

05014rc04-layout.plt

WEST PARCEL LINE TABLE 45.754 ACRES

Table with 3 columns: LINE, BEARING, DISTANCE. Lists 69 lines for the West Parcel.

CURVE TABLE

Table with 6 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Lists 15 curves (C1-C15).

EAST PARCEL LINE TABLE 7.477 ACRES

Table with 3 columns: LINE, BEARING, DISTANCE. Lists 10 lines for the East Parcel.

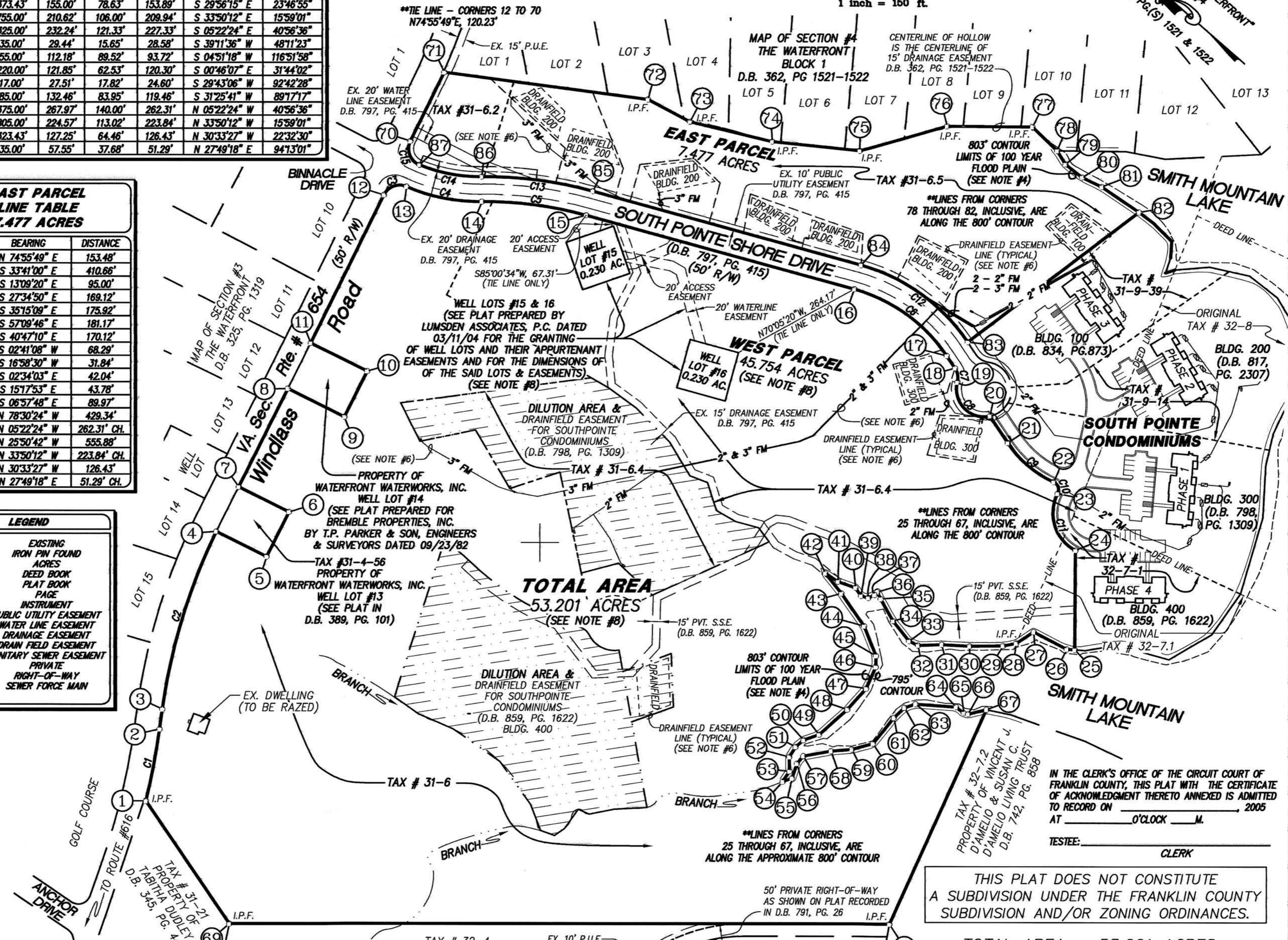
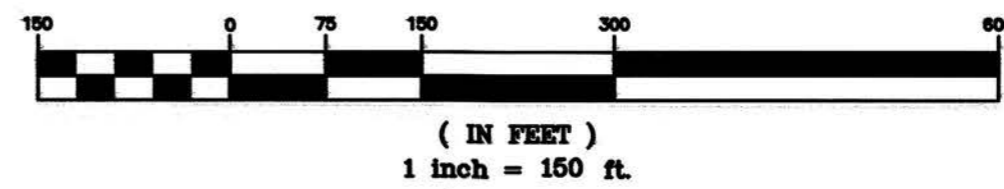
LEGEND

Legend table with 2 columns: Symbol/Abbreviation, Description. Includes EX, I.P.F., AC, D.B., P.B., PG, INST, P.U.E, W.L.E, D.E, D.F.E, S.S.E, PVT, R/W, FM.

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. FOR SPECIFIC INFORMATION PERTAINING TO DRAINFIELDS, SEE PLAT ON FILE AT THE FRANKLIN COUNTY HEALTH DEPARTMENT.
6. THERE SHALL EXIST A 5' PRIVATE SEWER EASEMENT ON EACH SIDE OF ALL SEWER FORCE MAINS...
7. FOR CLARITY PURPOSES, NOT ALL PHYSICAL IMPROVEMENTS TO THE PROPERTY ARE SHOWN HEREON.
8. THE AREA FOR WELL LOTS 15 AND 16 ARE INCLUDED IN THE ACREAGE CALCULATIONS...
9. LEGAL REFERENCES: TAX #31-6 -D.B. 690, PG. 301; TAX #32-7.1 -D.B. 827, PG. 1943; TAX #32-8 -D.B. 827, PG. 1943
10. THIS PLAT CONSTITUTES A BOUNDARY SURVEY OF FRANKLIN COUNTY TAX PARCELS 31-6, 31-6.2, 31-6.3, 31-6.4 AND 31-6.5.

GRAPHIC SCALE



TOTAL AREA 53.201 ACRES (SEE NOTE #8)

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE FRANKLIN COUNTY SUBDIVISION AND/OR ZONING ORDINANCES.

TOTAL AREA = 53.201 ACRES BEING CONVEYED TO RKL HOLDINGS, LLC BY WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC.

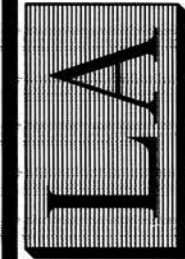
SITUATED ALONG VA. SEC. RTE. 654 GILLS CREEK MAGISTERIAL DISTRICT FRANKLIN COUNTY, VIRGINIA



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



DATE: August 23, 2005 COMM. NO.: 05-014 SCALE: 1" = 150' SHEET 1 OF 1

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