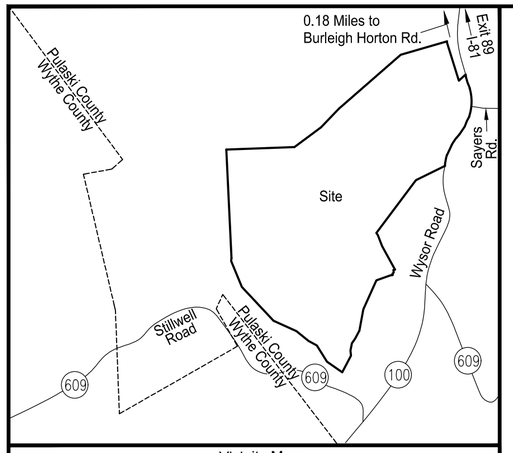


Vicinity Map
1" = 2000'

1000 500 0 1000 2000 3000

SCALE IN FEET

Surveyor's Certificate

I hereby certify, to the best of my knowledge and belief, that the requirements of the Pulaski County Virginia regarding the platting of subdivisions within the County have been complied with.

Billy J. Anderson, L.S. No. 3054 Date

Source Of Title

The property shown hereon is a portion of the properties acquired by The Holmes/Kelley Family Farm, LLC by Deed instrument no. 2007001120 recorded in the Clerk's office of Pulaski County, Virginia which is the last instrument in the chain of title to said property.

Billy J. Anderson, L.S. No. 3054 Date

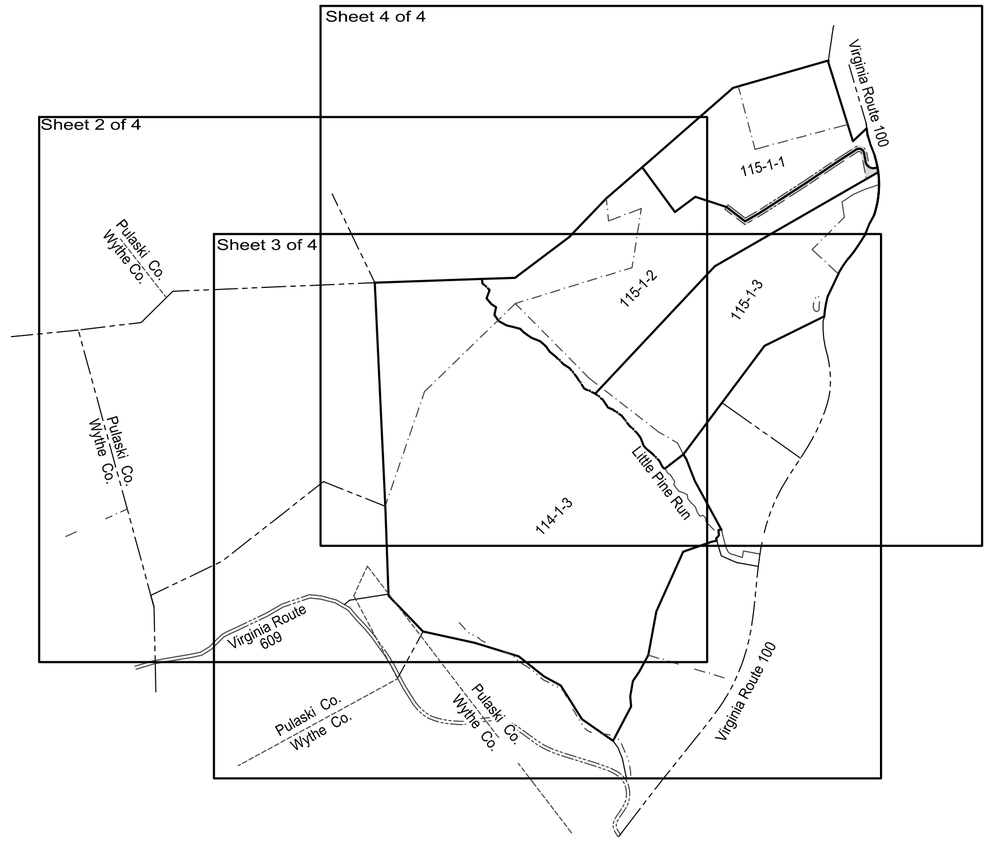
County Approval:

This Agricultural Subdivision / Lot Line Revision as shown hereon, is approved by the undersigned in accordance with the existing subdivision regulations, and may be committed to record.

Unified Development Ordinance Administrator Date

Symbols & Abbreviation:

	Gravel drive way
P	Property line
	Wire Fence line
R/W	Right-of-way line
RS	Rod Set
fnd.	Found
	Tract line
40 / +00	Design Project Station



Virginia State Plane
South Zone NAD83

Line Table		
Line Number	Length	Direction
L1	15.48'	S89°00'22"W
L2	14.44'	S67°46'23"W
L3	45.57'	S7°17'42"E
L4	14.84'	S33°53'54"W
L5	26.57'	S43°45'22"W
L6	21.40'	S16°36'20"E
L7	53.54'	S78°26'31"W
L8	15.28'	S8°08'51"W
L9	176.06'	N46°56'21"E
L10	55.95'	S6°38'25"E
L11	100.00'	S16°17'18"E
L12	100.65'	S21°06'58"E
L13	22.83'	S17°08'54"E
L14	91.15'	S28°55'18"W
L15	115.09'	S21°33'22"W
L16	80.49'	S32°41'38"W
L17	98.83'	S34°12'15"W
L18	82.80'	S39°00'56"W
L19	226.77'	S25°27'12"W
L20	26.62'	N81°11'26"E

Line Table		
Line Number	Length	Direction
L21	81.92'	S10°46'19"E
L22	227.13'	S56°56'45"W
L23	331.33'	S55°51'55"W
L24	511.26'	S57°06'45"W
L25	162.34'	S59°51'59"W
L26	219.26'	N52°29'44"W
L27	305.14'	N71°42'32"W
L28	236.94'	S53°05'20"W

Owner's Consent

This is to certify that the Agricultural Division / Lot Line Revision as shown hereon has been prepared with the free consent and in strict accordance with the wishes and desires of the undersigned owner.

Margaret Kelley Miles Date

Charlotte K. Porterfield Date

Notary's Certificate

State of, _____County of _____ to wit:

I, _____ , a notary public in and for the State and County aforesaid do hereby certify that _____whose name is signed to the foregoing writing bearing date of _____,2017 has personally appeared before me and acknowledged the same. Given under my hand and seal on this __ day of _____ ,2017

Notary Public _____

My commission expires _____

Notary's Certificate

State of, _____County of _____ to wit:

I, _____ , a notary public in and for the State and County aforesaid do hereby certify that _____whose name is signed to the foregoing writing bearing date of _____,2017 has personally appeared before me and acknowledged the same. Given under my hand and seal on this __ day of _____ ,2017

Notary Public _____

My commission expires _____

Notes:

1. This plat is based on a current field survey.
2. This plat was prepared without the benefit of a title report. There may be existing easements that encumber this property that are not shown hereon.
3. Reference: Deed Instrument no. 2007001120; Tax Map No. 114-1-3, 115-1-2, 115-1-3, 115-1-1.
4. Portions of this property do lie within a H.U.D. 100 year flood hazard zone. This opinion is based on the flood zone from Community Panel No. 51155C0225 effective date September 26, 2008.
5. 1/2" rebar set at all corners unless otherwise shown.
6. Zone: Agricultural
7. Tract shown hereon does not have access to public water or public sewer systems.
8. Permanent 20' public utility easements are granted along all road right of ways and all tract lines, 10' each side of interior tract lines. A temporary 30' easement is granted during construction, 15' each side of interior tract lines.
9. All future development of this tract will conform to applicable Pulaski County Regulations.
10. A new dedicated 50' private access easement is dedicated from Virginia Primary Rte. 100 over revised tax map no. 115-1-2 and 115-1-1 for purpose of ingress/egress. (established via Article 6.3 sub section C of the current Unified Development Ordinance of Pulaski County Virginia Adopted October 26, 2015.

Curve Table						
Curve Number	Delta	Radius	Length	Tangent	Chord Length	Chord Bearing
C1	35°22'02"	895.44'	552.73'	285.49'	544.00'	S0°57'30"W
C2	11°30'06"	859.64'	172.56'	86.57'	172.27'	S33°19'09"W
C3	11°04'14"	1006.03'	194.38'	97.50'	194.08'	S10°00'56"W
C4	0°24'16"	999.98'	7.06'	3.53'	7.06'	N4°15'40"E
C20	6°32'39"	895.44'	102.28'	51.19'	102.22'	N13°27'11"W
C21	2°44'36"	895.44'	42.87'	21.44'	42.87'	N8°48'34"W
C22	26°04'47"	895.44'	407.59'	207.39'	404.08'	S5°36'08"W
C23	88°02'15"	75.00'	115.24'	72.47'	104.23'	S54°47'27"E
C24	112°16'56"	48.00'	94.07'	71.54'	79.72'	N66°54'47"W

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Plat of Agricultural Division/ Lot Line Revsion of the Holmes/Kelley Family Farm, Inc. Property

Tax map no. 114-1-3, 115-1-2, 115-1-3 & 115-1-1
Property of The Holmes/Kelley Family Farm, LLC

Draper Magisterial District, Pulaski County Virginia

COMMONWEALTH OF VIRGINIA
BILLY JOE ANDERSON
LIC. NO. 3054
LAND SURVEYOR

Date: 06-14-2017
Revised:

Job Number: 172040
Drawn By: BJA

Sheet
1 of 4

300 150 0 300 600 900

SCALE IN FEET

Virginia State Plane
South Zone NAD83

Symbols & Abbreviation:

- Gravel drive way
- Property line
- Wire Fence line
- R/W — Right-of-way line
- RS — Rod Set
- fnd. — Found
- Tract line
- 40 / +00 — Design Project Station

Draper Farm Property, L.L.C.
Tax map no. 114-1-1 & 106-1-18A
Deed book 2016, page 2019
Reference Plat prepared by Scott Surveying and Mapping P.L.L.C.
Titled "Plat of Subdivision of Ray Linberg Saunders Estate"
Dated 05-11-2016
Plat Book 167, Page 4 & 5 (Pulaski County)

James I. Compton & Louise B. Compton
Deed book 570 page 55 (tract 4)
Tax map no. 106-1-10
(Pulaski County)

Pulaski County
Wythe County

3/4" pipe fnd.
@ fence corner

Point in centerline
of Little Pine Run creek

3/4" Pipe fnd. N57°43'38"W
14.74' from corner
(not held as corner)

3/4" pipe fnd.
south of fence line

3/4" pipe fnd.
@ fence corner

3/4" pipe fnd.
on line in hollow
@ 569.23'

1/2" rod fnd. @
fallen corner
post

RS @ gate post

tract line to be vacated

Deed book 130 page 147
Deed book 137 page 529

open field area

Revised Tax Map 115-1-2
Total Area = 63.08 acres
(within heavy lines)

2

3

4

Revised Tax Map 114-1-3
Total Area = 187.83 acres
(within heavy lines)

Plat book 1 page 240 Slide 54
"Holmes Farm"

Plat book 2 page 15 Slide 63
"Myra Howard Land"

Deed book 137 page 529
Deed book 182 page 320

B to C
New property line follows
physical center line of
"Little Pine Run"

RS on line
@ 21.87'

Point in centerline of
"Little Pine Run"

A to B
New property line follows
physical center line of
"Little Pine Run"

RS on line
@ 192.82'

1/2" rod fnd.
on North side of
hollow @ corner

12" Dead
walnut @
corner

soil road

Corner
post fnd.
@ corner

1/2" rod fnd. @ tall
walnut stump
@ fence intersection

1/2" rod fnd.

12" Apple fnd.
@ corner

Richard D. Lyckman & Emilie T. Lyckman
Deed instrument no. 150000578
Tax map no. 115-1-9C & 9D (Pulaski County)

Corner
post fnd.

1/2" rod fnd. @
fallen corner
post

Wythe/Pulaski
County Stone fnd.
84.3' Southwest of
of corner post fnd.

30" Red oak
fnd. @ corner

Wythe/Pulaski County Line
(Reference Deed book 64 page
378, Plat book 1 page 159; Wythe
County Clerk of Court)
Follows Holmes Farm Boundary

Bryant R. Compton
Tax map no. 114-1-2
Deed book 2016, page 2887
Reference Plat prepared by Pillar Inc.
Plat Book 167, Page 9 (Pulaski County)

Bryant R. Compton
Deed instrument no. 040003005 (parcel 1 & 3)
Tax map no. 47-4
(Wythe County)
Reference Deed book 205 page 607,
Deed book 289 page 343

Gate post fnd.
@ corner

Corner post
fnd.

30" White oak
stump fnd.
@ corner

Bryant R. Compton
Deed instrument no. 110001903
Tax map no. 114-1-10
(Pulaski County)
Reference Deed book 82 page 543
Plat book 115 page 1

Wythe/Pulaski
County Stone fnd.

Corner post fnd.
on line @ 17.00'

Locust snag
fnd. @ corner

1/2" rod fnd.
Southeast of
8" Gum @ fence
intersection

Gate post fnd.
@ corner

Virginia Secondary Route 609
"Stillwell Road"
(30' Prescriptive Right-of-way)

To Wysor Highway
0.9 Miles

Thomas Joseph Stillwell
Will Instrument no. 030000161A
Tax map no. 114-1-6
(Pulaski County)
Reference Deed book 251 page 554

Gate post
fnd. @ corner

1/2" rod fnd. in old
fence remains
in hollow 7.3'
northwest of
hollow buckeye

1/2" rod fnd. in old
fence remains
in hollow

N51°32'20"W
300.96'

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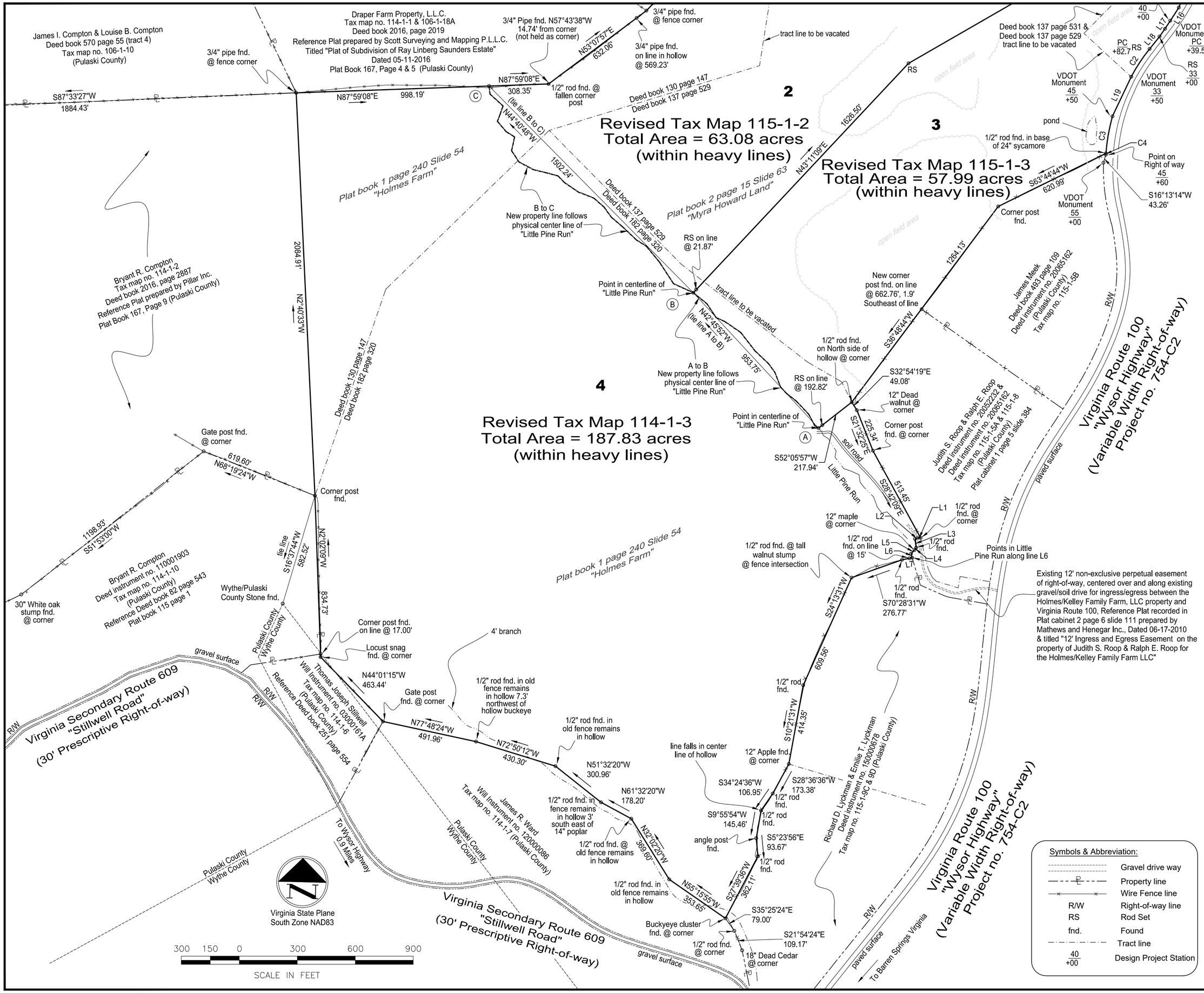

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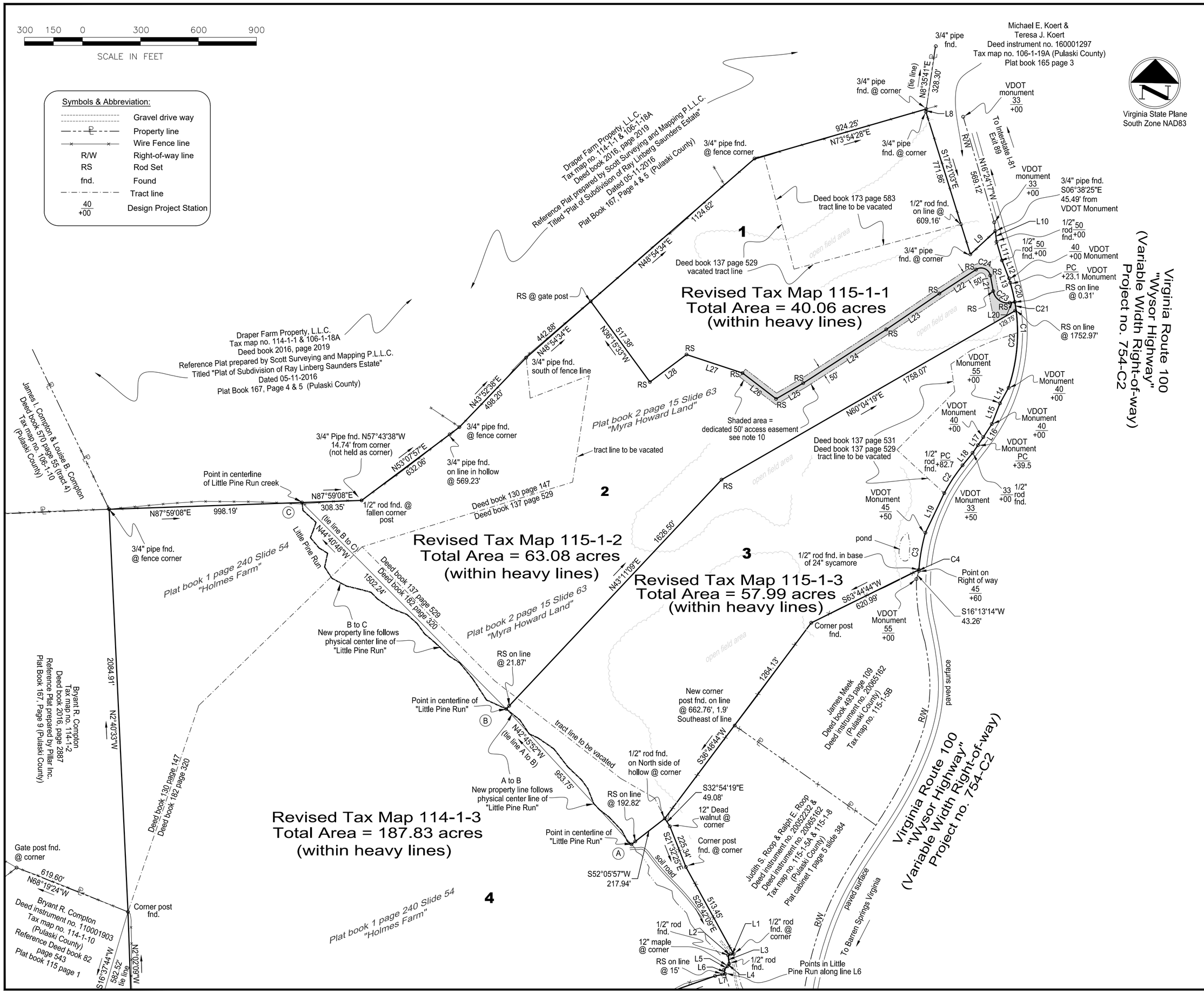
Sheet 3 of 4



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