

05014rc01-sheet1.plt

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT RKL HOLDINGS, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED BOUNDED BY OUTSIDE CORNERS 1 TO 49 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC., DATED SEPTEMBER 23, 2005, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA IN DEED BOOK 862, PG. 1400.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THRU 2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE FRANKLIN COUNTY LAND SUBDIVISION ORDINANCES.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES IN FEE SIMPLE TO FRANKLIN COUNTY, ALL OF THE LAND EMBRACED WITHIN THE STREET SHOWN HEREON AS SOUTHWIND DRIVE AND ALL OF THE EASEMENTS THAT ARE NOT DESIGNATED AS PRIVATE, ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING, OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED, AND SAID COUNTY OF VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREON.

IN WITNESS IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS DAY OF 2005.

RKL HOLDINGS, LLC

BY: _____

STATE OF VIRGINIA OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT _____ WITH RKL HOLDINGS, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED SEPTEMBER 27, 2005 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2005.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

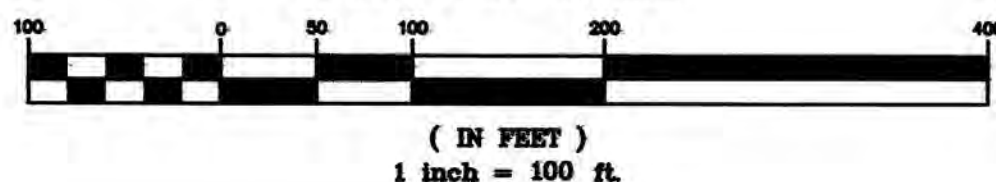
NOTES:

- 1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. A PORTION OF THIS PROPERTY LIES WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510061 0210 B, DATED OCTOBER 5, 2001. ZONES "AE" & "X"
5. THIS PLAT SUBDIVIDES A PORTION OF ORIGINAL FRANKLIN COUNTY TAX PARCELS #31-6.4 AND #31-6.
6. ALL EASEMENTS AS SHOWN HEREON ARE NEW UNLESS OTHERWISE NOTED.
7. THE TOTAL AREA DESIGNATED WITHIN THE BOUNDARY OF THIS SUBDIVISION FOR THE DILUTION SEPTIC WASTEWATER FROM SOUTHPOINTE CONDOMINIUMS, PHASE 4 IS 3.840 ACRES.
8. THE TOTAL BOUNDARY OF THIS SUBDIVISION CONTAINS 26.785 ACRES.
9. FOR SPECIFIC INFORMATION PERTAINING TO DRAINFIELDS, SEE PLAT ON FILE AT THE FRANKLIN COUNTY HEALTH DEPARTMENT.

SURVEYOR'S CERTIFICATE:

I, VINCENT K. LUMSDEN, CERTIFY THAT THIS PLAT WAS PREPARED BY AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH CHAPTER 19 OF THE FRANKLIN COUNTY CODE AS AMENDED. WITNESS MY HAND AND SEAL THIS 4th DAY OF October 2005.

GRAPHIC SCALE



PRIVATE DRAINFIELD EASEMENT SERVING LOT 7 BOUNDARY TABLE. Table with columns: LINE, BEARING, DISTANCE. Rows: D8-D9, D9-D10, D10-D8. AREA = 602 S.F.

PRIVATE DRAINFIELD EASEMENT SERVING LOT 10 BOUNDARY TABLE. Table with columns: LINE, BEARING, DISTANCE. Rows: D1-D2, D2-D3, D3-D4, D4-D1. AREA = 3,338 S.F.

PRIVATE DRAINFIELD EASEMENT SERVING LOT 11 BOUNDARY TABLE. Table with columns: LINE, BEARING, DISTANCE. Rows: D11-D5, D5-D6, D6-D7, D7-D11. AREA = 6,381 S.F.

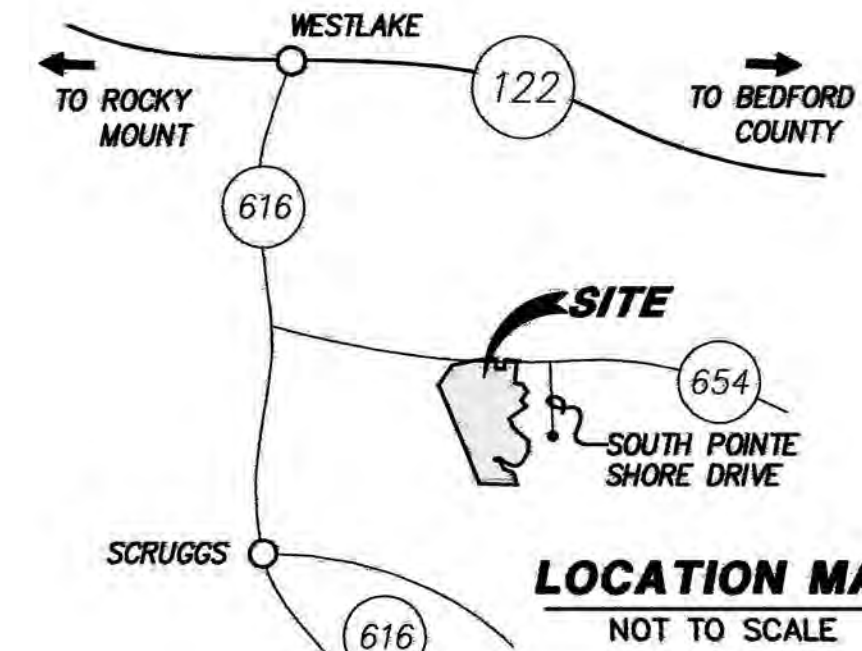
10' PRIVATE SANITARY SEWER EASEMENT #1 CENTERLINE TABLE. Table with columns: LINE, BEARING, DISTANCE. Rows: 11-S1, S1-S2, S2-S3, S3-S4, S4-14. AREA = 602 S.F.

VARIABLE-WIDTH PRIVATE SANITARY SEWER EASEMENT #2 CENTERLINE TABLE. Table with columns: LINE, BEARING, DISTANCE. Rows: 18-S5, S5-S6, S6-S7, S7-S8, S8-S9, S9-S10, S10-S11, S11-S12, S12-S13.

20' DRAINAGE EASEMENT #1 CENTERLINE TABLE. Table with columns: LINE, BEARING, DISTANCE. Rows: M-SD1, SD1-SD2, SD2-SD3, SD3-SD4, SD4-SD5, SD5-SD6.

15' PRIVATE WATERLINE EASEMENT CENTERLINE TABLE. Table with columns: LINE, BEARING, DISTANCE. Rows: 7-W1, W1-W2.

PRIVATE DRAINFIELD EASEMENT SERVING THE DILUTION AREA OF PHASE 4 SOUTH POINTE CONDOMINIUMS. Table with columns: LINE, BEARING, DISTANCE. Rows: M-D11, D11-D12, D12-D13, D13-D14, D14-D11. AREA = 9,697 S.F.



LEGEND table with symbols and descriptions for EXISTING IRON PIN FOUND, ACRES, DEED BOOK, PLAT BOOK, PAGE, INSTRUMENT, PUBLIC UTILITY EASEMENT, WATER LINE EASEMENT, DRAINAGE EASEMENT, DRAIN FIELD EASEMENT, SANITARY SEWER EASEMENT, PRIVATE, RIGHT-OF-WAY, WIRE FENCE, TELEPHONE PEDESTAL, UTILITY POLE, WATERLINE, OVERHEAD ELECTRIC AND TELEPHONE.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON _____, 2005 AT _____ O'CLOCK _____ M.

TESTEE: _____ CLERK

KNOW ALL MEN BY THESE PRESENTS:

THAT THIS PLAT WAS APPROVED ON _____, 2005, BY THE AGENT OF THE BOARD OF SUPERVISORS IN ACCORDANCE WITH THE RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE OF FRANKLIN COUNTY, VIRGINIA.

SUBDIVISION AGENT

DATE

TOTAL AREA = 26.785 ACRES

"THE WATERFRONT" SECTION 12

PROPERTY OF RKL HOLDINGS, LLC SITUATED ALONG VA. SEC. RTE. 654 GILLS CREEK MAGISTERIAL DISTRICT FRANKLIN COUNTY, VIRGINIA



LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA



DATE: October 4, 2005 COMM. NO.: 05-014 SCALE: 1" = 100' SHEET 1 OF 2

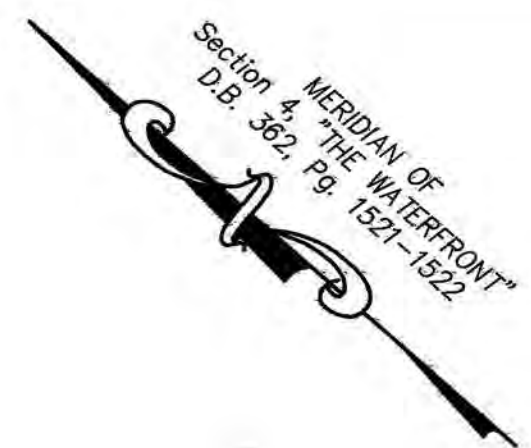
PHONE: (540) 774-4411 FAX: (540) 772-9445 E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW P.O. BOX 20669 ROANOKE, VIRGINIA 24018

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LEGEND

EX.	EXISTING
I.P.F.	IRON PIN FOUND
AC.	ACRES
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
INST.	INSTRUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
D.E.	DRAINAGE EASEMENT
D.F.E.	DRAIN FIELD EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
PVT.	PRIVATE
R/W	RIGHT-OF-WAY
WF	WIRE FENCE
TP	TELEPHONE PEDESTAL
UP	UTILITY POLE
WL	WATERLINE
OE & T	OVERHEAD ELECTRIC AND TELEPHONE

**LINE TABLE
LOT LINES
ALONG BRANCH**

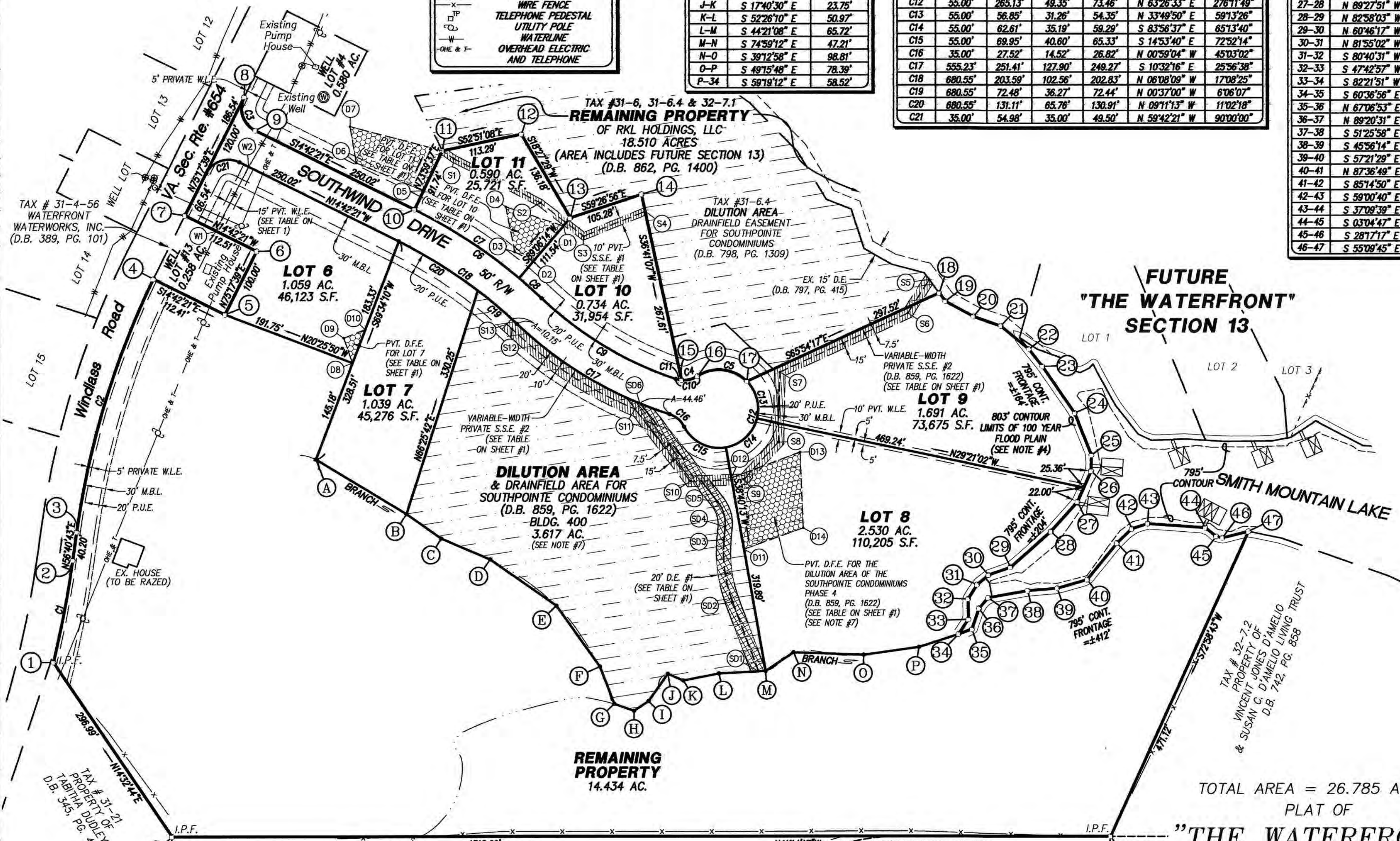
LINE	BEARING	DISTANCE
A-B	S 10°04'29" E	148.92'
B-C	S 06°16'04" E	59.74'
C-D	S 17°45'35" E	74.76'
D-E	S 06°17'09" E	113.85'
E-F	S 13°15'27" W	105.25'
F-G	S 27°42'00" W	56.25'
G-H	S 21°33'03" E	29.54'
H-I	S 75°13'45" E	24.24'
I-J	N 83°57'03" E	47.36'
J-K	S 17°40'30" E	23.75'
K-L	S 52°26'10" E	50.97'
L-M	S 44°21'08" E	65.72'
M-N	S 74°59'12" E	47.21'
N-O	S 39°12'58" E	98.81'
O-P	S 49°15'48" E	78.39'
P-34	S 59°19'12" E	58.52'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1509.02'	146.50'	73.31'	146.45'	N 59°27'35" E	5°33'45"
C2	1195.29'	373.24'	188.15'	371.73'	S 65°37'27" W	17°53'28"
C3	35.00'	54.98'	35.00'	49.50'	S 30°17'39" W	90°00'00"
C4	35.00'	23.38'	12.14'	22.94'	S 55°31'18" E	38°16'07"
C5	55.00'	75.71'	45.24'	69.88'	N 35°13'08" W	78°52'28"
C6	730.55'	218.55'	110.10'	217.73'	N 06°08'09" W	17°08'25"
C7	730.55'	176.08'	88.47'	175.66'	N 07°48'04" W	13°48'36"
C8	730.55'	42.46'	21.24'	42.46'	N 00°46'09" E	3°19'49"
C9	505.23'	221.90'	112.77'	220.12'	S 10°08'54" E	25°09'55"
C10	35.00'	31.72'	17.04'	30.84'	S 48°41'36" E	51°55'31"
C11	35.00'	8.34'	4.19'	8.32'	S 29°33'33" E	13°39'24"
C12	55.00'	265.13'	49.35'	73.46'	N 63°26'33" E	276°11'49"
C13	55.00'	56.85'	31.26'	54.35'	N 33°49'50" E	59°13'26"
C14	55.00'	62.61'	35.19'	59.29'	S 83°56'37" E	65°13'40"
C15	55.00'	69.95'	40.60'	65.33'	S 14°53'40" E	72°52'14"
C16	35.00'	27.52'	14.52'	26.82'	N 00°59'04" W	45°03'02"
C17	555.23'	251.41'	127.90'	249.27'	S 10°32'16" E	25°56'38"
C18	680.55'	203.59'	102.56'	202.83'	N 06°08'09" W	17°08'25"
C19	680.55'	72.48'	36.27'	72.44'	N 00°37'00" W	6°06'07"
C20	680.55'	131.11'	65.76'	130.91'	N 09°11'13" W	11°02'18"
C21	35.00'	54.98'	35.00'	49.50'	N 59°42'21" W	90°00'00"

**LINE TABLE
BOUNDARY LINES ALONG
800' CONTOUR**

LINE	BEARING	DISTANCE
18-19	S 12°16'17" W	14.63'
19-20	S 12°36'57" E	44.75'
20-21	S 22°20'42" E	40.27'
21-22	S 01°35'43" E	51.04'
22-23	S 10°32'19" W	31.13'
23-24	S 14°02'28" W	79.55'
24-25	S 27°08'58" W	63.67'
25-26	S 49°56'22" W	22.28'
26-27	S 72°20'56" W	47.36'
27-28	N 89°27'51" W	56.18'
28-29	N 82°58'03" W	75.82'
29-30	N 60°46'17" W	32.72'
30-31	N 81°55'02" W	21.07'
31-32	S 80°40'31" W	23.93'
32-33	S 47°42'57" W	28.56'
33-34	S 82°21'51" W	24.71'
34-35	S 60°36'56" E	19.71'
35-36	N 67°06'53" E	30.94'
36-37	N 89°20'31" E	20.01'
37-38	S 51°25'58" E	56.19'
38-39	S 45°56'14" E	41.54'
39-40	S 57°21'29" E	43.89'
40-41	N 87°36'49" E	66.31'
41-42	S 85°14'50" E	29.10'
42-43	S 59°00'40" E	23.44'
43-44	S 37°09'39" E	81.04'
44-45	S 03°04'47" E	19.62'
45-46	S 28°17'17" E	8.74'
46-47	S 55°09'45" E	37.72'



TAX # 32-4
TRACT E, SECTION 2
EDGEWATER
(D.B. 791, PG. 26)
PROPERTY OF
EDGEWATER ASSOCIATES, LLC
D.B. 775, PG. 114

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

TAX # 32-4
TRACT H, SECTION 2
EDGEWATER
(D.B. 791, PG. 26)
PROPERTY OF
BRUCE E. DENNIS &
PATRICIA A. DENNIS
D.B. 823, PG. 640

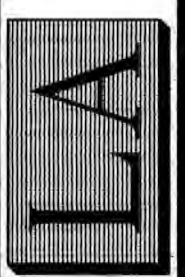


TOTAL AREA = 26.785 ACRES
PLAT OF
"THE WATERFRONT"
SECTION 12
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SITUATED ALONG VA. SEC. RTE. 654
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

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DATE: October 4, 2005
COMM. NO.: 05-014
SCALE: 1" = 100'
SHEET 2 OF 2