

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 THROUGH 25 TO 1, INCLUSIVE, AND CORNERS 26 THROUGH 41 TO 26, INCLUSIVE, EXCEPTING WELL LOT #3, WHICH COMPRISES A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM HARRY JUNIOR CUNDIFF, JR. ET ALS, DATED SEPTEMBER 14, 2005, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA IN DEED BOOK 861, PAGE 2498.

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 THE 20' PUBLIC UTILITY EASEMENTS ALONG BOARDWALK DRIVE AND ALONG THE WEST SIDE OF HOMESTEAD DRIVE FOR PUBLIC USE.

IN WITNESS IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 28TH DAY OF OCTOBER 2008.

RKL HOLDINGS, LLC

BY: Ronald L. Willard, II
RONALD L. WILLARD, II, MANAGER

STATE OF VIRGINIA

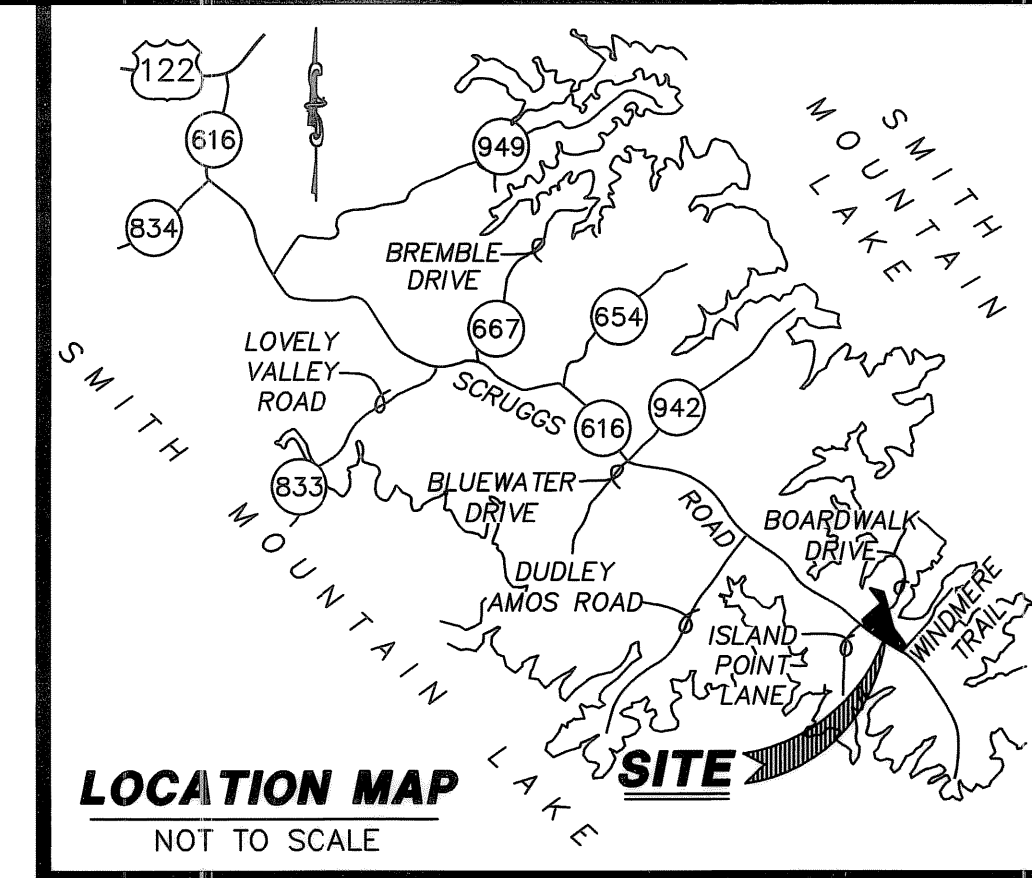
COUNTY OF ROANOKE

I, LARRY T. OGLE, JR., A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT RONALD L. WILLARD, II, MANAGER OF RKL HOLDINGS, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED OCTOBER 8, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON OCTOBER 28, 2008.

MY COMMISSION EXPIRES MAY 31, 2010 REG. # 7023385

**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 FLOODINSURANCE 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 #48-15.
6. ALL EASEMENTS AS SHOWN HEREON ARE NEW UNLESS OTHERWISE NOTED.
7. FOR ADDITIONAL PROPOSED DRAINFIELD INFORMATION, PLEASE SEE SOILS SUMMARY REPORT BY FRANK DAVIS, AOSE #163, DATED APRIL 20, 2007.
8. THE TOTAL BOUNDARY OF THIS SUBDIVISION CONTAINS 30.763 ACRES.
9. LOTS 91, 92, 93 AND 94 ARE TO BE SERVED BY THE EXTENTION OF THE BOARDWALK WATER SYSTEM.
10. LOTS 91 AND 92 SHALL UTILIZE FRONTAGE ACCESS FROM BOARDWALK DRIVE.

**CLERK'S CERTIFICATE:**

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 2008 AT 0O'CLOCK 00M.

TESTEE: _____
CLERK

APPROVED:

Virginia L. Lether 5/7/07
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Christie 10/30/08
VIRGINIA DEPARTMENT OF HEALTH DATE

Franklin County 10/30/08
FRANKLIN COUNTY SUBDIVISION AGENT DATE

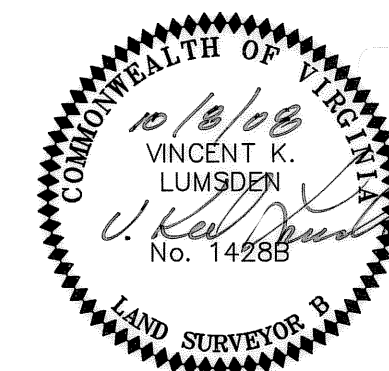
LEGEND

AC.	ACRE
EX.	EXISTING
I.P.F.	IRON PIN FOUND
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
APPROX.	APPROXIMATE
TP	TELEPHONE PEDESTAL
UP	UTILITY POLE
OHU	OVERHEAD UTILITIES
-x-x-	WIRE FENCE
DF	APPROVED DRAINFIELD AREA

SURVEYOR'S CERTIFICATE:

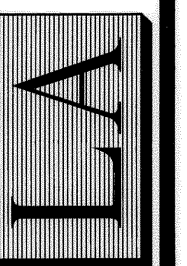
I, VINCENT K. LUMSDEN, CERTIFY THAT THIS PLAT WAS PREPARED BY AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH CHAPTER 19 OF THE FRANKLIN COUNTY CODE AS WITNESS MY HAND AND SEAL THIS 28TH DAY OF OCTOBER 2008.

V. Kirk Lumsden
V. KIRK LUMSDEN, L.S. #1428B



TOTAL AREA=30.763 ACRES
PLAT SHOWING
"THE BOARDWALK"
SECTION 2
THE PROPERTY OF
RKL HOLDINGS, LLC
SITUATED ALONG BOARDWALK DRIVE
AND SGRUGGS ROAD
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

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



DATE: October 8, 2008
COMM. NO.: 05-213
SCALE: 1"=100'
SHEET 1 OF 3

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