

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 27 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 ALL OF THE EASEMENTS THAT ARE NOT DESIGNATED AS PRIVATE FOR PUBLIC USE.

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

RKL HOLDINGS, LLC

BY: [Signature] Manager

TAX #31-6.4 REMAINING PROPERTY OF RKL HOLDINGS, LLC (D.B. 862, PG. 1400)

STATE OF VIRGINIA COUNTY OF ROANOKE

I, VETTA W. BAYSE, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT RONALD WILLARD, II, MANAGER 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 COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON OCTOBER 6, 2005.

MY COMMISSION EXPIRES JANUARY 31, 2009

[Signature] NOTARY PUBLIC

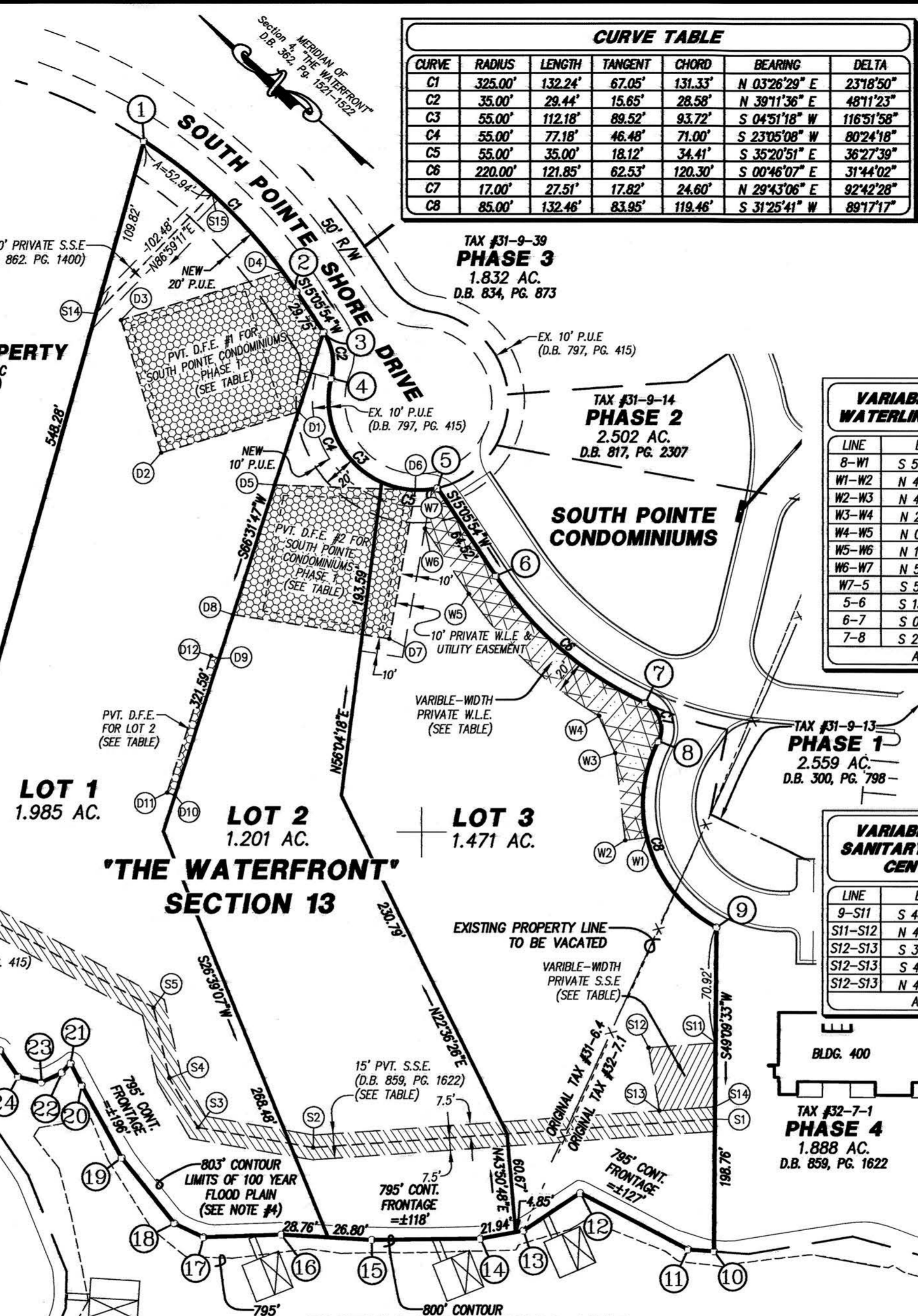
Table with 3 columns: LINE, BEARING, DISTANCE. Rows 3-D1, D1-D2, D2-D3, D3-D4, D4-2, 2-3. AREA = 9,020 S.F.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows 3-D5, D5-D6, D6-D7, D7-D8, D8-D5. AREA = 7,938 S.F.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows 3-D9, D9-D10, D10-D11, D11-D12, D12-D9. AREA = 440 S.F.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows 9-S1, S1-S2, S2-S3, S3-S4, S4-S5, S5-S6, S6-S7, S7-S8, S8-S9, S9-S10.

- NOTES: 1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT... 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... 5. THIS PLAT SUBDIVIDES A PORTION OF ORIGINAL FRANKLIN COUNTY TAX PARCELS #31-6.4 & #32-7.1. 6. ALL EASEMENTS AS SHOWN HEREON ARE NEW UNLESS OTHERWISE NOTED. 7. 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.



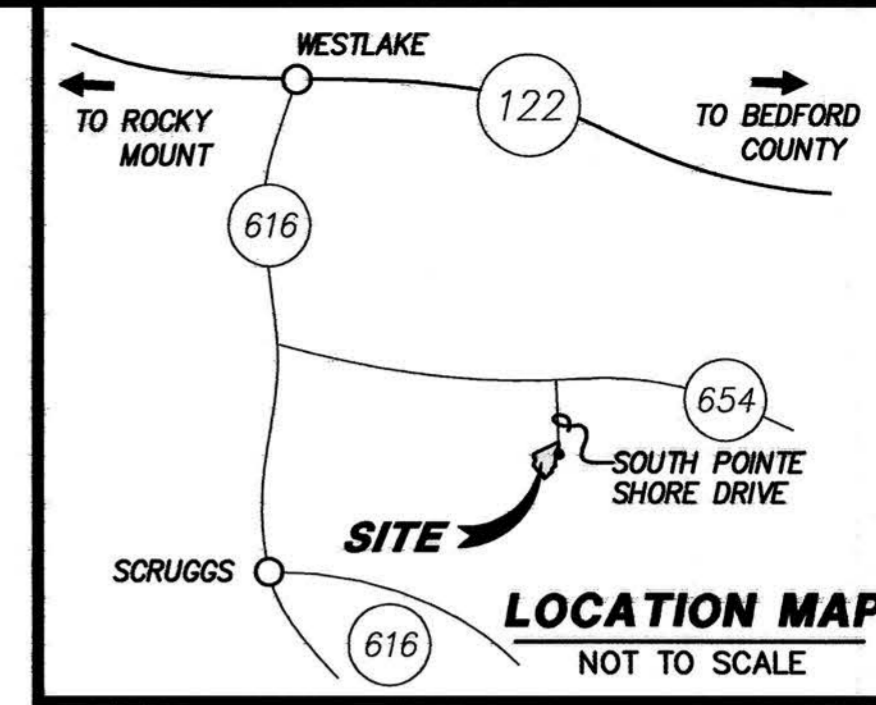
CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Rows C1 through C8.

VARIABLE-WIDTH PRIVATE WATERLINE EASEMENT TABLE with columns: LINE, BEARING, DISTANCE. Rows 8-W1 through 7-8. AREA = 5,175 S.F.

VARIABLE-WIDTH PRIVATE SANITARY SEWER EASEMENT CENTERLINE TABLE with columns: LINE, BEARING, DISTANCE. Rows 9-S11 through S12-S13. AREA = 1,466 S.F.

LEGEND with columns: A.C., D.B., P.B., P.G., INST., P.U.E., W.L.E., D.E., D.F.E., S.S.E., P.V.T., R/W, X. Rows AC, D.B., P.B., P.G., INST., P.U.E., W.L.E., D.E., D.F.E., S.S.E., P.V.T., R/W, X.

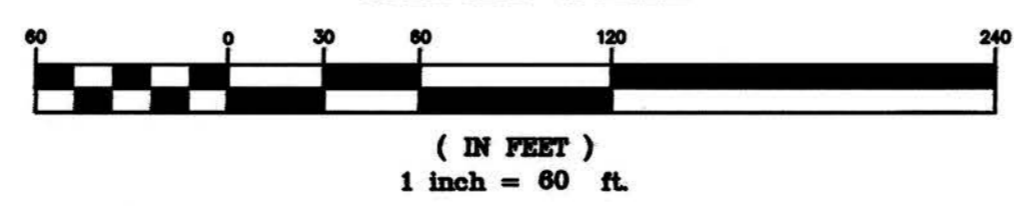
LINE TABLE BOUNDARY LINES ALONG 800' CONTOUR with columns: LINE, BEARING, DISTANCE. Rows 10-11 through 26-27.



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



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 0'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

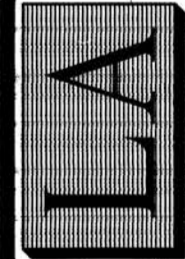
TOTAL AREA = 4.657 ACRES PLAT OF

"THE WATERFRONT" SECTION 13 PROPERTY OF RKL HOLDINGS, LLC SITUATED ALONG SOUTH POINTE SHORE DRIVE - OFF OF VA. SEC. RTE. 654 GILLS CREEK MAGISTERIAL DISTRICT FRANKLIN COUNTY, VIRGINIA

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

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

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



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