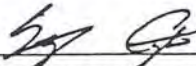


FOR REFERENCE ONLY - HERON LANDING HOA COPIED FROM CLERKS OFFICE 6/15/21
(DOES NOT SHOW MERGED LOTS)

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.


MANAGING MEMBER, WILLOW OAK PROPERTIES, LLC

COMMONWEALTH OF VIRGINIA
AT LARGE, TO WIT:

I, Bruce S. Gibson, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF

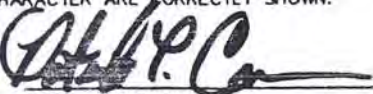
VIRGINIA AT LARGE HEREBY CERTIFY THAT Grace M. Cameron

WHOSE NAME(S) ARE SIGNED TO THIS PLAT OF
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COMMONWEALTH OF AFORESAID.

GIVEN UNDER MY HAND THIS 23rd DAY OF Oct, 2005
MY COMMISSION EXPIRES: 7-31-2007

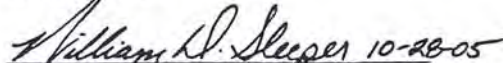

NOTARY PUBLIC

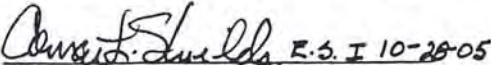
SURVEYOR'S CERTIFICATE
I CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE
DIRECTION OF THE OWNERS; AND THAT THE SUBDIVISION IS ENTIRELY
WITHIN THE BOUNDARIES OF LAND OWNED BY THE SUBDIVIDERS; AND
THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN ACTUALLY PLACED
AND THAT THEIR LOCATION AND CHARACTER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

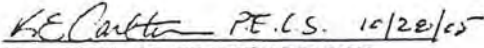

LAND SURVEYOR

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:


PITTSYLVANIA CO. SUBDIVISION AGENT


HEALTH DEPT. OFFICIAL


VA. DEPT. OF TRANSPORTATION

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



Section B Sheet 1 of 5
Book 44 Page 5H

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DEFINED
FLOOD HAZARD ZONE AS OF 8-09-2001.

THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR
RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT,
WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION.

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
CALLANDS-GRETNA MAGISTERIAL DISTRICT
BEING PART PIN : 18-A-11H
SUBDIVISION PLAT SHOWING
SECTION "B"

HERON POINTE SUBDIVISION
FOR:

WILLOW OAK PROPERTIES, LLC
SHEET 1 OF 5

DATE : OCTOBER 17, 2005

SCALE : 1" = 100'

0' 100' 200' 300'

FILE: 0505

CRANE SURVEYING PLLC

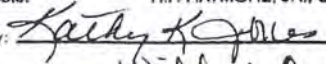
113 TALBOTT DR.

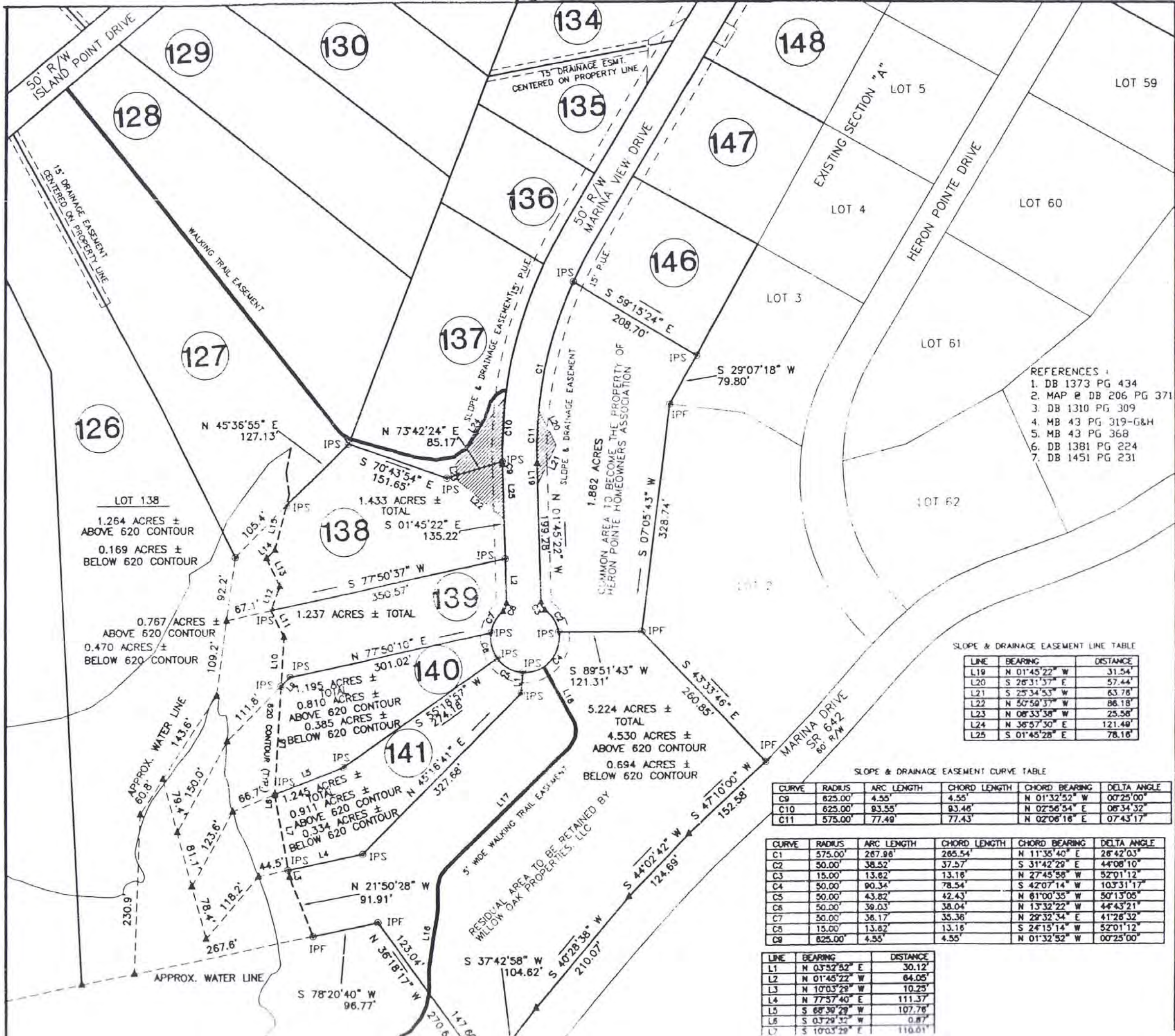
DANVILLE, VA. 24540

434-836-5598

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY

Clerk	301	13.50
St. R. Tax	039	
Co. R. Tax	213	
Grantor Tax	038/220	
Process Fee	036	
OSP	035	\$1.00
VSLP	145	\$1.50
Transfer	212	
Tech Fee	106	\$5.00
Overage	442	

The foregoing instrument with acknowledgement was admitted to
record on Oct 28 2005 at 4:38 P M. in
Map BK 44 Page 5H Inst. No. 05-09232
Teste: H.F. HAYMORE, JR., CLERK
By:  Deputy Clerk



- 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

SLOPE & DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L19	N 01°45'22" W	31.54'
L20	S 26°31'37" E	57.44'
L21	S 25°34'53" W	63.78'
L22	N 50°50'37" W	86.18'
L23	N 08°33'38" W	25.58'
L24	N 36°57'30" E	121.40'
L25	S 01°45'28" E	78.16'

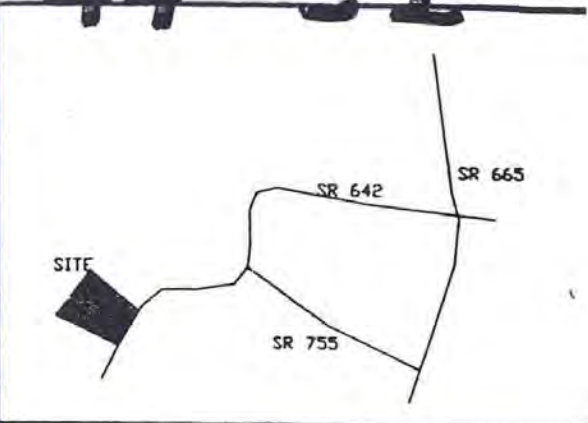
SLOPE & DRAINAGE EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C9	625.00'	4.55'	4.55'	N 01°32'52" W	00°25'00"
C10	625.00'	93.55'	93.46'	N 02°56'54" E	08°34'32"
C11	575.00'	77.49'	77.43'	N 02°08'16" E	07°43'17"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	575.00'	267.96'	265.54'	N 11°35'40" E	28°42'03"
C2	50.00'	38.52'	37.57'	S 31°42'29" E	44°08'10"
C3	15.00'	13.82'	13.16'	N 27°45'58" W	52°01'12"
C4	50.00'	90.34'	78.54'	S 42°07'14" W	103°31'17"
C5	50.00'	43.82'	42.43'	N 61°00'35" W	50°13'05"
C6	50.00'	39.03'	38.04'	N 13°32'22" W	44°43'21"
C7	50.00'	38.17'	35.36'	N 29°32'34" E	41°28'32"
C8	15.00'	13.82'	13.16'	S 24°15'14" W	52°01'12"
C9	625.00'	4.55'	4.55'	N 01°32'52" W	00°25'00"

LINE BEARING DISTANCE

L1	N 03°52'52" E	30.12'
L2	N 01°45'22" W	64.05'
L3	N 10°03'29" W	10.25'
L4	N 77°57'40" E	111.37'
L5	S 68°39'29" W	107.76'
L6	S 03°29'32" W	0.87'
L7	S 10°03'29" E	116.81'



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

PLAT NORTH
MB 43 PG 368

COMMONWEALTH OF VIRGINIA
PATRICK T. CRANE
No. 002476
10-27-05
LAND SURVEYOR

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF 8-09-2001.

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.

Section B Sheet 2 of 5
Book 44 Page 51

PITTSYLVANIA COUNTY VIRGINIA
SITUATED IN
CALLANDS-GRETNA MAGISTERIAL DISTRICT
BEING PART PIN : 18-A-11H
SUBDIVISION PLAT SHOWING
SECTION "B"
HERON POINTE SUBDIVISION
FOR :
WILLOW OAK PROPERTIES, LLC
SHEET 2 OF 5
DATE : OCTOBER 17, 2005
SCALE : 1" = 100'

0' 100' 200' 300'

NOTE 2:
COMMON AREA TO BECOME
THE PROPERTY OF HERON
POINTE HOMEOWNERS ASSOC.

WILLIAM E. DALTON
DOUGLAS DALTON
DB 396 PG 522

JOSE F. MIER, JR.
SUSAN T. MIER
PIN : 18-2-1
DB 674 PG 73
MAP 9 DB 429 PG 600

N 24°55'54" E 243.24'
S 71°59'54" E 31.89'
N 01°31'21" E 107.53'
N 01°31'21" E 14.26'
N 01°31'21" E 165.23'
N 01°29'11" E 114.20'
N 01°44'11" E 125.54'
S 72°40'38" E 355.66'
1.980 ACRES ±
TOTAL
1.696 ACRES ±
ABOVE 620 CONTOUR
0.284 ACRES ±
613 TO 620 CONTOUR
N 83°52'38" W 134.61'
N 85°13'38" W 142.30'
S 79°39'22" W 70.50'
70.50' LOT 116
0.557 ACRES ±
ABOVE 620 CONTOUR
0.163 ACRES ±
613 TO 620 CONTOUR
N 49°55'38" W 169.34'
0.493 ACRES ±
ABOVE 620 CONTOUR
0.235 ACRES ±
613 TO 620 CONTOUR
N 49°55'38" W 62.50'
0.301 ACRES ±
613 TO 620 CONTOUR
N 76°25'38" W 98.50'

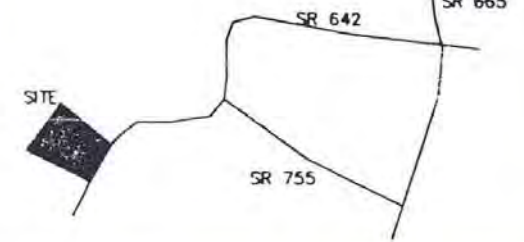
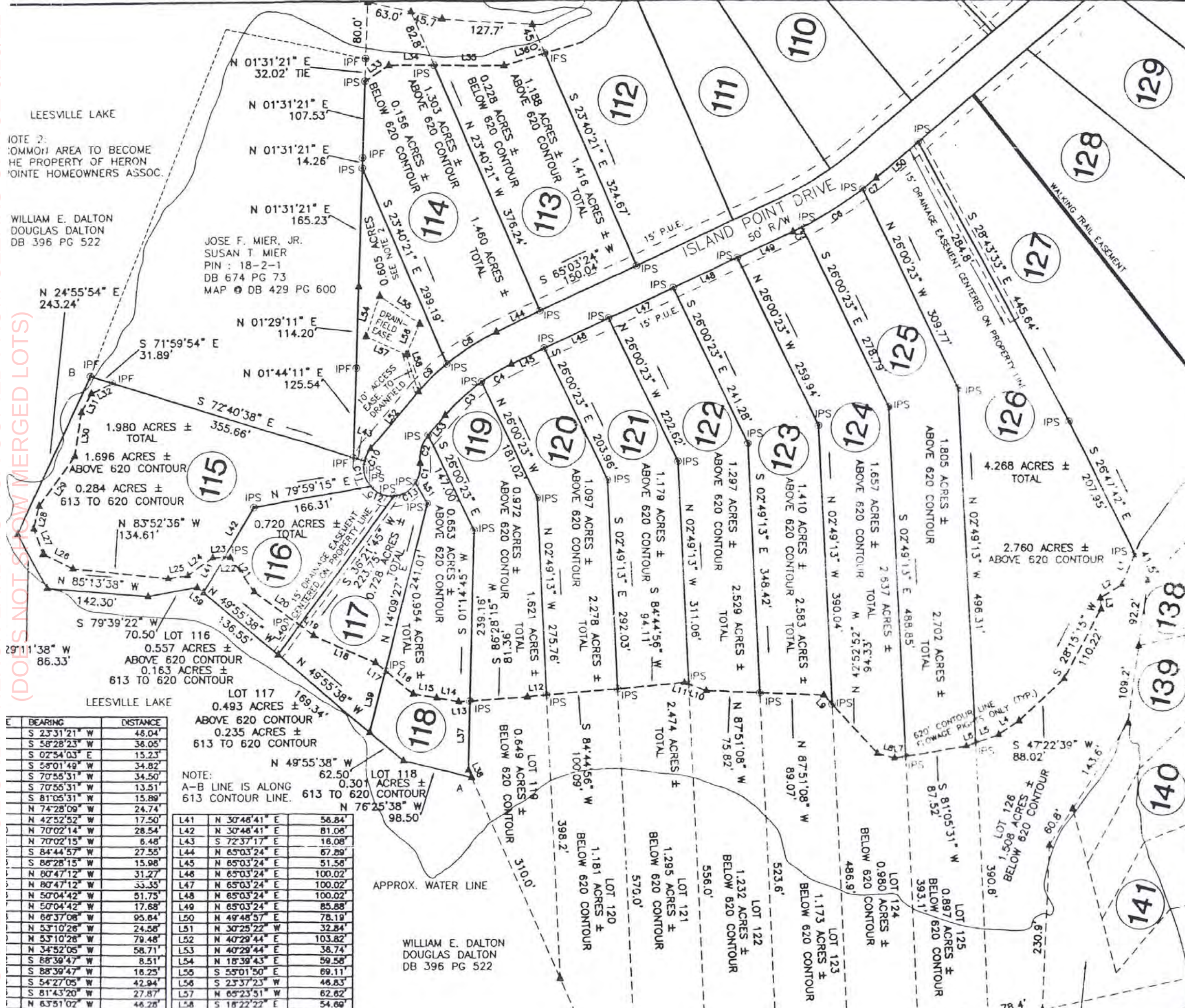
BEARING	DISTANCE
S 23°31'21" W	46.04'
S 58°28'23" W	36.05'
S 02°54'03" E	15.23'
S 58°01'49" W	34.82'
S 70°55'31" W	34.50'
S 70°55'31" W	13.51'
S 81°05'31" W	15.89'
N 74°28'09" W	24.74'
N 42°52'52" W	17.50'
N 70°02'14" W	28.54'
N 70°02'15" W	6.48'
S 84°44'57" W	27.55'
S 86°28'15" W	15.98'
N 80°47'12" W	31.27'
N 80°47'12" W	33.35'
N 50°04'42" W	51.75'
N 50°04'42" W	17.68'
N 66°37'08" W	95.64'
N 53°10'26" W	24.58'
N 53°10'26" W	79.48'
N 34°52'05" W	58.71'
S 88°39'47" W	8.51'
S 88°39'47" W	18.25'
S 54°27'05" W	42.94'
S 81°43'20" W	27.87'
N 63°51'02" W	46.28'

NOTE:
A-B LINE IS ALONG
613 CONTOUR LINE.

L41	N 30°48'41" E	58.84'
L42	N 30°48'41" E	81.08'
L43	S 72°37'17" E	18.08'
L44	N 65°03'24" E	67.89'
L45	N 65°03'24" E	51.58'
L46	N 65°03'24" E	100.02'
L47	N 65°03'24" E	100.02'
L48	N 65°03'24" E	100.02'
L49	N 65°03'24" E	85.88'
L50	N 49°48'57" E	78.19'
L51	N 30°25'22" W	32.84'
L52	N 40°29'44" E	103.82'
L53	N 40°29'44" E	38.74'
L54	N 18°39'43" E	59.58'
L55	S 55°01'50" E	69.11'
L56	S 23°37'23" W	46.83'
L57	N 65°23'51" W	62.62'
L58	S 18°22'22" E	54.69'

APPROX. WATER LINE

WILLIAM E. DALTON
DOUGLAS DALTON
DB 396 PG 522



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 9 DB 206 PG 371
3. DB 1310 PG 309
4. MB 43 PG 319-C&H
5. MB 43 PG 368
6. DB 1381 PG 224
7. DB 1451 PG 231



Section B Sheet 3 of 5
Book 44 Page 5J

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA DEFINED
FLOOD HAZARD ZONE AS OF 8-09-2001

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
CALLANDS-GRETNA MAGISTERIAL DISTRICT
BEING PART PIN : 18-A-11H
SUBDIVISION PLAT SHOWING
SECTION "B"
HERON POINTE SUBDIVISION
FOR :

WILLOW OAK PROPERTIES, LLC

SHEET 3 OF 5

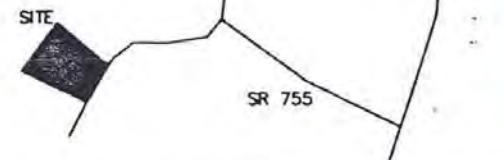
DATE : OCTOBER 17, 2005

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	575.00'	58.19'	58.17'	N 27°50'30" E	05°47'54"
C2	625.00'	58.18'	58.15'	S 25°01'36" W	05°19'59"

LINE	BEARING	DISTANCE
L1	S 30°44'36" W	91.91'
L2	N 58°56'35" E	14.03'
L3	N 23°31'21" E	18.08'
L4	N 30°58'39" E	100.72'
L5	N 55°24'09" E	39.81'
L6	S 11°12'49" W	35.65'
L7	S 07°48'23" E	32.94'
L8	S 14°50'27" W	15.92'
L9	S 38°45'47" E	645.86'
L10	S 74°54'42" E	111.99'
L11	S 82°37'11" E	30.81'
L12	N 80°57'30" E	28.84'
L13	N 55°23'48" E	19.79'
L14	N 33°01'22" E	52.11'
L15	N 18°37'42" E	23.18'
L16	N 54°49'22" E	32.00'

CENTER OF EASEMENT
CENTER OF EASEMENT
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CENTER OF EASEMENT



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 PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF 8-09-2001.

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.

Section B Sheet 4 of 5
Book 44 Page 5K

PITTSYLVANIA COUNTY VIRGINIA

SITUATED IN
CALLANDS-GRETNA MAGISTERIAL DISTRICT
BEING PART PIN : 18-A-11H
SUBDIVISION PLAT SHOWING
SECTION "B"

HERON POINTE SUBDIVISION
FOR :

WILLOW OAK PROPERTIES, LLC

SHEET 4 OF 5

DATE : OCTOBER 17, 2005

SCALE : 1" = 100'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	625.00'	93.55'	93.46'	N 02°56'54" E	08°34'32"
C4	625.00'	4.58'	4.55'	N 01°32'52" W	00°25'00"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	475.00'	84.55'	84.44'	S 59°57'22" W	10°11'52"
C2	475.00'	41.60'	41.77'	S 52°20'13" W	05°07'31"
C3	475.00'	131.94'	131.52'	S 41°51'35" W	1°54'54"
C4	325.00'	68.50'	68.39'	S 40°56'36" W	11°32'53"

301

134 50

The foregoing instrument with acknowledgment was admitted to

●	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



Section B Sheet 5 of 5
Book 44 Page 5L

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DEFINED
FLOOD HAZARD ZONE AS OF 8-09-2001.

THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT, WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION.

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

PITTSYLVANIA COUNTY VIRGINIA

SITUATED IN
CALLANDS-GRETNA MAGISTERIAL DISTRICT
BEING PART PIN : 18-A-11H
SUBDIVISION PLAT SHOWING
SECTION "B"

HERON POINTE SUBDIVISION
FOR:

WILLOW OAK PROPERTIES, LLC

SHEET 5 OF 5

DATE : OCTOBER 17, 2005

SCALE : 1" = 100'

0' 100' 200' 300'

FILE: 0505

CRANE SURVEYING PLLC

113 TALBOTT DR.
DANVILLE, VA. 24540
434-836-5598

B-125