

05014rc03-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 EASEMENT SHOWN HEREON WHICH ARE NOT DESIGNATED AS PRIVATE, FOR PUBLIC USE.

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 \_\_\_\_\_

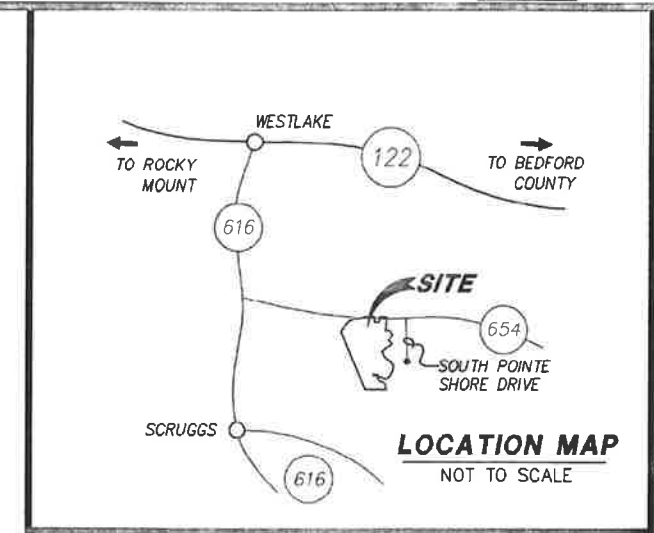
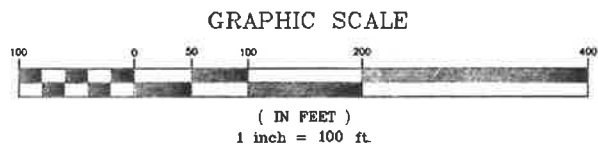
\_\_\_\_\_  
NOTARY PUBLIC

**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 PARCEL #31-6.
6. ALL EASEMENTS AS SHOWN HEREON ARE NEW UNLESS OTHERWISE NOTED.
7. THE TOTAL BOUNDARY OF THIS SUBDIVISION CONTAINS 14.434 ACRES.
8. FOR SPECIFIC INFORMATION PERTAINING TO DRAINFIELDS, SEE PLAT ON FILE AT THE FRANKLIN COUNTY HEALTH DEPARTMENT.
9. SEE FIRE FLOW WAIVER AGREEMENT DATED \_\_\_\_\_, 2005 BETWEEN RKL HOLDINGS, LLC, WATERFRONT WATERWORKS, INC. AND THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY, VIRGINIA RECORDED WITHIN INSTRUMENT # \_\_\_\_\_.

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.



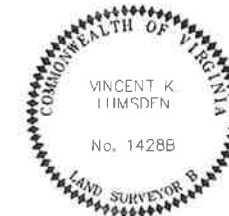
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON \_\_\_\_\_, 2005 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

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



DRAINFIELD LOCATION MAP  
TOTAL AREA = 14.434 ACRES  
PLAT OF  
**"THE WATERFRONT"**  
SECTION 14  
PROPERTY OF  
**RKL HOLDINGS, LLC**  
SITUATED ALONG 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 5, 2005  
COMM. NO.: 05-014  
SCALE: 1" = 100'

05014rc03-sheet2.plt

**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

**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	1509.02'	100.00'	50.02'	99.98'	N 60°20'34" E	3°17'49"
C3	1509.02'	46.50'	23.25'	46.50'	N 57°33'41" E	1°45'57"
C4	1195.29'	373.24'	188.15'	371.73'	N 65°37'27" E	17°53'28"
C5	1195.29'	25.92'	12.96'	25.92'	N 57°17'59" E	1°14'33"
C6	1195.29'	111.40'	55.74'	111.36'	N 60°35'28" E	5°20'25"
C7	1195.29'	110.26'	55.17'	110.23'	N 65°54'14" E	5°17'08"
C8	1195.29'	125.65'	62.88'	125.59'	N 71°33'30" E	6°01'23"

**NOTES.**

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- FOR SPECIFIC INFORMATION PERTAINING TO DRAINFIELDS, SEE PLAT ON FILE AT THE FRANKLIN COUNTY HEALTH DEPARTMENT.
- SEE FIRE FLOW WAIVER AGREEMENT DATED DECEMBER 1, 2005 BETWEEN RKL HOLDINGS, LLC, WATERFRONT WATERWORKS, INC. AND THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY, VIRGINIA RECORDED WITHIN DEED BOOK 869, PAGE 1491.

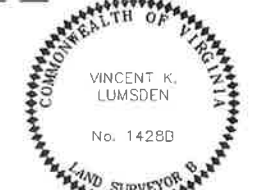
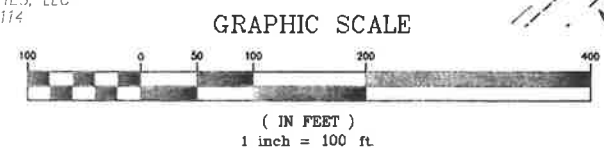
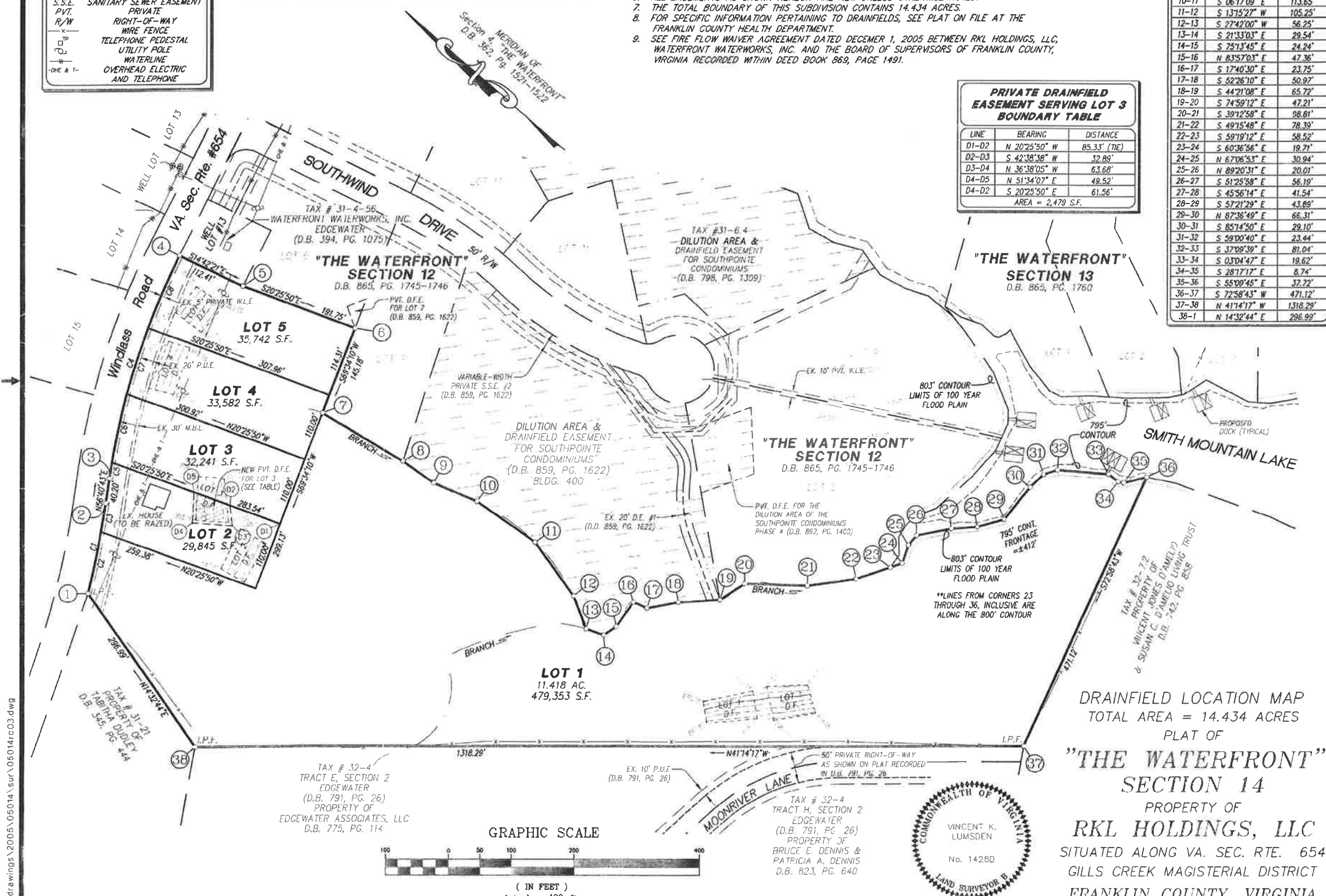
**BOUNDARY TABLE**

LINE	BEARING	DISTANCE
1-2	N 59°27'35" E	146.45' CH.
2-3	N 56°40'43" E	40.20'
3-4	N 65°37'27" E	371.73' CH.
4-5	S 14°42'21" E	112.41'
5-6	S 20°25'50" E	191.75'
6-7	S 69°34'10" W	145.18'
7-8	S 10°04'29" E	148.92'
8-9	S 06°16'04" E	59.74'
9-10	S 17°45'35" E	74.76'
10-11	S 06°17'09" E	113.65'
11-12	S 13°15'27" W	105.25'
12-13	S 27°42'00" W	56.25'
13-14	S 21°33'03" E	29.54'
14-15	S 75°13'45" E	24.24'
15-16	N 83°57'03" E	47.36'
16-17	S 17°40'30" E	23.75'
17-18	S 52°26'10" E	50.97'
18-19	S 44°21'08" E	65.72'
19-20	S 74°59'12" E	47.21'
20-21	S 39°12'58" E	98.81'
21-22	S 49°15'48" E	78.39'
22-23	S 59°19'12" E	58.52'
23-24	S 60°36'56" E	19.71'
24-25	N 67°06'53" E	30.94'
25-26	N 89°20'31" E	20.01'
26-27	S 51°25'58" E	56.19'
27-28	S 45°56'14" E	41.54'
28-29	S 57°21'29" E	43.89'
29-30	N 87°36'49" E	66.31'
30-31	S 85°14'50" E	29.10'
31-32	S 59°00'40" E	23.44'
32-33	S 37°09'39" E	81.04'
33-34	S 03°04'47" E	19.62'
34-35	S 28°17'12" E	8.74'
35-36	S 55°09'45" E	37.72'
36-37	S 72°58'43" W	471.12'
37-38	N 41°14'17" W	1318.29'
38-1	N 14°32'44" E	296.99'

**PRIVATE DRAINFIELD EASEMENT SERVING LOT 3 BOUNDARY TABLE**

LINE	BEARING	DISTANCE
D1-D2	N 20°25'50" W	85.33' (TIE)
D2-D3	S 42°38'38" W	32.89'
D3-D4	N 36°38'05" W	63.68'
D4-D5	N 51°34'07" E	49.52'
D4-D2	S 20°25'50" E	61.56'

AREA = 2,479 S.F.



DRAINFIELD LOCATION MAP  
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October 5, 2005  
05-014  
1" = 100'  
SHEET 2 OF 2