NOT TO SCALE

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

DISTANCE

15.83

74.63

41.82

26.79

66.58

55.56

47.59

19.78

51.67

50.56

15.20'

7.89

13.89

14.69

19.59

37.21

30.27

LINE TABLE BOUNDARY LINES ALONG

800' CONTOUR

BEARING

N 3743'54" W

N 13'32'24" W

N 7453'24" W

N 51'43'43" W

N 41'52'31" W

N 37'55'40" W

N 4374'44" W

N 15'40'44" W

N 1076'09" E

N 194517" E

N 2278'50" E

26-27 N 07'35'43" W

LEGEND

(540) 774-4411 (540) 772-9445 MSDENPC.COM COUNTY PHONE: ( FAX: ( MAIL@LUM 654 SHORE DRIVE **LOCATION MAP** 

54 BRAMBLETON AVENUE, S D. BOX 20669 ANOKE, VIRGINIA 24018

, P.C. PL CIA ORS-SN ASSOC SS-SURVEYC VIRGINIA MSDE INEER NOKE,

LON ENGI ROAL

SHEET 1 OF

KNOW ALL MEN BY THESE PRESENTS, TO WIT, CURVE TABLE 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 27 TO 1, LENGTH BEARING DELTA RADIUS TANGENT CHORD INCLUSIVE, WHICH COMPRISES A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER CI 132.24 67.05 131.33 N 03'26'29" E 325.00 2378'50" 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 C2 35.00 28.58 29.44 N 3971'36" E 4811'23" C3 55.00 112.18 89.52 93.72 S 04'51'18" W 116'51'58' COUNTY, VIRGINIA IN DEED BOOK 862, PG. 1400. C4 55.00' 77.18 46.48 71.00' S 23'05'08" W 80'24'18' 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 **C**5 55.00' 35.00 18.12' 34.41' | S 35'20'51" E 3627'39 C6 62.53 120.30' S 00'46'07" E 31'44'02' 220.00' 121.85' C7 17.00' 27.51' 17.82' 24.60' N 29'43'06" E VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE FRANKLIN COUNTY LAND SUBDIVISION ORDINANCES. C8 85.00' 132.46' 83.95' 119.46' S 31'25'41" W 89'17'17" TAX #31-9-39 THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES EX. 10' PRIVATE S.S.E-ALL OF THE EASEMENTS THAT ARE NOT DESIGNATED AS PRIVATE FOR PUBLIC USE. PHASE 3 (D.B. 862. PG. 1400) 1.832 AC. 20' P.U.E. D.B. 834, PG. 873

PVT. D.F.E.-

FOR LOT 2

(SEE TABLE)

LOT 1

1.985 AC.

TAX #31-6.4

REMAINING PROPERTY OF RKL HOLDINGS, LLC (D.B. 862, PG. 1400)

TAX #31-6.4

REMAINING PROPERTY

OF RKL HOLDINGS, LLC

(D.B. 862, PG. 1400)

15' PRIVATE

SANITARY SEWER EASEMENT

CENTERLINE TABLE

DISTANCE

117.61' (TIE)

246.58

71.63

34.97

44.31

159.33

93.45

24.06

20.79

20.23

**BEARING** 

S 4909'33" W

N 4576'08" W

N 31°23'50" W

N 18°35'22" E

N 36'07'27" E

N 12'44'40" W

N 20°36'52" W

N 34'42'57" W

N 70°04'05" W

S9-S10 S 8178'15" W

LINE

9-51

S1-S2

S2-S3

S3-S4

S4-S5

S5-S6

S6-S7

S7-S8

58-59

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

RKL HOLDINGS, LLC

STATE OF VIRGINIA

COUNTY OF ROANORE VETTA W. BAYSE A NOTARY PUBLIC IN AND FOR THE AND STATE DO HEREBY CERTIFY THAT AFORESAID \_\_\_\_COUNTY RONALD WILLARD, II WITH RKL HOLDINGS, LLC, MANAGER 

MY COMMISSION EXPIRES JANUARY 31, 2009 Vetta W. Bayse NOTARY PUBLIC

PRIVATE DRAINFIELD EASEMENT \*1 SERVING PHASE 1. SOUTH POINTE CONDOMINIUMS

LINE	BEARING	DISTANCE
3-D1	S 66°31'47" W	51.29*
D1-D2	N 57'58'40" W	87.56'
D2-D3	N 32'01'20" E	85.01°
D3-D4	S 57°58'40" E	103.25
D4-2	S 13'46'23" W	15.03' CHD.
2-3	S 15°05'54" W	29.75
	AREA = 9,020	S.F.

PRIVATE DRAINFIELD EASEMENT • 2 SERVING PHASE 1 SOUTH POINTE CONDOMINIUMS

LINE	BEARING	DISTANCE
3-D5	S 66'31'47" W	98.45' (TIE)
D5-D6	S 39°07'11" E	86.17
D6-D7	S 58'41'02" W	92.49'
D7-D8	N 32"26'28" W	96.79'
D8-D5	N 66'31'47" E	83.47
	AREA = 7,938	S.F.

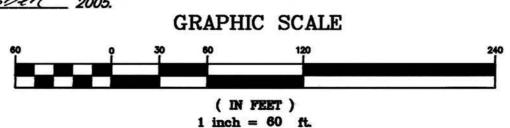
## PHIVATE DHAINFIELD EASEMENT SERVING LOT 2

2012		
LINE	BEARING	DISTANCE
3-D9	S 66°31'47" W	210.17° (TIE)
D9-D10	S 66'31'47" W	88.00'
D10-D11	N 23°28'13" W	5.00'
D11-D12	N 66°31'47" E	88.00'
D12-D9	S 23"28'13" E	5.00'
U	AREA = 440 .	S.F.

## NOTES

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. 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"
- THIS PLAT SUBDIVIDES A PORTION OF ORIGINAL FRANKLIN COUNTY TAX PARCELS \$31-6.4 & \$32-7.1. all easements as shown hereon are new unless otherwise noted.
- WATER SERVICE FOR LOT 2 TO BE PROVIDED THROUGH LOT 3 WITH A 10' PRIVATE Waterline easement centered 5' either side of said line as constructed. Waterline shall be constructed no closer than 10° to any drainfields AS SHOWN HEREON.

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



WITNESS MY HAND AND SEAL THIS 44h \_ DAY OF

PLAT OF

SECTION 13

RKL HOLDINGS, LLC

DRIVE - OFF OF VA. SEC. RTE. 654 GILLS CREEK MAGISTERIAL DISTRICT FRANKLIN COUNTY, VIRGINIA

D.B. 865 . PG. 1760

1.201 AC. 1.471 AC. SANITARY SEWER EASEMENT "THE WATERFRONT CENTERLINE TABLE SECTION 13 LINE 9-S11 S 49'09'33" W EXISTING PROPERTY LINE-S11-S12 N 4576'08" W TO BE VACATED S12-S13 EX. 15' D.E. (D.B. 797, PG. 415) VARIBLE-WIDTH S12-S13 PRIVATE S.S.E (SEE TABLE) BLDG. 400 15' PVT. S.S.E. (D.B. 859, PG. 1622) -(SEE TABLE) TAX #32-7-1 PHASE 4 1.888 AC. D.B. 859, PG. 1622 -803' CONTOUR 7.5° CONT. LIMITS OF 100 YEAR FLOOD PLAIN FRONTAGE (SEE NOTE #4) =±118 CONTOUR SMITH MOUNTAIN LAKE

-EX. 10' P.U.E

-10' PRIVATE W.L.E

(D7) UTILITY EASEMENT

VARIBLE-WIDTH

PRIVATE W.L.E.

(SEE TABLE)

LOT 3

10' P.U.E

LOT 2

(D.B. 797, PG. 415)

TAX #31-9-14

PHASE 2

2.502 AC.

D.B. 817, PG. 2307

**SOUTH POINTE** 

**CONDOMINIUMS** 

21-22 S 38'59'21" W 39.26' N 8717'55" W S 4576'08" E 22-23 34.06 N 67"27"50" W 23-24 N 27'03'07" W S12-S13 N 49°09'33" E 39.17 AREA = 1,466 S.F.24-25 N 14'50'33" E 25-26 N 21"27"22" W

DISTANCE

70.92' (TIE)

41.02

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.

WESTLAKE

(616)

AC. D.B.

P.B.

PG.

INST.

P.U.E.

W.L.E.

D.E. D.F.E.

S.S.E.

PVT.

R/W

LINE

10-11

11-12

12-13

13-14

14-15

16-17

17-18

18-19

19-20

20-21

TO ROCKY

MOUNT

SCRUGGS (

DISTANCE

59.43' CHD.

13.32

54.03

24.76

109.44' CHD.

48.23

24.37

3.48' CHD.

64.52

120.30' CHD.

24.60' CHD.

**VARIABLE-WIDTH PRIVATE** 

WATERLINE EASEMENT TABLE

**BEARING** 

S 55'36'42" W

N 49'47'12" W

N 42'09'00" E

N 2575'18" E

N 01°55'10" E

N 15'05'54" E

N 58'41'02" E

S 51°46'00" E

S 1505'54" W

S 00'46'07" E

S 29°43'06" W

AREA = 5,175 S.F.

**VARIABLE-WIDTH PRIVATE** 

BEARING

LINE

8-W1

W1-W2

W2-W3

W3-W4

W6-W7

W7-5

5-6

6-7

TAX #31-9-13=

PHASE 1-

2.559 AC.

D.B. 300, PG. 798-

7-8

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

TOTAL AREA = 4.657 ACRES

"THE WATERFRONT"

PROPERTY OF

SITUATED ALONG SOUTH POINTE SHORE