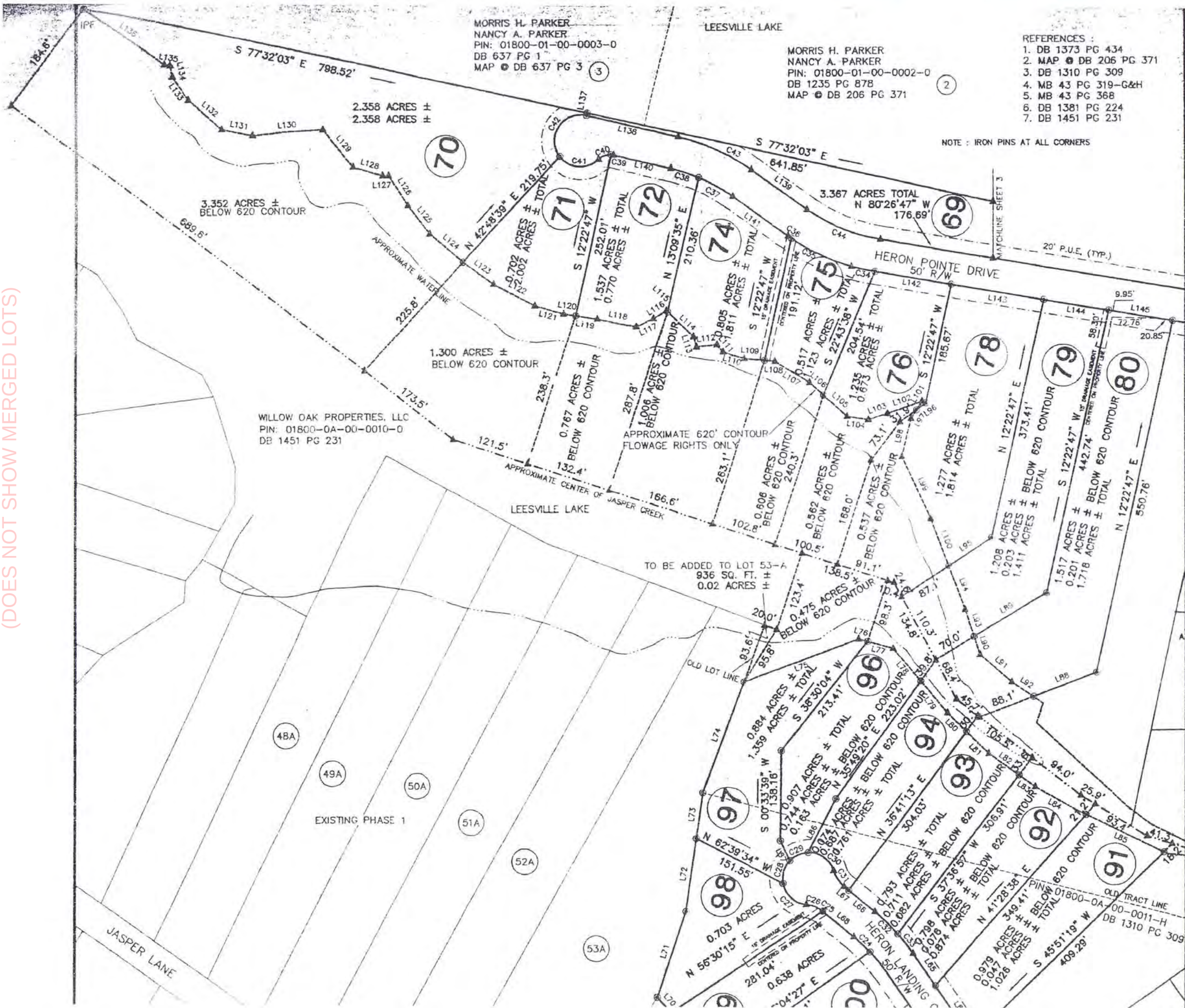
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A F.E.M.A. DEFINE FLOOD HAZARD ZONE AS OF 8-09-2001. F.E.M.A. STUDIES SHOW THE PROPERTY IS WITHIN ZONE A1 AS SHOWN ON F.E.M.A. COMMUNITY PANEL # 510113-0045-B.

PITTSYLVANIA COUNTY VIRGINIA

SITUATED IN
STAUNTON RIVER MAGISTERIAL DISTRICT
SUBDIVISION PLAT FOR
FOR :
WILLOW OAK PROPERTIES, LLC
SHOWING
HERON POINTE SECTION C
SHEET 3 OF 4
DATE : MARCH 21, 2006
SCALE : 1" = 100'
0' 100' 200' 300'
FILE: 0505
CRANE SURVEYING PLLC

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



- LEGEND
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - COMPUTED PCH
 - POWER POL
 - PIN PARCEL ID NUMBER
 - R/W RIGHT OF WAY
 - PUE PUBLIC UTILITY EASEMENT



Section C Sheet 4 of 4
Book 44 Page 19D

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF 8-09-2001. F.E.M.A. STUDIES SHOW THE PROPERTY IS WITHIN ZONE A1 AS SHOWN ON F.E.M.A. COMMUNITY PANEL # 510113-0045-B.

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

THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY.

PITTSYLVANIA COUNTY VIRGINIA

SITUATED IN
STAUNTON RIVER MAGISTERIAL DISTRICT
SUBDIVISION PLAT

FOR :
WILLOW OAK PROPERTIES, LLC

SHOWING
HERON POINTE SECTION C

SHEET 4 OF 4

DATE : MARCH 21, 2006

SCALE : 1" = 100'



FILE: 0505

CRANE SURVEYING PLLC