

**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 \_\_\_\_\_, 2005, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA IN DEED BOOK \_\_\_\_\_, PG. \_\_\_\_\_.

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 LAND EMBRACED WITHIN THE STREET SHOWN HEREON AS SOUTHWIND DRIVE AND ALL OF THE EASEMENTS THAT ARE NOT DESIGNATED AS PRIVATE, ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING, OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED, AND SAID COUNTY OF VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREON.

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 JUNE 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 ORIGINAL FRANKLIN COUNTY TAX PARCEL #31-6.
6. ALL EASEMENTS AS SHOWN HEREON ARE NEW UNLESS OTHERWISE NOTED.
7. THE TOTAL AREA DESIGNATED WITHIN THE BOUNDARY OF THIS SUBDIVISION FOR THE DILUTION SEPTIC WASTEWATER FROM SOUTHPOINTE CONDOMINIUMS, PHASE 4 IS 3.840 ACRES.
8. THE TOTAL BOUNDARY OF THIS SUBDIVISION CONTAINS 26.785 ACRES.
9. FOR SPECIFIC INFORMATION PERTAINING TO DRAINFIELDS, SEE PLAT ON FILE AT THE FRANKLIN COUNTY HEALTH DEPARTMENT.

**PRIVATE DRAINFIELD EASEMENT SERVING LOT 7 BOUNDARY TABLE**

LINE	BEARING	DISTANCE
D8-D9	N 29°14'17" E	37.03'
D9-D10	S 62°59'24" E	32.54'
D10-D8	S 69°34'10" W	50.23'
AREA = 602 S.F.		

**PRIVATE DRAINFIELD EASEMENT SERVING LOT 10 BOUNDARY TABLE**

LINE	BEARING	DISTANCE
D1-D2	S 89°06'14" W	15.01' (TIE)
D2-D3	N 14°50'11" W	29.06'
D3-D4	N 37°36'10" E	65.07'
D4-D1	S 22°51'10" E	85.32'
AREA = 3,338 S.F.		

**PRIVATE DRAINFIELD EASEMENT SERVING LOT 11 BOUNDARY TABLE**

LINE	BEARING	DISTANCE
D5-D6	S 73°59'37" W	62.51'
D6-D7	N 18°34'26" W	102.14'
D7-D11	N 39°04'53" E	52.30'
D7-D11	S 26°23'55" E	134.17'
AREA = 6,381 S.F.		

**10' PRIVATE SANITARY SEWER EASEMENT #1 CENTERLINE TABLE**

LINE	BEARING	DISTANCE
S1-S2	S 05°35'44" E	19.56'
S2-S3	S 14°07'29" E	136.86'
S3-S4	S 03°25'35" E	76.61'
S4-S14	S 63°17'41" E	93.38'
S4-S14	N 36°41'07" E	24.35' (TIE)

**VARIABLE-WIDTH PRIVATE SANITARY SEWER EASEMENT #2 CENTERLINE TABLE**

LINE	BEARING	DISTANCE
S5-S6	N 12°16'17" E	23.35' (TIE)
S6-S7	S 81°18'15" W	56.05'
S7-S8	N 65°54'17" W	197.94'
S8-S9	S 50°00'07" W	98.53'
S9-S10	N 88°24'17" W	71.44'
S10-S11	N 43°24'17" E	75.17'
S11-S12	N 11°17'21" E	127.84'
S12-S13	N 08°04'43" W	206.26' (CHD.)
S12-S13	N 02°00'26" E	10.00' (CHD.)

**20' DRAINAGE EASEMENT #1 CENTERLINE TABLE**

LINE	BEARING	DISTANCE
M-SD1	N 44°21'08" W	10.15' (TIE)
SD1-SD2	N 28°17'04" E	104.55'
SD2-SD3	N 41°03'53" E	88.49' (CHD.)
SD3-SD4	N 53°50'41" E	35.94'
SD4-SD5	N 28°37'02" E	42.62' (CHD.)
SD5-SD6	N 12°15'56" E	129.93' (CHD.)

**15' PRIVATE WATERLINE EASEMENT CENTERLINE TABLE**

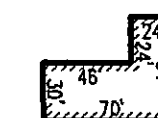
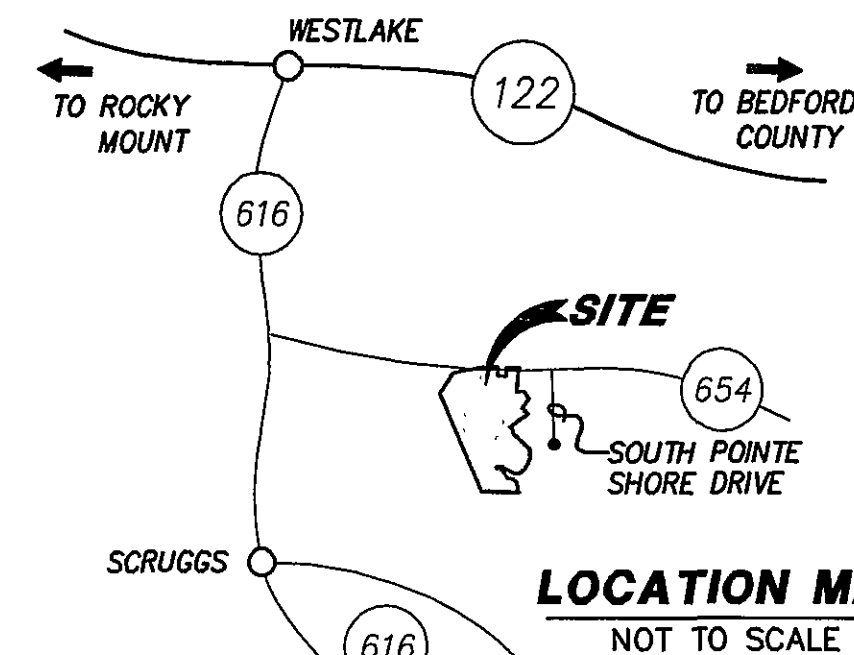
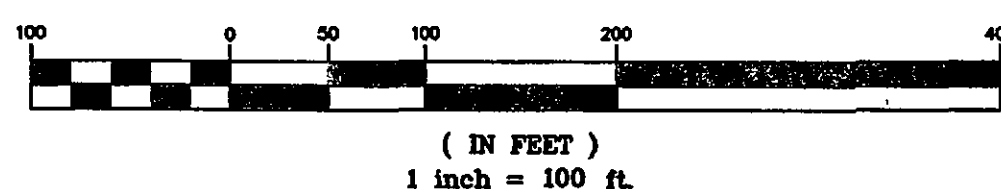
LINE	BEARING	DISTANCE
W1-W2	S 14°42'21" E	49.23' (TIE)
W1-W2	N 75°17'39" E	101.54'

**PRIVATE DRAINFIELD EASEMENT SERVING THE DILUTION AREA OF PHASE 4 SOUTH POINTE CONDOMINIUMS**

LINE	BEARING	DISTANCE
M-D11	N 38°40'13" E	174.10' (TIE)
D11-D12	N 38°40'13" E	101.95'
D12-D13	S 61°32'28" E	103.38'
D13-D14	S 46°22'00" W	106.85'
D14-D11	N 61°03'50" W	88.60'
AREA = 9,697 S.F.		

**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.

**GRAPHIC SCALE**

PROPOSED DWELLING

**LEGEND**

EX.	EXISTING
I.P.F.	IRON PIN FOUND
AC.	ACRES
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	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
W.F.	WIRE FENCE
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
UTILITY POLE	UTILITY POLE
WATERLINE	WATERLINE
OVERHEAD ELECTRIC AND TELEPHONE	OVERHEAD ELECTRIC AND TELEPHONE

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.

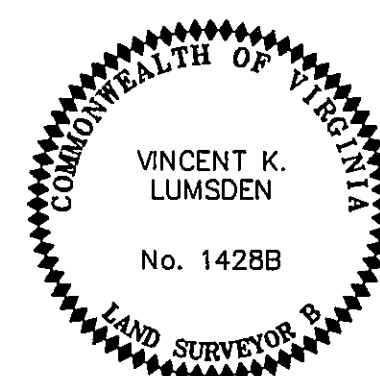
SUBDIVISION AGENT

DATE

**DRAINFIELD LOCATION MAP**  
TOTAL AREA = 26.785 ACRES  
PLAT OF

**"THE WATERFRONT"**  
**SECTION 12**

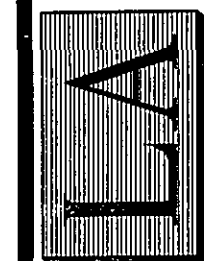
PROPERTY OF  
**RKL HOLDINGS, LLC**  
SITUATED ALONG VA. SEC. RTE. 654  
GILLS CREEK MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA



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ROANOKE, VIRGINIA 24018

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



DATE: June 27, 2005  
COMM. NO.: 05-014  
SCALE: 1" = 100'  
SHEET 1 OF 1