

Tax No.55-27.2
Tract A
Carter Bank & Trust
D.B.958-Pg.1692
Map in
D.B.1006-Pgs.394
thru 396

±10.039 ACRES
Tax No.55-29

Tax No.55-28
Tract B
Prosperity Investment
Group, LLC
D.B.1006-Pg.397
Map in
D.B.1006-Pgs.394
thru 396

±1.394 ACRES
Tax No.55-30

Tax No.55-31.1
Thomas L. Jones
D.B.1028-Pg.2280
Map in D.B.456-Pg.1215

Tax No.56-60
John Albert Hogg, Sr.
and Carol Lindsay Hogg
D.B.985-Pg.2367
Map in D.B.495-Pg.170

± DESCRIPTION OF THE CENTERLINE OF THE BLACKWATER RIVER:

NUMBER	DIRECTION	DISTANCE
R1	N 68°10'35" E	69.85'
R2	N 42°19'47" W	42.46'
R3	N 15°05'09" E	34.45'
R4	N 10°00'50" W	57.10'
R5	N 39°52'28" W	139.44'
R6	N 13°47'53" W	244.20'
R7	N 8°29'48" W	319.10'
R8	N 20°57'30" E	115.67'
R9	N 36°26'59" E	76.26'
R10	N 54°02'47" E	102.14'
R11	S 88°10'45" E	56.57'
R12	S 56°58'49" E	184.01'
R13	S 89°26'23" E	297.95'
R14	N 06°13'17" E	149.53'

± DESCRIPTION OF THE CENTERLINE OF THE BRANCH:

NUMBER	DIRECTION	DISTANCE
B1	N 26°08'20" W	28.68'
B2	N 07°38'30" E	34.24'
B3	N 56°09'19" W	32.86'
B4	N 71°40'54" W	46.50'
B5	S 73°21'41" W	15.67'
B6	S 23°01'23" W	21.98'
B7	S 5°22'30" W	56.88'

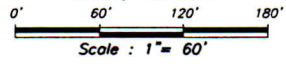
P CURVE DATA:
Delta=0°26'59"
Radius=384.26'
Arc=3.02'

PLAT OF SURVEY
FOR
HOLLINS ROAD
WAREHOUSING, LLC

Showing Property Situated On And Off The West Side Of Grassy Hill Road, Blackwater District, Franklin County, Virginia.

Current Owner: Carter Bank & Trust
Source Of Title Legal Reference: D.B. 958 - Pg. 1692
Map References: D.B. 830 - Pg. 682 and D.B. 1006 - Pgs. 394, 395, and 396

January 22, 2018



BRYAN JONES SURVEYING, P.C.
3416 VIRGINIA AVE., SUITE 3, COLLINSVILLE, VIRGINIA 24078
276-647-4448



JOB NO.: 17-108

THE PROPERTY LINE IS WITH THE CENTERLINE OF THE BLACKWATER RIVER AS IT MEANDERS.

THE PROPERTY LINE IS WITH THE CENTERLINE OF THE BRANCH AS IT MEANDERS.

R/W Note:
Right-of-way data for Grassy Hill Road was obtained from D.B.75-Pg.31, Sheet No. 4 of VDOT plans of Proj. No. 33 118E F.A.302E, D.B.517-Pg.1505 and Highway Plat Book 5-Pg.317

NOTES:

This plat represents a current field survey by Bryan Jones Surveying, P.C.
This survey has been prepared without the benefit of a title report and does not necessarily indicate all encumbrances on the property.

Parts of this property are located within FEMA Flood Hazard Areas. Flood boundaries shown hereon were scoled from Flood Insurance Rate Map No. 51067C0195C, dated Dec. 15, 2008, as prepared by FEMA. The base flood elevation for Building No. 2785 is 1041.9'. The surveyed elevations of Building No. 2785 are: basement floor level is 1032.8' and the main floor level is 1042.1'.

All deed and map references shown hereon are of record in the Franklin County Circuit Court Clerk's Office.

All physical features are not shown on this survey. All major physical features are shown.

Refer to maps and deeds referenced hereon for previous boundary calls.

RF = Rod Found
RS = Rod Set
UP = Utility Pole
EP = Edge Of Pavement

I certify that the Franklin County Subdivision Ordinance does not apply to this plat, because it is a re-survey of land for which prior deeds and/or plats are already on record.

Bryan E. Jones
Bryan E. Jones, LS 2415

P CURVE DATA:
Delta=31°14'16"
Radius=695.87'
Arc=270.35'

Reference Meridian = D.B.1006-Pgs.394 thru 396