

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
SCALE: 1" = 100'

LINES FROM L21 THROUGH
L106 FOLLOW THE APPROXIMATE
800' CONTOUR

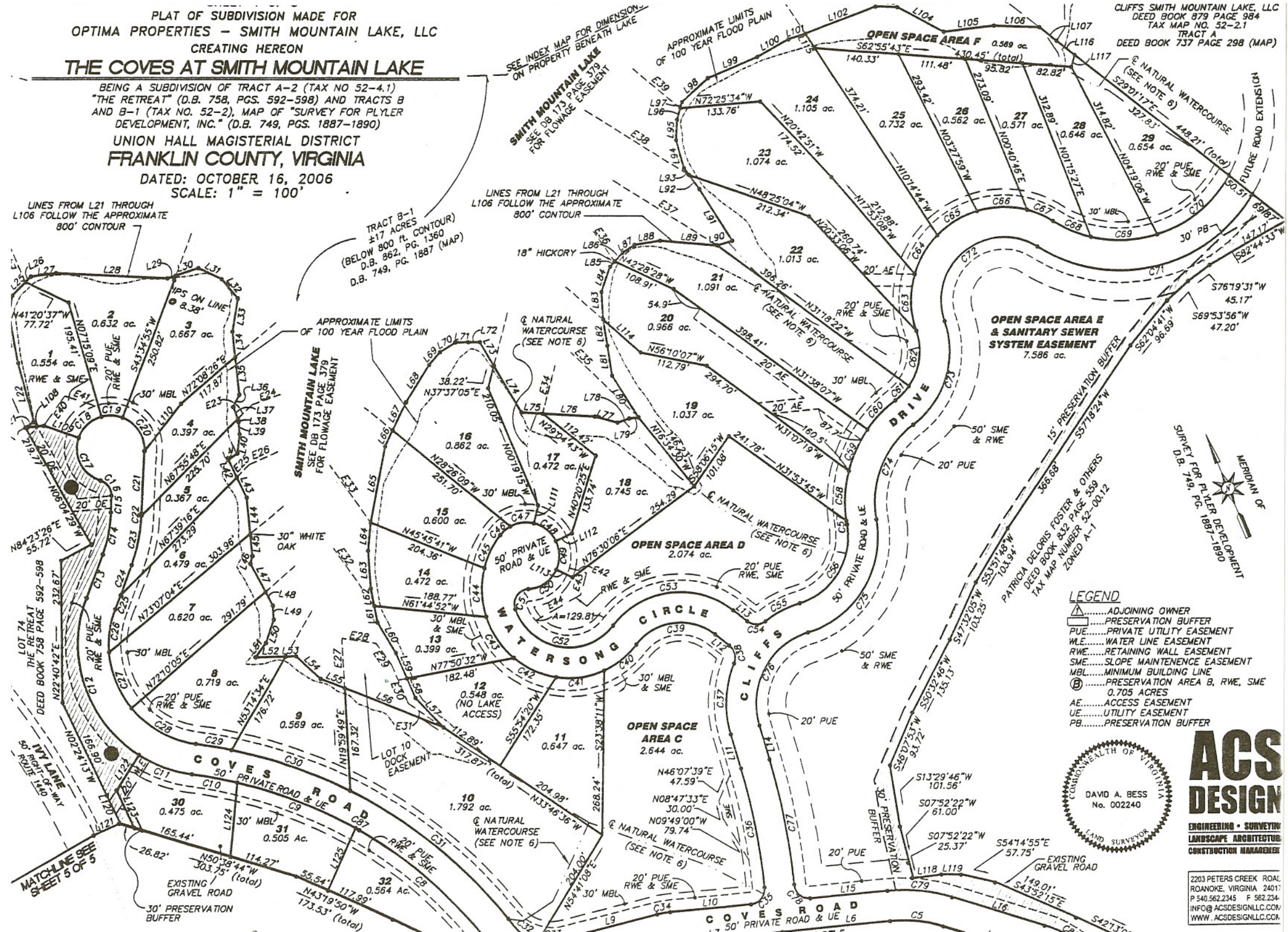
TRACT B-1
±17 ACRES
(BELOW 800 FT. CONTOUR)
D.B. 862, PG. 1360
D.B. 749, PG. 1887 (MAP)

LINES FROM L21 THROUGH
L106 FOLLOW THE APPROXIMATE
800' CONTOUR

SEE INDEX MAP FOR DIMENSION
ON PROPERTY BENEATH LAKE
SMITH MOUNTAIN LAKE
SEE DB 173 PAGE 379
FOR FLOWAGE EASEMENT

APPROXIMATE LIMITS
OF 100 YEAR FLOOD PLAIN

CLIFFS SMITH MOUNTAIN LAKE, LLC
DEED BOOK 879 PAGE 984
TAX MAP NO. 52-2.1
TRACT A
DEED BOOK 737 PAGE 298 (MAP)



- 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
 - ⊙.....PRESERVATION AREA B, RWE, SME
0.705 ACRES
 - AE.....ACCESS EASEMENT
 - UE.....UTILITY EASEMENT
 - PB.....PRESERVATION BUFFER



ACS DESIGN
ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT

2203 PETERS CREEK ROAD
ROANOKE, VIRGINIA 24017
P 540.562.2345 F 562.234-
INFO@ACSDSIGNLLC.COM
WWW.ACSDIGNLLC.COM

