

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (SEE TITLE BLOCK AND NOTES) AND EASEMENT EXTINGUISHMENTS ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS PROPRIETORS AND TRUSTEES, IF ANY, THE STATEMENT SHALL BE SIGNED BY SUCH PERSONS AND DULY ACKNOWLEDGED BEFORE AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGEMENT OF DEEDS.

*Barbara L. Pymale*  
 BARBARA L. PYMALE  
 FOR EAGLE POINTE SHORES LLC

*Thomas E. Brooks, Jr.*  
 THOMAS E. BROOKS, JR.  
 AS AGENT FOR EAGLE POINTE SHORES LLC AND AS ADJOINING PROPERTY OWNER

10 WIT: STATE OF VA CITY / COUNTY OF *Stafford*

I, *Thomas E. Brooks, Jr.*, a NOTARY PUBLIC IN AND FOR THE CITY / COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE UNDERSIGNED NAMES ARE SIGNED HERETO HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS *24* DAY OF *August* 2008 MY COMMISSION EXPIRES *11/21/14*

APPROVING AUTHORITY *Commission Expires Dec 31 2009*

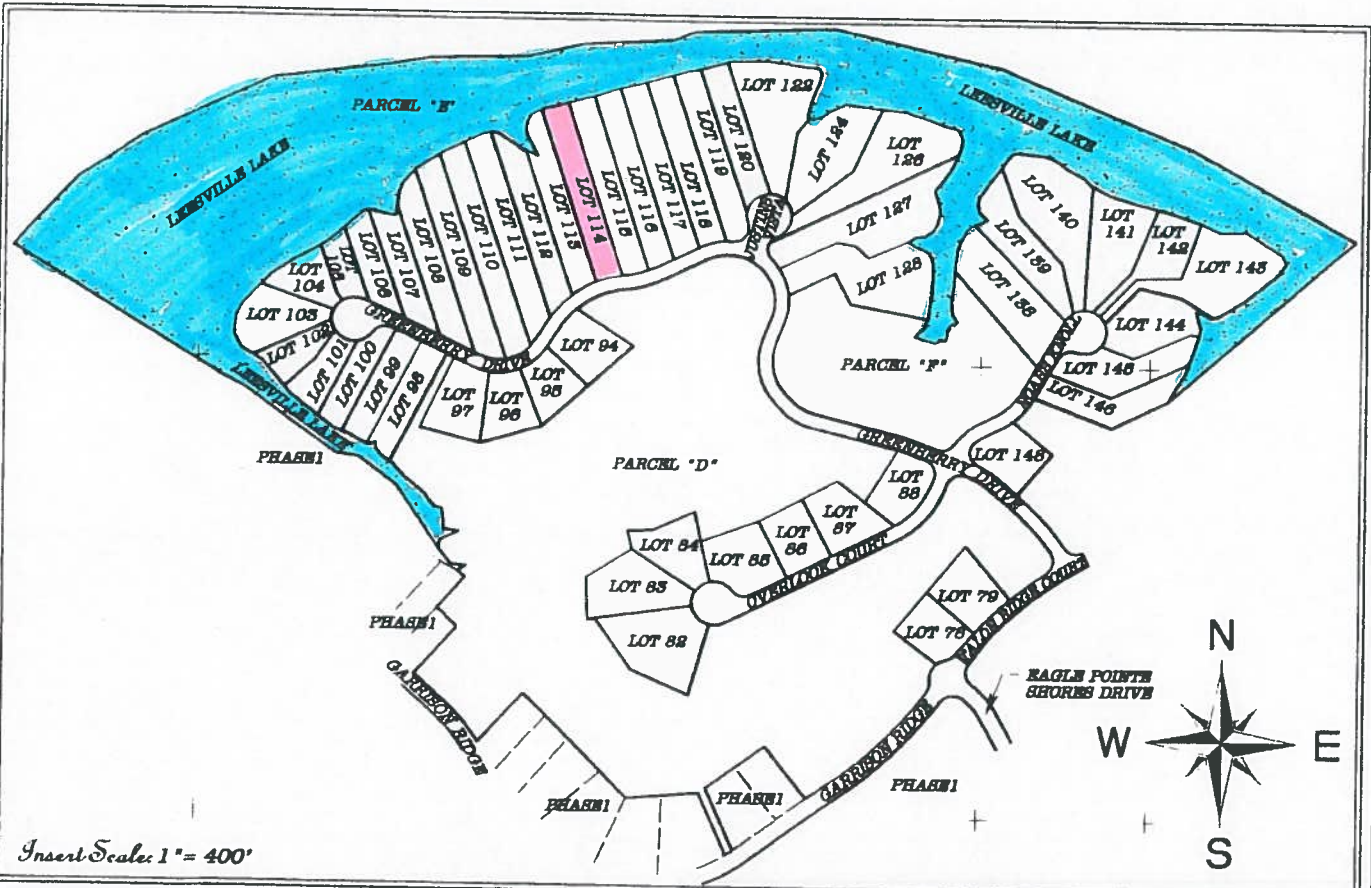
*David J. Roberts* 8-15-07  
 PITTSYLVANIA COUNTY HEALTH DEPARTMENT / DATE  
 THE APPROVED ONSITE SEWAGE SYSTEM SITES ARE NOT SHOWN ON THIS PLAN. THOSE SITES ARE SHOWN ON A SEPARATE PLAN ON FILE IN THE OFFICE OF PITTSYLVANIA COUNTY HEALTH DEPARTMENT  
 CHAIRMAN OR AGENT,  
 PITTSYLVANIA COUNTY BOARD OF SUPERVISORS / DATE

NOTES:

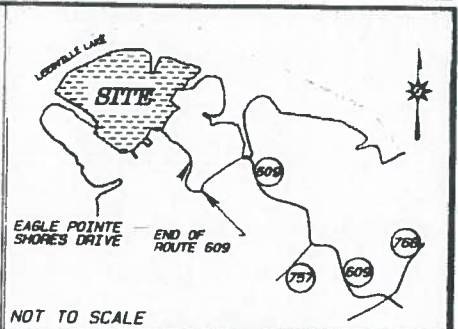
- THIS PLAN WAS PREPARED FOR EAGLE POINTE SHORES LLC.
- NO DETERMINATION OF WETLANDS WAS MADE BY ACRES OF VIRGINIA, INC. OR THIS SURVEYOR NOR WERE ANY ENVIRONMENTALLY SENSITIVE AREAS IDENTIFIED OR DELIMITED BY ACRES OF VIRGINIA, INC. OR THIS SURVEYOR. A WETLAND DELINEATION WAS MADE BY RESOURCE INTERNATIONAL, LTD. OF APPLAND VIRGINIA DATED AUGUST 2005. THE DELIMITED WETLAND AREAS WERE MARKED IN THE FIELD, ACRES OF VIRGINIA LOCATED THE AREAS DELIMITED BY RESOURCE INTERNATIONAL, INC. AND HAVE SHOWN THE AREAS LOCATED ON THIS PLAN. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE WETLAND DELINEATION AND AS SUCH THE AREAS SHOWN ARE APPROXIMATE.
- SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH OR EXAMINATION OF RECORDS, ENCUMBRANCES, RESTRICTIVE COVENANTS, EASEMENTS OR OTHER FACTS THAT MAY AFFECT THE ACCURACY OF THIS SURVEY. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADJOINING OWNERS ARE NOT FORMERLY.
- IF THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "A" AS DETERMINED BY U.S.D.H.H.U. FEDERAL INSURANCE ADMINISTRATION AND SHOWN ON THEIR MAP, NO CERTIFICATION BY THIS SURVEYOR IS MADE TO THE ACCURACY OF THE FLOOD INSURANCE RATE MAP.
- IN PROVIDING THIS PLAN NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- IF THE SURVEYOR'S SIGNATURE ON THIS PLAN IS NOT SIGNED WITH BLUE INK, THIS PLAN IS A COPY AND COULD CONTAIN UNAUTHORIZED ALTERATIONS. CERTIFICATION APPLIES TO ORIGINAL COPIES.
- ANY SUBSEQUENT BEDS LOCATED WITHIN THE BOUNDARIES OF THIS PROPERTY MAY BE THE PROPERTY OF THE COMMONWEALTH OF VIRGINIA. THIS SURVEYOR HAS MADE NO ATTEMPT TO DETERMINE SAID OWNERSHIP. THEREFORE THE AREA SHOWN ON THIS PLAN IS PLUS OR MINUS AND IS INCLUSIVE OF ANY SUBSEQUENT BEDS UNLESS OTHERWISE NOTED.
- IT IS UNLAWFUL TO DISTURB ANY GRAVE OR GRAVE MARKER. ACCORDINGLY ANY GRAVE OR GRAVE MARKER OR SUBJECT OR SUBJECT MATTER OF BURIAL IDENTIFIED DURING THE SURVEY, PROPERTY RESEARCH OR PLAN PREPARATION OR AS DENOTED ON THIS PLAN, IS THE PROPERTY OF ACRES OF VIRGINIA, INC. AND THIS SURVEYOR EXPRESSLY DISCLAIMS ANY FINANCIAL RESPONSIBILITY FOR THE IDENTIFICATION, REMOVAL OR DISTURBANCE OF ANY GRAVES OR GRAVE MARKERS THAT MAY NOT HAVE BEEN DETECTED OR SHOWN ON THIS PLAN.
- PRIOR TO THE IMPROVEMENT OF ANY LOT IN THE COUNTY THE PLANNING DEPARTMENT SHALL BE CONTACTED CONCERNING, BUT NOT LIMITED TO, THE CURRENT ZONING, BUILDING SETBACK REQUIREMENTS, WATER OR SEWER SYSTEMS, AND OTHER REGULATORY REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS.
- THIS PROPERTY IS ZONED (RPO) RESIDENTIAL PLANNED UNIT DEVELOPMENT.
- MINIMUM SETBACK REQUIREMENTS  
 (SEE SEC. 39-290 OF THE PITTSYLVANIA COUNTY ZONING ORDINANCE)  
 A. FRONT SETBACK  
 THE MINIMUM FRONT SETBACK FROM THE NEAREST POINT OF ANY DWELLING OR PRINCIPAL STRUCTURE (INCLUDING PORCHES OR STOOPS OR ANY ACCESSORY BUILDINGS) SHALL BE THIRTY-FIVE (35) FEET FROM THE EDGE OF RIGHT-OF-WAY UNLESS OTHERWISE SHOWN.  
 B. SIDE SETBACK  
 THE MINIMUM SIDE SETBACK, THE DISTANCE FROM THE SIDE PROPERTY LINE OF A LOT TO THE NEAREST POINT ON ANY DWELLING OR PRINCIPAL STRUCTURE (INCLUDING PORCHES, STOOPS OR ACCESSORY BUILDINGS) SHALL BE TEN (10) FEET.  
 C. REAR SETBACK  
 THE MINIMUM REAR SETBACK, THE DISTANCE FROM THE REAR PROPERTY LINE OF A LOT TO THE NEAREST POINT ON ANY DWELLING OR PRINCIPAL STRUCTURE (INCLUDING PORCHES, STOOPS, OR ACCESSORY BUILDINGS) SHALL BE A MINIMUM OF THIRTY (30) FEET. FOR PROPERTY BORDERING SMITH MOUNTAIN LAKE AND OTHER LAKE OR CREEK OF GREATER IN SIZE, THE DISTANCE WILL BE MEASURED FROM THE RECOGNIZED FULL POND LEVEL.  
 13. THE STREETS IN THIS SUBDIVISION ARE PRIVATE AND NOT INTENDED FOR GENERAL PUBLIC USE, BUT SHALL PROVIDE FREE AND UNRESTRICTED ACCESS TO EACH AND EVERY LOT OWNER AND THEIR INVITEES. STREETS DO NOT QUALIFY FOR PUBLIC MAINTENANCE. PLEASE SEE NOTE 14.  
 14. DUE TO ITS PRIVATE AND GATED STATUS, THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION (HOA). PLEASE SEE THE HOME OWNERS ASSOCIATION AGREEMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY VIRGINIA FOR COVENANTS AND RESTRICTIONS.  
 15. IRON REBAR HERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED. NO CORNERS WERE SET BELOW THE 620 CONTOUR.

SOURCES OF TITLE:  
 DEED BOOK 1070 PAGE 505, DEED BOOK 1490 PAGE 707  
 INSTR. NO 060002121 AND DEED BOOK 1521 PAGE 534

# Eagle Pointe Shores Phase 2



Insert Scale: 1" = 400'

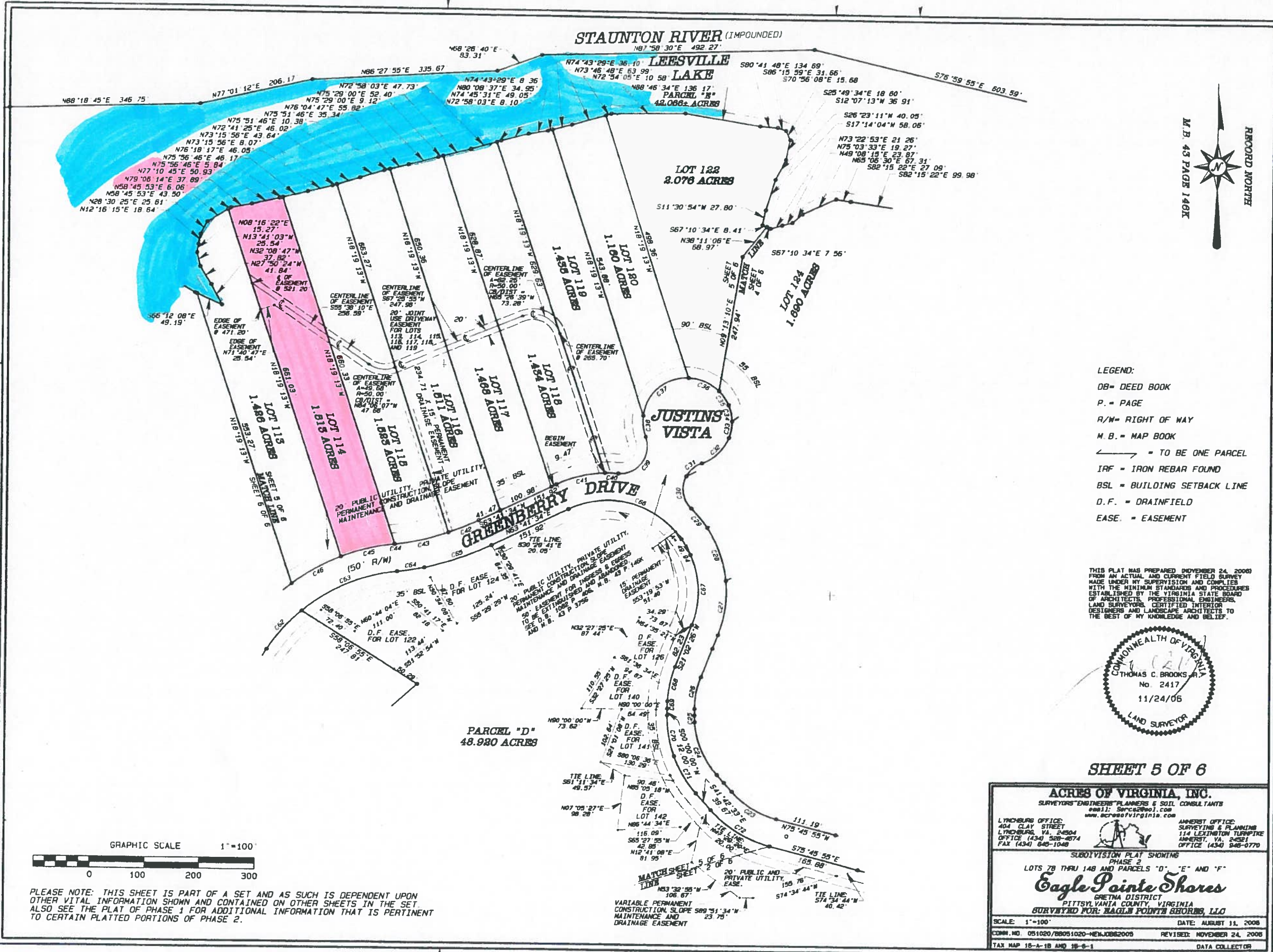


VICINITY MAP

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S24°16'46"W	36.84	L41	N07°08'13"E	42.15
L2	S28°29'51"W	39.94	L42	N07°08'13"E	18.09
L3	S36°44'30"W	41.95	L43	N03°37'11"E	61.03
L4	S42°09'50"W	30.05	L44	N06°37'09"E	72.93
L5	S01°18'52"E	16.18	L45	N17°11'43"E	21.39
L6	S20°44'30"E	9.87	L46	N17°11'43"E	31.87
L7	S20°44'30"E	26.83	L47	N29°19'17"E	44.62
L8	S08°14'51"E	36.36	L48	N51°14'58"E	31.87
L9	S12°36'31"W	44.16	L49	N69°19'29"E	8.24
L10	S32°37'38"W	24.07	L50	N69°19'29"E	14.24
L11	S53°00'40"W	38.15	L51	N66°24'45"E	29.35
L12	N69°05'33"W	29.44	L52	N44°07'57"W	39.18
L13	S57°03'18"W	35.13	L53	N19°01'53"W	29.52
L14	S54°28'10"E	29.56	L54	N16°58'07"E	27.26
L15	S65°34'12"E	39.63	L55	N34°01'02"E	51.69
L16	S58°04'39"E	19.24	L56	N37°03'05"E	71.42
L17	S22°34'32"E	19.35	L57	N32°31'26"E	6.80
L18	S12°46'41"E	4.80	L58	N32°31'26"E	35.68
L19	S12°46'41"E	19.40	L59	N41°13'09"E	29.00
L20	S00°40'07"E	58.89	L60	N77°10'12"E	15.50
L21	S05°43'21"W	42.74	L61	S86°08'13"E	39.19
L22	S05°43'21"W	21.99			
L23	S07°43'01"W	75.11			
L24	S20°31'21"W	34.20			
L25	S52°10'23"W	25.24			
L26	S36°04'58"W	13.82			
L27	S36°04'58"W	6.91			
L28	S70°53'45"E	20.22			
L29	S70°53'45"E	20.86			
L30	S71°11'14"E	27.75			
L31	S71°11'14"E	6.29			
L32	N50°54'11"E	20.39			
L33	S87°41'54"E	21.39			
L34	N11°24'12"E	9.77			
L35	N11°24'12"E	15.58			
L36	N11°24'12"E	21.89			
L37	N32°09'13"E	12.44			
L38	N67°52'02"E	27.46			
L39	N35°14'24"W	32.08			
L40	N06°26'17"W	39.82			

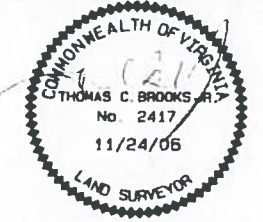
LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	22°22'21"	1200.29	488.88	463.71	N51°50'36"E	C41	24°20'51"	215.44	91.55	90.86	S75°51'59"W	C81	41°18'31"	80.00	57.68	56.44	S13°16'20"W
C2	82°39'02"	50.00	72.13	66.03	N75°36'42"W	C42	7°29'36"	452.19	59.14	59.10	S67°26'21"W	C82	70°05'07"	80.00	97.86	91.87	S42°25'29"E
C3	15°45'52"	873.00	240.75	239.99	N42°12'07"W	C43	12°45'51"	452.19	100.74	100.53	S77°34'05"W	C83	39°33'18"	80.00	55.23	54.14	N82°45'20"E
C4	13°47'02"	325.00	78.19	78.00	N56°58'34"W	C44	0°05'59"	452.19	0.79	0.79	S84°00'00"W	C84	42°43'54"	350.00	261.03	255.02	N41°36'45"E
C5	112°09'29"	50.00	97.88	82.99	N07°47'20"W	C45	15°32'02"	368.32	99.86	99.55	S76°16'56"W	C85	91°30'17"	50.00	79.85	71.63	N65°59'56"E
C6	15°27'21"	160.00	43.16	43.03	N56°01'04"E	C46	15°54'16"	368.32	102.24	101.91	S60°33'49"W	C86	18°09'52"	275.00	87.18	86.82	S69°09'59"E
C7	16°29'05"	295.00	84.87	84.58	N53°30'12"E	C47	17°40'21"	368.32	113.61	113.16	S43°46'31"W	C87	1°02'21"	825.00	14.96	14.96	S49°33'52"E
C8	17°20'04"	295.00	89.25	88.91	N39°35'38"E	C48	2°03'00"	368.32	13.18	13.18	S33°54'51"W	C88	13°36'35"	825.00	200.77	200.27	S42°04'25"E
C9	81°09'00"	50.00	70.82	65.04	N70°30'06"E	C49	10°37'39"	160.73	29.81	29.77	S38°12'08"W	C89	91°29'55"	50.00	79.85	71.63	S10°38'51"W
C10	71°32'27"	80.00	99.89	93.53	N75°18'23"E	C50	36°47'59"	160.73	103.24	101.47	S61°54'56"W	C90	7°05'59"	1250.29	168.90	166.78	S52°34'21"W
C11	63°05'17"	80.00	88.09	83.70	N07°59'31"E	C51	35°04'31"	160.73	98.40	96.87	N82°08'50"W	C91	8°05'29"	1250.29	176.56	176.42	S44°42'10"W
C12	22°48'10"	80.00	31.84	31.63	N34°57'13"W	C52	57°54'20"	80.00	80.85	77.45	S88°26'16"W	C92	45°00'00"	54.50	42.80	41.71	S58°40'01"W
C13	22°24'24"	80.00	31.29	31.09	N57°33'30"W	C53	33°00'39"	80.00	46.09	45.46	S40°58'47"W	C93	30°29'30"	65.00	34.59	34.18	S65°55'16"W
C14	22°11'21"	80.00	30.98	30.79	N79°51'23"W	C54	28°11'39"	80.00	39.37	38.97	S10°22'39"W	C94	59°30'30"	65.00	67.51	64.52	S20°28'16"W
C15	29°05'06"	80.00	40.61	40.18	S74°30'24"W	C55	29°35'26"	80.00	41.32	40.86	S18°30'53"E	C95	45°00'00"	54.50	42.80	41.71	S13°40'01"W
C16	30°02'14"	80.00	41.94	41.46	S44°58'43"W	C56	68°34'26"	80.00	92.95	87.81	S86°38'49"E	C96	18°51'41"	1422.18	468.17	466.06	S45°38'52"W
C17	5°40'54"	245.00	24.30	24.29	S32°46'03"W	C57	45°52'32"	80.00	64.05	62.36	N57°10'42"E	C97	0°49'57"	5784.83	84.06	84.06	S54°36'43"W
C18	28°08'14"	245.00	120.32	119.11	S49°40'38"W	C58	81°09'00"	50.00	70.82	65.04	N74°48'56"E	C98	3°23'23"	514.07	30.41	30.41	S56°29'24"W
C19	14°34'07"	210.00	53.40	53.25	S96°27'42"W	C59	17°07'04"	210.73	62.96	62.73	S73°10'08"E	C99	16°11'55"	654.49	189.04	184.42	N39°24'30"W
C20	8°55'51"	210.00	32.73	32.70	S44°42'43"W	C60	30°32'31"	210.73	112.33	111.01	N83°00'06"E						
C21	70°00'00"	50.00	61.09	57.36	S75°14'48"W	C61	34°30'31"	210.73	126.15	126.18	N50°18'36"W						
C22	6°00'42"	350.00	36.72	36.71	N72°45'33"W	C62	16°58'26"	318.32	94.03	93.68	N41°21'03"E						
C23	34°03'21"	160.00	95.10	93.71	N58°44'14"W	C63	34°14'13"	318.32	190.21	187.40	N68°59'52"E						
C24	37°25'28"	160.00	104.51	102.68	N22°59'50"W	C64	5°45'15"	502.19	50.43	50.41	N91°10'21"E						
C25	4°17'08"	160.00	11.97	11.96	N02°08'33"W	C65	14°36'10"	502.19	127.99	127.65	N70°59'39"E						
C26	21°02'26"	160.00	58.78	58.43	N10°51'13"E	C66	91°56'26"	165.44	265.48	237.90	S70°20'13"E						
C27	26°52'09"	215.44	101.03	100.11	N07°36'21"E	C67	48°24'29"	165.44	131.11	127.71	S01°38'48"E						
C28	27°18'00"	215.44	102.65	101.68	N19°28'43"W	C68	17°19'53"	210.00	63.52	63.29	S12°22'29"W						
C29	12°07'47"	215.44	45.61	45.52	N39°11'37"W	C69	3°42'32"	210.00	13.59	13.59	S01°51'16"W						
C30	72°49'22"	50.00	63.59	59.38	N08°50'49"W	C70	20°31'27"	240.00	75.23	74.82	S10°15'44"E						
C31	42°35'05"	50.00	37.16	36.31	N48°51'19"E	C71	21°11'06"	240.00	77.65	77.21	S31°07'00"E						
C32	49°09'22"	80.00	68.63	65.55	N45°34'18"E	C72	34°03'21"	240.00	124.82	122.99	S56°44'14"E						
C33	21°58'43"	80.00	30.69	30.50	N10°00'14"E	C73	3°41'09"	300.00	19.30	19.30	S73°58'20"E						
C34	21°58'43"	80.00	30.69	30.50	N11°58'29"W	C74	2°19'33"	300.00	12.18	12.18	S70°54'59"E						
C35	21°58'43"	80.00	30.69	30.50	N33°57'11"W	C75	90°00'00"	50.00	78.54	70.71	S24°45'12"E						
C36	43°15'30"	80.00	60.40	58.98	N66°34'18"W	C76	39°56'32"	300.00	209.14	204.93	S40°13'04"W						
C37	85°04'50"	80.00	118.79	108.18	S48°15'32"W	C77	2°47'22"	300.00	14.60	14.60	S61°35'01"W						
C38	27°32'46"	80.00	38.46	38.09	S07°03'18"E	C78	81°09'00"	50.00	70.82	65.04	N76°28'48"W						
C39	115°24'27"	50.00	100.71	84.53	S36°52'39"W	C79	65°35'08"	80.00	91.57	86.66	N69°39'52"W						
C40	6°32'24"	215.44	24.59	24.58	N88°41'16"W	C80	44°36'59"	80.00	62.30	60.73	S56°14'05"W						





**LEGEND:**  
 DB = DEED BOOK  
 P. = PAGE  
 R/W = RIGHT OF WAY  
 M.B. = MAP BOOK  
 ← → = TO BE ONE PARCEL  
 IRF = IRON REBAR FOUND  
 BSL = BUILDING SETBACK LINE  
 D.F. = DRAINFIELD  
 EASE. = EASEMENT

THIS PLAT WAS PREPARED NOVEMBER 24, 2006 FROM AN ACTUAL AND CURRENT FIELD SURVEY MADE UNDER MY SUPERVISION AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**SHEET 5 OF 6**

**ACRES OF VIRGINIA, INC.**  
 SURVEYORS, ENGINEERS, PLANNERS & SOIL CONSULTANTS  
 email: Sarca@aol.com  
 www.acresofvirginia.com

**LYNCHBURG OFFICE:**  
 404 CLAY STREET  
 LYNCHBURG, VA. 24504  
 OFFICE (434) 526-4674  
 FAX (434) 646-1048

**AMHERST OFFICE:**  
 SURVEYING & PLANNING  
 114 LEXINGTON TURNPIKE  
 AMHERST, VA. 24521  
 OFFICE (434) 946-0770

**SUBDIVISION PLAT SHOWING PHASE 2**  
 LOTS 78 THRU 148 AND PARCELS "D", "E" AND "F"

**Eagle Pointe Shores**  
 GRETNIA DISTRICT  
 PITTSYLVANIA COUNTY, VIRGINIA  
 SURVEYED FOR: EAGLE POINTE SHORES, L.L.C.

SCALE: 1"=100' DATE: AUGUST 11, 2006  
 CORN. NO. 051020/88051020-NEWJOB2006 REVISED: NOVEMBER 24, 2006  
 TAX MAP 18-A-18 AND 18-B-1 DATA COLLECTOR