

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT OPTIMA PROPERTIES-SMITH MOUNTAIN LAKE, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACTS OF LAND SHOWN HEREON BEING SUBDIVIDED, WHICH COMPRISE ALL THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE FRANKLIN COUNTY CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 862, PAGE 1360, AND BEING SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST DATED SEPTEMBER 22, 2005 RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 862, PAGE 1364 TO GEORGE I. VOGEL, II AND GEORGE I. VOGEL, III, TRUSTEES, SECURING A NOTE TO STANDIFORD BLUFFS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BENEFICIARY.

THE SAID OWNER HEREBY DEDICATES THE AREAS SET FORTH ON THIS PLAT AS PUBLIC UTILITY EASEMENTS FOR THE PURPOSE OF UTILITY INSTALLATION. SAID OWNER ALSO DEDICATES THE AREAS SET FORTH ON THIS PLAT AS RETAINING WALL & SLOPE MAINTENANCE EASEMENTS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF SAME.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE PARCELS OF LAND SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE FRANKLIN COUNTY LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES:

OPTIMA PROPERTIES-SMITH MOUNTAIN LAKE, L.L.C.

BY: [Signature] (SEAL) ITS: Manager
LEGAL REPRESENTATIVE

STANDIFORD BLUFFS, L.L.C.

BY: [Signature] (SEAL) ITS: Managing-Member
LEGAL REPRESENTATIVE

STATE OF North Carolina
COUNTY OF Franklin

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS

27th DAY OF November, 2006 BY [Signature]

NOTARY PUBLIC: [Signature] MY COMMISSION EXPIRES 5-5-08

STATE OF North Carolina
COUNTY OF Franklin

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS

27th DAY OF November, 2006 BY [Signature]

NOTARY PUBLIC: [Signature] MY COMMISSION EXPIRES 5-5-08

STATE OF Virginia
COUNTY OF Roanoke

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS

27th DAY OF November, 2006 BY [Signature]

NOTARY PUBLIC: [Signature] MY COMMISSION EXPIRES 3/31/08

STATE OF Virginia
COUNTY OF Roanoke

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS

27th DAY OF November, 2006 BY [Signature]

NOTARY PUBLIC: [Signature] MY COMMISSION EXPIRES 3/31/08

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT O'CLOCK M. ON THIS DAY OF , 2006.

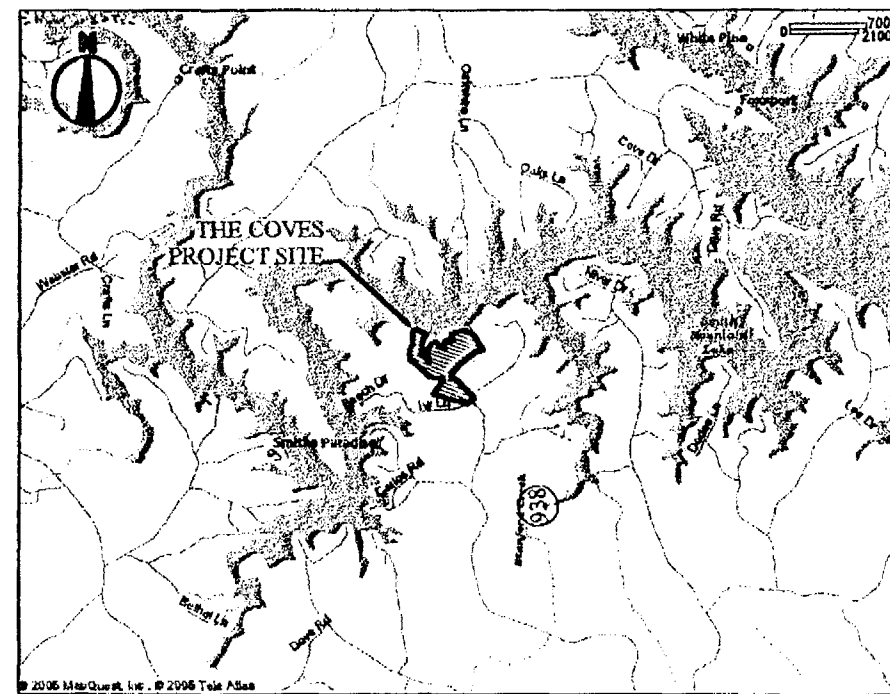
TESTE: , CLERK

BY:
DEPUTY CLERK

APPROVED:

Know all men by these presents:
That this plat was approved on 12/5, 2006
By the Agent of the Board Supervisors, the Health
Department and The Highway Engineer of Franklin
County in accordance with the Site Plan Regulations
of the Franklin County Zoning Ordinance.

[Signature]
Highway Engineer
[Signature]
Health Department
[Signature]
Board Supervisor



VICINITY MAP
NO SCALE

GEORGE I. VOGEL, II, TRUSTEE

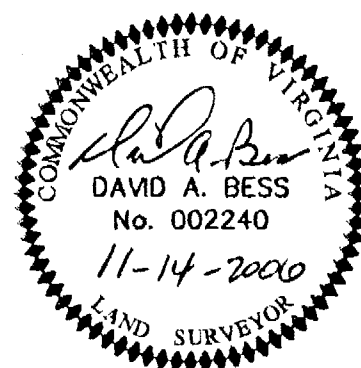
BY: [Signature] (SEAL)

GEORGE I. VOGEL, III, TRUSTEE

BY: [Signature] (SEAL)

NOTES:

- PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD ZONE "AE" AND UNSHADED FLOOD INSURANCE ZONE "X" AS DESIGNATED BY FEMA FLOOD INSURANCE RATE MAP NO. 5100610215 B, DATED 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 NEW LINES SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY. BOUNDARY INFORMATION IS TAKEN FROM SURVEYS BY PHILIP W. NESTER, L.S. FOR PLYLER DEVELOPMENT, INC. (D.B. 749, PG. 1887) AND "THE RETREAT" (D.B. 758, PG. 592).
 - 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 CENTERLINE OF ALL NATURAL WATERCOURSES SHOWN HEREON IS THE CENTERLINE OF A 20 FEET WIDE DRAINAGE EASEMENT.
 - 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 PERTAINING TO THE COVES AT SMITH MOUNTAIN LAKE TO BE RECORDED WITH THIS PLAT.
 - ALL RESIDENTIAL LOTS ADJOINING THE SMITH MOUNTAIN LAKE SHORELINE HAVE A 20 FEET SHORELINE BUFFER IN EFFECT. SELECTIVE CLEARING WITHIN SAID BUFFER MUST BE APPROVED BY THE COVES ARCHITECTURAL REVIEW BOARD.
 - SEE DOCK LOCATION PLAN ON FILE AT THE FRANKLIN COUNTY PLANNING DEPARTMENT.
 - 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.
 - SEE COURT ORDER FILED IN THE FRANKLIN COUNTY CIRCUIT COURT CLERK'S OFFICE ON SEPTEMBER 28, 2006, CASE # C0600392-00, FOR RELOCATION OF CEMETERY LOCATED ON THE SUBJECT PROPERTY.
 - THE TRACT A-2 OPEN SPACE (TAX NO. 52-4) SHOWN HEREON 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.
 - EXISTING TELEPHONE AND ELECTRIC LINES LOCATED ON THE SUBJECT PROPERTY ARE TO BE RELOCATED WITHIN THE PROVIDED UTILITY EASEMENTS; THEREFORE, SAID LINES ARE NOT SHOWN HEREON.
 - UPON COMPLETION OF FINAL ROAD GRADING AND UTILITY INSTALLATION A 5/8"x18" STEEL RE-BAR WITH PLASTIC CAP WILL BE SET AT ALL ROAD P.C.'S AND P.T.'S AND ALL LOT CORNERS, EXCLUDING MEANDER CORNERS ALONG THE 800 CONTOUR OF SMITH MOUNTAIN LAKE.
 - TRACT A-2 AS SHOWN HEREON HAS NOT BEEN SUBDIVIDED.
 - ACCESS (JOINT DRIVEWAY) EASEMENTS ARE CREATED HEREON AS FOLLOWS: FOR THE BENEFIT OF LOTS 19 AND 21 ACROSS LOT 20; FOR THE BENEFIT OF LOT 22 ACROSS LOT 23. EACH USER OF A JOINT DRIVEWAY SHALL CONTRIBUTE TO CONSTRUCTION AND MAINTENANCE COSTS OF THE JOINTLY USED PORTIONS OF THE DRIVEWAY IN PROPORTION TO THE LINEAR FEET OF DRIVEWAY ACTUALLY USED BY EACH FOR ACCESS TO HIS LOT. EACH USER OF A PORTION OF THE DRIVEWAY THAT IS NOT JOINTLY USED SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE COSTS OF THAT PORTION. IF A JOINT DRIVEWAY EASEMENT IS AVAILABLE BUT IS NOT USED AS THE ACCESS WAY TO A LOT, NO CONTRIBUTION TO CONSTRUCTION AND MAINTENANCE COSTS WILL BE REQUIRED FROM THAT LOT OWNER.
 - LOT 12 DOES NOT MEET THE REQUIREMENTS TO ENABLE THE CONSTRUCTION OF A DOCK ACCORDING TO THE AMERICAN ELECTRIC POWER COMPANY'S SHORELINE MANAGEMENT PLAN DATED AUGUST 29, 2003.
 - OPEN SPACE AREA F DOES NOT MEET THE LOT REQUIREMENTS AS SET FORTH IN THE FRANKLIN COUNTY LAND SUBDIVISION ORDINANCE. THIS PARCEL WILL BE COMBINED WITH ADJACENT PROPERTY PRIOR TO ANY FUTURE DEVELOPMENT.



SHEET 1 OF 5
PLAT OF SUBDIVISION MADE FOR
OPTIMA PROPERTIES - SMITH MOUNTAIN LAKE, LLC
CREATING HEREON

THE COVES AT SMITH MOUNTAIN LAKE

BEING A SUBDIVISION OF TRACT A-2 (TAX NO 52-4.1)
"THE RETREAT" (D.B. 758, PGS. 592-598) AND TRACTS B
AND B-1 (TAX NO. 52-2), MAP OF "SURVEY FOR PLYLER
DEVELOPMENT, INC." (D.B. 749, PGS. 1887-1890)

UNION HALL MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
DATED: OCTOBER 16, 2006
REVISED: NOVEMBER 14, 2006
SCALE: AS NOTED

**ACS
DESIGN**
ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT

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ROANOKE, VIRGINIA 24017
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WWW.ACSDSIGNLLC.COM