

SHEET 4 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

LINES FROM L21 THROUGH
L106 FOLLOW THE APPROXIMATE
800' CONTOUR

TRACT B-1
±17 ACRES
(BELOW 800 FT. CONTOUR)
D.B. 862, PG. 1360
D.B. 749, PG. 1887 (MAP)

SEE INDEX MAP FOR DIMENSIONS
ON PROPERTY BENEATH LAKE
SMITH MOUNTAIN LAKE
SEE D.B. 173 PAGE 379
FOR FLOWAGE EASEMENT

LINES FROM L21 THROUGH
L106 FOLLOW THE APPROXIMATE
800' CONTOUR

APPROXIMATE LIMITS
OF 100 YEAR FLOOD PLAIN

SMITH MOUNTAIN LAKE
SEE D.B. 173 PAGE 379
FOR FLOWAGE EASEMENT

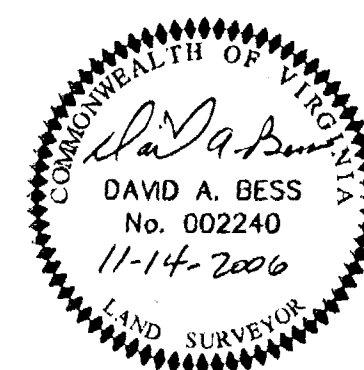
Q NATURAL
WATERCOURSE
(SEE NOTE 6)

OPEN SPACE AREA D
2.074 ac.

OPEN SPACE AREA E
& SANITARY SEWER
SYSTEM EASEMENT
7.586 ac.

LEGEND

- △.....ADJOINING OWNER
- ▨.....PRESERVATION BUFFER
- PUE.....PRIVATE UTILITY EASEMENT
- WLE.....WATER LINE EASEMENT
- RWE.....RETAINING WALL EASEMENT
- SME.....SLOPE MAINTENANCE EASEMENT
- MBL.....MINIMUM BUILDING LINE
- ②.....PRESERVATION AREA B, RWE, SME
0.726 ACRE - VARIABLE
- AE.....ACCESS EASEMENT
- UE.....UTILITY EASEMENT
- PB.....PRESERVATION BUFFER



ACS DESIGN

ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT

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