

**CURVE TABLE**

Curve	Arc	Radius	Bearing	Distance	Tangent	Delta
C1	144.75'	76.09'	S 56°53'18" E	123.89'	106.67'	109°00'00"
C7	14.42'	95.00'	N 76°58'11" W	14.40'	7.22'	8°41'40"
C8	137.14'	120.00'	S 48°34'35" E	129.80'	77.16'	65°28'53"
C8A	67.91'	120.00'	S 32°02'55" E	36.25'	67.01'	32°25'34"
C8B	69.23'	120.00'	S 64°47'22" E	67.01'	68.27'	33°03'18"
C9	297.66'	757.06'	N 27°05'58" W	295.75'	150.78'	22°31'40"
C10	207.77'	757.06'	N 46°13'33" W	207.12'	104.54'	15°43'29"
C11	76.18'	757.06'	N 56°58'15" W	76.15'	38.12'	5°45'56"
C12	93.35'	212.50'	S 47°16'10" E	92.60'	47.44'	25°10'07"
C86	516.75'	1225.00'	N 09°47'58" E	512.93'	262.28'	24°10'11"

**CENTERLINE INGRESS/EGRESS EASEMENT**

LINE	BEARING	DISTANCE
L1	S 09°26'39" E	14.58'
L2	S 02°40'29" E	23.86'
L3	S 31°34'49" E	24.69'
L4	S 49°27'01" E	89.94'
L5	S 42°14'34" E	93.88'
L6	S 36°14'37" E	45.52'
L7	S 15°26'17" E	32.70'
L8	S 05°56'59" E	42.06'
L9	N 78°21'38" E	45.77'
L10	N 83°22'58" E	47.03'
L11	S 15°26'17" E	31.09'
L12	S 05°56'59" E	41.56'
L13	N 78°28'20" E	44.49'
L14	N 83°22'58" E	30.36'
L15	N 83°22'58" E	21.40'

**SLOPE EASEMENT LINE TABLE**

Line	Bearing	Distance
E45	S 17°21'55" W	12.00'
E46	S 72°10'07" E	162.37'

**EASEMENT CURVE TABLE**

Curve	Arc	Radius	Chord Bearing	Distance	Tangent	Delta
EC1	133.71'	70.10'	N 56°44'23" W	114.34'	98.80'	109°17'06"

	Existing (Acres)	Proposed (Acres)
Open Space A	8.394	8.394
Open Space B	0.726	0.726
Open Space C	2.643	2.643
Open Space D	2.074	2.074
Open Space E	7.586	7.586
Open Space F	0.569	0.569
Tract A-2	12.613	11.761
TOTAL AREA	31.693	34.605
REQUIRED:	50.000%	54.594%
		53.250%

**TABLE OF ADJOINING PROPERTY OWNERS**

NO.	OWNER	TAX NUMBER	LEGAL REFERENCE	ZONING	DESCRIPTION
1	EDWIN T. BUMM, ET AL	52.6-34	D.B. 849, PG. 1319	A-1	LOT 24, SEC. 1, COMMODORE CAPE
2	EDWIN T. BUMM, ET AL	52.6-35	D.B. 849, PG. 1314	A-1	LOT 25, SEC. 1, COMMODORE CAPE
3	R. L. THOMAS, ET UX	52.6-36	D.B. 904, PG. 2135	A-1	LOT 26, SEC. 1, COMMODORE CAPE
4	MICHAEL C. SMITH	52.6-37	D.B. 872, PG. 1415	A-1	LOT 27, SEC. 1, COMMODORE CAPE
5	EDWIN T. BUMM, ET AL	52.6-38	D.B. 860, PG. 719	A-1	LOT 28, SEC. 1, COMMODORE CAPE
6	BILLY LEE ANGEL	52.6-39	D.B. 736, PG. 290	A-1	LOT 29, SEC. 1, COMMODORE CAPE
7	JAMES R. LOCKERMAN, JR.	52.6-40	D.B. 507, PG. 630	A-1	LOT 30, SEC. 1, COMMODORE CAPE
8	WENDY K. NEUMAN	52.6-41	D.B. 832, PG. 1700	A-1	LOT 31, SEC. 1, COMMODORE CAPE
11	LAKE FOREST WATERWORKS	52-3.1	D.B. 787, PG. 502	A-1	PARCEL 4, WELL LOT

**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L121	N 87°42'53" E	45.41'
L122	S 55°32'13" W	54.19'

**NOTES:**

- THE SUBJECT PROPERTY IS LOCATED IN UNSHADED FLOOD INSURANCE ZONE "X" AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 5100610215 B, EFFECTIVE DATE OCTOBER 5, 2001.
- THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- THE SUBJECT PROPERTY IS ZONED RPD.
- THE BOUNDARY LINES OF LOTS 30A, 31A AND 32A ARE BASED ON A CURRENT FIELD SURVEY. REMAINING BOUNDARY LINES ARE TAKEN FROM PLAT OF "THE COVES AT SMITH MOUNTAIN LAKE" RECORDED IN DEED BOOK 899, PAGES 1747-1751.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE FRANKLIN COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.
- THE PRIVATE ROADS IN THE "RPD" SUBDIVISION HEREON DEPICTED WILL NOT MEET STATE STANDARDS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION NOR THE COUNTY OF FRANKLIN. THE MAINTENANCE OF THE PRIVATE ROADS SHOWN HEREON SHALL BE THE MUTUAL RESPONSIBILITY OF THE LAND OWNERS WHOSE LOTS ARE SERVED BY SAID PRIVATE ROADS. THE COUNTY OF FRANKLIN ENCOURAGES PARTICIPATION IN THE PRIVATE ROAD MAINTENANCE AGREEMENT TO BE RECORDED IN CONJUNCTION WITH THIS SUBDIVISION PLAT BUT WILL NOT PARTICIPATE IN ANY PROVISIONS OF THE MAINTENANCE AGREEMENT OR OBLIGATION.  
  
THE STREETS IN THIS SUBDIVISION DO NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY APPROVING THE SUBDIVISION AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.
- DEVELOPMENT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH REZONING REQUEST #R 06-01-01, SPECIAL USE PERMIT #U 06-01-01, SPECIAL USE PERMIT #U 06-01-02, AND SPECIAL USE PERMIT #U 06-01-03 AS APPROVED BY THE FRANKLIN COUNTY BOARD OF SUPERVISORS.
- ALL LOTS ARE SUBJECT TO RESTRICTIONS, COVENANTS AND CONDITIONS, AS RECORDED, PERTAINING TO THE COVES AT SMITH MOUNTAIN LAKE.
- ALL LOTS ARE TO BE SERVED BY AN EXTENSION OF "THE RETREAT" PUBLIC WATER SYSTEM AND "THE COVES AT SMITH MOUNTAIN LAKE" CENTRAL SEWER SYSTEM. SEE PLANS ON FILE AT THE FRANKLIN COUNTY PLANNING DEPARTMENT.
- THE TRACT A-2 OPEN SPACE (TAX NO. 52-4.1) SHOWN HEREON, INCLUDING THE PORTIONS THEREOF BEING COMBINED WITH LOTS 30 THRU 32 OF THE COVES AT SMITH MOUNTAIN LAKE, IS SUBJECT TO THE "RESTRICTIONS, COVENANTS AND CONDITIONS OF THE RETREAT" SUBDIVISION RECORDED IN THE FRANKLIN COUNTY CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 758, PAGE 599.
- THE INGRESS/EGRESS EASEMENT SHOWN HEREON FOR LOTS 30A, 31A, AND 32A SHALL SUPERSEDE AND REPLACE THE "12' DRIVEWAY EASEMENT FOR INGRESS AND EGRESS" SERVING ORIGINAL LOTS 30, 31, AND 32 CREATED BY INSTRUMENTS RECORDED IN THE FRANKLIN COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 900 PAGES 208 AND 211 AND DEED BOOK 903, PAGE 2277.
- THE 8,361 SQUARE FEET SLOPE MAINTENANCE EASEMENT LOCATED ON ORIGINAL TRACT A-2, SOUTH OF THE 20' EASEMENT ADJACENT TO COVES ROAD, IS HEREBY VACATED.

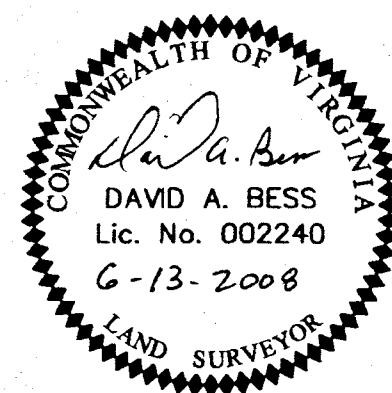
SHEET 3 OF 3  
PLAT OF RE-SUBDIVISION MADE FOR  
OPTIMA PROPERTIES - SMITH MOUNTAIN LAKE, L.L.C., ET AL  
CREATING HEREON

## LOTS 30-A, 31-A, 32-A, AND TRACT A-2-A, THE COVES AT SMITH MOUNTAIN LAKE

BEING A RE-SUBDIVISION OF LOTS 30 THRU 32 AND TRACT A-2,  
THE COVES AT SMITH MOUNTAIN LAKE (D.B. 899, PGS. 1747-1751),  
CREATING HEREON LOT 30A (0.587 ACRE), LOT 31A (0.697 ACRE),  
LOT 32A (1.091 ACRE) AND TRACT A-2-A (11.761 ACRES)

UNION HALL MAGISTERIAL DISTRICT  
**FRANKLIN COUNTY, VIRGINIA**

DATED: JUNE 13, 2008



# ACS DESIGN

ENGINEERING • SURVEYING  
LANDSCAPE ARCHITECTURE  
CONSTRUCTION MANAGEMENT

2203 Peters Creek Road, NW  
Roanoke, Virginia 24017  
Phone: 540-562-2345  
Fax: 540-562-2344  
Email: survey@acsdesignllc.com  
www.acsdesignllc.com