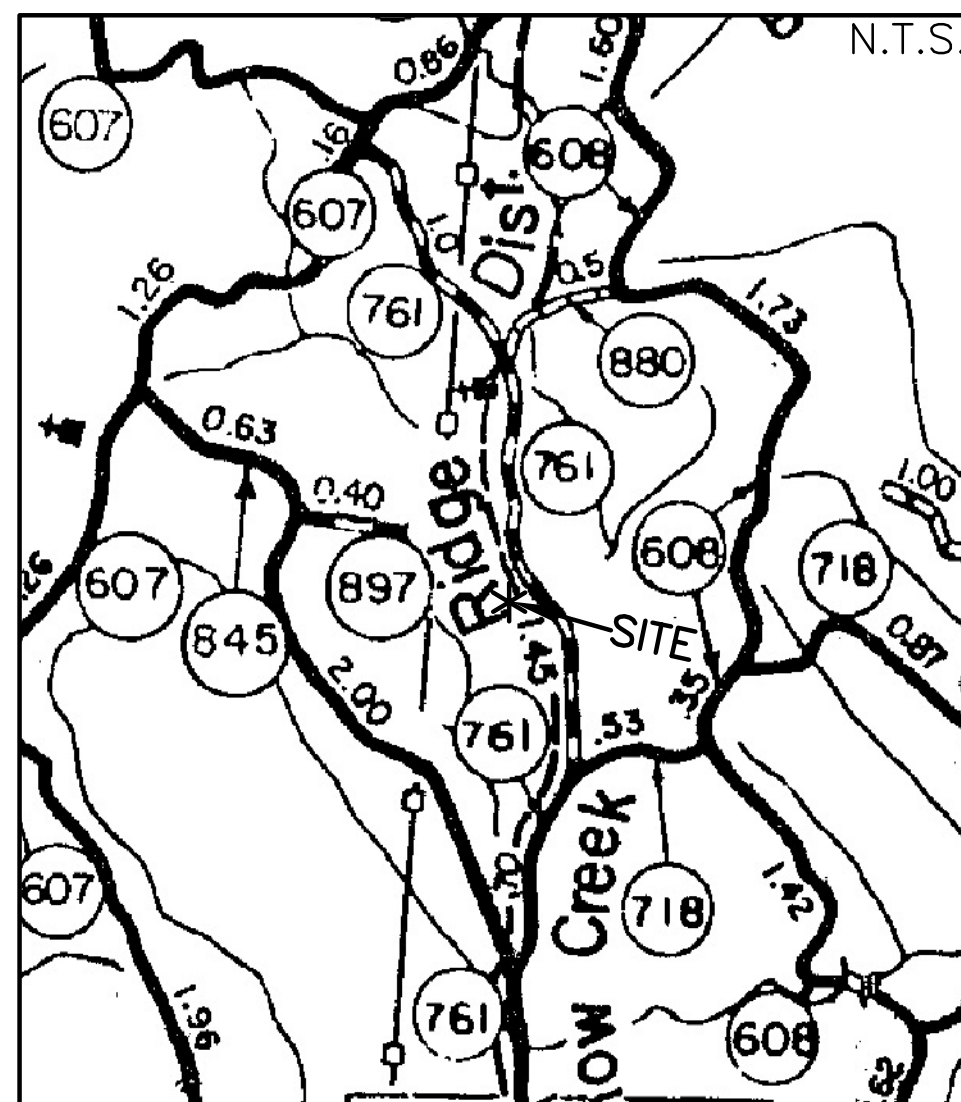


- NOTE: 1. THIS IS A DIVISION SURVEY, ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN
2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED
4. TAX ID NO. 1010010400
5. PLAT DESCRIPTION: D.B.227 P.375
6. FLOOD ZONE X AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 51067C0345C & COMMUNITY PANEL NO. 51067C0500C WITH EFFECTIVE DATE OF 12/16/2008

DICKERSON SURVEYING LLC

500 Court Street P.O. Box 112
 Appomattox, Virginia 24522
 434-352-8560
 Michael Ray Goins
 Land Surveyor

LOCATION MAP



SOURCE OF TITLE: BHL GROUP, LLC,
 RURAL LAND TRACTS, LLC &
 CATLETT LAND COMPANY, LLC
 D.B.1213 P.2130

THE PLATTING OR DEDICATION OF THIS LAND IS WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

OWNER _____ DATE _____

STATE OF _____
 CITY/COUNTY OF _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
 BY _____

NOTARY PUBLIC
 REGISTRATION NO.: _____
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINTED NAME

THE PLATTING OR DEDICATION OF THIS LAND IS WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

OWNER _____ DATE _____

STATE OF _____
 CITY/COUNTY OF _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
 BY _____

NOTARY PUBLIC
 REGISTRATION NO.: _____
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINTED NAME

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OWNER _____ DATE _____

CITY/COUNTY OF _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
 BY _____

NOTARY PUBLIC
 REGISTRATION NO.: _____
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINTED NAME

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1255.00'	236.86'	10°48'49"	236.51'	S 23°55'06" W
C2	280.69'	117.90'	24°03'59"	117.04'	S 06°28'41" W
C3	478.36'	164.90'	19°45'02"	164.08'	S 15°25'49" E
C4	470.75'	93.92'	11°25'54"	93.77'	S 19°35'23" E
C5	1075.00'	273.88'	14°35'50"	273.14'	S 06°34'31" E
C6	1195.00'	165.86'	7°57'09"	165.73'	S 03°15'10" E
C7	1195.00'	31.61'	1°30'56"	31.61'	S 07°59'13" E
C8	483.00'	162.04'	19°13'20"	161.28'	S 18°21'21" E

A TO B ALONG CREEK	
Bearing	Distance
N 23°18'30" W	5.27'
N 65°09'19" W	15.20'
N 10°40'34" W	5.00'

D TO E ALONG BRANCH	
Bearing	Distance
N 64°19'25" W	8.97'
S 76°44'54" W	22.52'
N 87°05'04" W	24.65'
N 68°25'55" W	72.15'
N 21°26'02" W	6.30'

B TO C ALONG CREEK	
Bearing	Distance
N 83°39'58" W	146.75'
N 84°36'39" W	149.59'
S 84°03'38" W	89.45'
N 19°46'20" W	49.85'
N 12°40'25" E	61.65'
N 07°52'55" W	140.81'
N 78°30'06" W	29.17'
S 62°45'56" W	43.51'
N 45°41'06" W	28.11'
N 26°04'18" W	19.45'
N 72°34'45" E	31.36'
N 17°34'07" E	37.51'
N 56°44'03" W	22.57'
N 75°15'55" W	65.69'
S 89°14'00" W	24.88'
N 47°28'15" W	23.58'
N 42°32'56" W	58.13'
N 33°51'56" W	58.68'
N 05°30'04" W	111.15'
N 76°29'42" W	45.22'
N 05°47'55" W	52.61'
N 21°50'03" W	76.54'
N 28°24'54" W	79.88'
N 49°28'49" E	45.43'
S 34°45'12" E	37.11'
S 54°29'45" E	21.26'
S 22°38'15" E	23.65'
N 86°46'47" E	14.16'
N 03°10'59" W	14.32'
N 50°50'09" W	11.18'
N 30°30'17" W	29.35'
N 05°05'01" W	89.31'
N 22°39'49" E	46.53'
N 02°52'03" W	76.78'
N 08°23'16" E	49.42'
N 35°30'30" E	82.06'
N 30°22'15" W	13.08'
N 30°22'15" W	17.59'
N 03°03'14" W	58.65'
N 24°15'57" E	24.19'
N 65°39'00" W	11.14'
N 31°12'55" E	80.71'

F TO G ALONG DRY BOTTOM	
Bearing	Distance
S 85°00'54" E	145.92'
S 86°33'20" E	86.91'
N 56°35'23" E	108.72'
N 59°03'25" E	160.95'
N 33°07'39" E	226.39'
N 09°14'07" W	74.70'

G TO B ALONG BRANCH	
Bearing	Distance
S 07°09'19" E	47.39'
S 15°38'18" W	40.98'
S 16°21'59" E	58.92'
S 26°21'17" W	66.31'
S 45°04'42" W	58.01'
S 84°36'22" W	50.83'
S 35°34'26" W	107.78'
S 40°27'02" W	28.50'
S 30°00'55" W	23.45'
S 50°18'54" E	16.08'
S 85°55'01" W	30.66'
S 68°26'17" W	78.24'
S 00°48'07" W	81.78'
S 66°19'13" W	40.73'
N 74°57'25" W	45.42'
S 13°17'09" W	45.19'
S 60°48'33" W	40.23'
S 40°16'34" W	44.63'
S 05°12'35" E	61.88'
S 11°22'12" E	30.74'
S 47°04'21" W	72.20'
S 28°16'02" W	52.25'
S 11°06'46" E	51.80'
S 40°13'18" E	91.48'
N 37°06'02" E	18.77'
S 04°57'53" E	69.53'
S 18°08'48" E	23.93'
S 58°51'23" E	53.71'
S 18°28'04" E	17.95'

**EXEMPT PLAT
 SHEET 1 OF 2
 DIVISION SURVEY**

SCALE: 1 IN. = 200 FT.

112.653 ACRES

SURVEYED FOR: BHL GROUP, LLC,
 RURAL LAND TRACTS, LLC &
 CATLETT LAND COMPANY, LLC

BLUE RIDGE DISTRICT FRANKLIN COUNTY
 VIRGINIA

JULY 1, 2024



SURVEYOR'S CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION FOR RECORDATION IN _____ COUNTY VIRGINIA HAVE BEEN COMPLIED WITH.

MICHAEL RAY GOINS, L.S. LIC. NO. 3143 _____ DATE _____



NOTE: SEE SHEET 1 FOR NOTES

DICKERSON SURVEYING LLC

500 Court Street P.O. Box 112

Appomattox, Virginia 24522

434-352-8560

Michael Ray Goins

Land Surveyor

DALE W. THOMPSON
D.B. 619 P. 871
PLAT D.B. 454 P. 1481
TAX ID NO. 1010010700

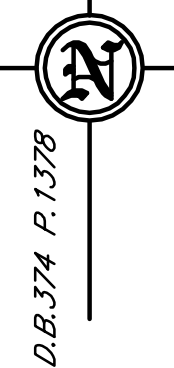
RONNIE D. JOHNSON
D.B. 1202 P. 2498
PLAT D.B. 374 P. 1378
TAX ID NO. 1010008500

RONNIE D. JOHNSON
D.B. 1198 P. 1333
INST. NO. 230002449
PLAT D.B. 374 P. 1378
PARCEL ID NO. 1010008501

GREG MARTIN & OTHERS
WILL NO. 120 P. 2036
SEE D.B. 563 P. 1717
DESC. D.B. 70 P. 142
PARCEL ID NO. 1010010300

CHRISTOPHER D. &
TERRI S. STAPLETON
D.B. 995 P. 2357
PLAT D.B. 995 P. 2360
TAX ID NO. 1020015300

JOHNNIE DEAL
D.B. 991 P. 1599
PLAT D.B. 400 P. 1487
TAX ID NO. 1010009120



LOT A
46.105 ACRES
NEW LOT

LOT B
47.739 ACRES
NEW LOT

LOT C
18.809 ACRES

STATE ROUTE NO. 761
CANTON CHURCH ROAD
50 ft. R/W - D.B. 293 P. 455

VOLTAGE POWER LINE - D.B. 541 P. 795
APPALACHIAN HIGH



EXEMPT PLAT
SHEET 2 OF 2
DIVISION SURVEY

SCALE: 1 IN. = 200 FT.

112.653 ACRES

SURVEYED FOR: BHL GROUP, LLC,
RURAL LAND TRACTS, LLC &
CATLETT LAND COMPANY, LLC

BLUE RIDGE DISTRICT FRANKLIN COUNTY
VIRGINIA

JULY 1, 2024

FB C517X01

