

Present Conditions Report

Virginia Outdoors Foundation Open-Space Easement



Donor: Danny L. and Martha H. Thompson

Easement Amendment Acres: Aggerated 837 acres more or less
(including 39.95 acres of new land add to the easement)

County: Franklin and Henry County

Report Date: 12/18/2018

Site Visit Dates: 06/27/2018 & 11/30/2018

Report & Photographs by: Tommy Oravetz

Regional Office Contact
900 South Main St
Blacksburg, VA 24060





PRESENT CONDITIONS REPORT ACKNOWLEDGEMENT FORM

The attached Present Conditions Report describes the features and condition of the property comprising an aggregate of 837 acres more or less in the Counties of Franklin and Henry. This report will serve as a reference in monitoring the easement as required by Treas. Reg. § 170A-14(g)(5).

The Present Conditions Report includes:

- Cover Page
- Acknowledgement Form (Signatures of VOF representative and each Grantor)
- Easement Summary
- Location Map (1:24,000)
- Surveys/Plats
- Aerial Map
- Topographic Map
- Special Conditions Map
- Built Environment Map
- Forest Conservation Value Map
- County Tax Maps
- Photo Point Map (for photographs taken June 27, 2018 & November 30, 2018)
- Photo Layout containing photographs of property dated June 27, 2018 & November 30, 2018

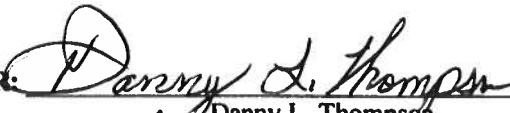
Grantee's Statement of Property's Condition: The undersigned representative of Grantee hereby states that this report accurately reflects the features and condition of the property subject to the easement referenced above as of November 30, 2018. This report is limited to conditions observed and readily visible on the property at the time of the PCR Preparer's visit.

Grantor's Acknowledgement of Property's Condition: The designated representative acknowledge that this report accurately reflects the features and condition of the property subject to the easement referenced above as of the date of this acknowledgment. The conditions of the property have not changed materially since the date set forth above.

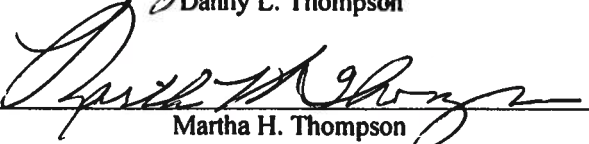
VIRGINIA OUTDOORS FOUNDATION:

By: 
(Tommy Oravetz, Land Conservation Specialist)

Date: 6/4/19

GRANTOR: 
Danny L. Thompson

Date: 6-6-19

GRANTOR: 
Martha H. Thompson

Date: 6-6-19



Danny L. and Martha H. Thompson

County: Franklin and Henry **Acres:** Aggerated 837 acres more or less (including 39.95 acres of new land added to the easement)

Board Meeting Date: n/a	Staff; Ruth Babylon
Amendment Summary	
<ul style="list-style-type: none">- adding the adjoining 39.95-acre, more or less, parcel under easement, so that the aggregate acreage under easement will be 837 more or less;- permitting the acquisition and use of a de minimis portion of the Property adjacent to public roads adjacent to the Property for minor road improvements, which acquisition and use would not be considered a division or divisions of the Property,- adding restriction for an aggregate square footage ceiling for the above-ground enclosed living area of all dwellings on the Property,- clarifying that private roads or driveways and access easements over the Property to serve adjacent properties are permitted,- requiring forestry pre-harvest plan, and eliminating requirement for forest stewardship management plans; and- making several de minimis revisions to various provisions of Section II	

Property Features/Conservation Values
<ul style="list-style-type: none">- A large portion of the Property contains a working beef cattle farm, and the preservation of the Property in a relatively undeveloped state hereunder will protect agricultural lands for future generations.- The Property contains productive forestland in a rural and scenic area of Franklin and Henry Counties and preventing intensive development of the Property hereunder provides wildlife habitat, contributes to water quality protection and enhances the natural resources and protects the rural character of the surrounding area.- The entire Property has been given a ranking of “Very High” in the 2011 Watershed Integrity Model from Virginia Commonwealth University Center for Environmental Studies (VCU-CES), conducted in cooperation with state agencies. Preventing intensive development and limiting impervious surfaces hereunder contributes to protecting watershed integrity- Approximately 200 acres on the eastern side of the Property is classified as having a high Forest Conservation Value (FCV) by the Virginia Department of Forestry, and preservation of the Property in a relatively undeveloped state hereunder assures its availability for timber production and other forest uses.- The Property fronts on State Routes 608 (Fork Mountain Road) and 657 (Old Quarry Road), providing pastoral views of the rural countryside and, as restricted hereunder, affording scenic enjoyment to the public traveling these roads.

Built Environment
No. of Existing Dwellings: 0 Total No. of Dwellings Permitted: 6 Barns, concrete equipment garage, covered cattle coral, and silo are located near State Route 608 and visible from the road.

Public Infrastructure Info	Conflicts with published plans	Yes	No
Roads: Fork Mountain Road State Route 608; Old Quarry Rd State Route 657		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input type="checkbox"/>
Utilities: 30' ROW for the Plantation Pipeline Company; AEP 200' Transmission Line ROW		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dwellings	Size (living area)	Size (footprint)	Photo Station Photo #	Building ID # on Blt. Env. Map	In county record	Source of size
n/a					<input type="checkbox"/>	

Buildings type/description	Size (footprint)	Photo Station Photo #	Building ID # on Blt. Env. Map	In county record	Source of size
Barn #1	6,659	Photo Point 10 (10)	3	<input checked="" type="checkbox"/>	Field Measured
Barn #2	5,000	Photo Point 11 (11)	5	<input checked="" type="checkbox"/>	Field Measured
Concrete Equipment Garage	1,580	Photo Point 9 (09)	2	<input checked="" type="checkbox"/>	Field Measured
Covered Cattle Corral	1,450	Photo Point 11 (11)	4	<input checked="" type="checkbox"/>	Field Measured
Silo	75	Photo Point 8 (08)	1	<input type="checkbox"/>	Field Measured

Impervious Surface
The buildings and structures on the property represent approximately 14,764 square feet of impervious surface. The total allowed impervious surface including all buildings, structures and impervious parking areas is 364,597 square feet.

Riparian Protection Zone (RPZ)
Width of stream buffer: The RPZ in total is 100 feet from the tops of the banks of the unnamed perennial tributaries to Reed Creek. In the RPZ restrictions there shall be no storage of manure, fertilizers, chemicals, machinery or equipment within 50 feet of the tops of the banks of the tributaries. A 50-foot and a 100-foot RPZ are displayed in the Exhibit A and Special Conditions Map to show the different restrictions within the RPZ.

Livestock excluded from waterway: YES ☐ NO ☒

Livestock excluded from RPZ: YES ☐ NO ☒

There are approximately 9,905 linear feet of forested/vegetated riparian buffers on unnamed tributaries to Reed Creek.

DCR Conservation Purpose (VLCF Criteria)			
Agricultural Use	<input checked="" type="checkbox"/>	Natural Habitat/Biological Diversity	<input type="checkbox"/>
Forestal Use	<input checked="" type="checkbox"/>	Natural-Resource Based Outdoor Recreation or Education	<input type="checkbox"/>
Historic Preservation	<input type="checkbox"/>	Preservation of Scenic Open Space	<input type="checkbox"/>
Watershed Preservation	<input type="checkbox"/>	Conservation of Open Space Lands Designated by Local Govt	<input type="checkbox"/>

Tax Map or PIN	County Acreage
1190001901 (Franklin County)	39.95
1190002900 (Franklin County)	143
1190003000 (Franklin County)	97.702
1190006400 (Franklin County)	20.05
1190006401 (Franklin County)	51.65
1190006500 (Franklin County)	52
1190006700 (Franklin County)	197.0273
6.5(000)000-035A (Henry)	0.126
6.5(000)000-029,33,35 (Henry)	233.565

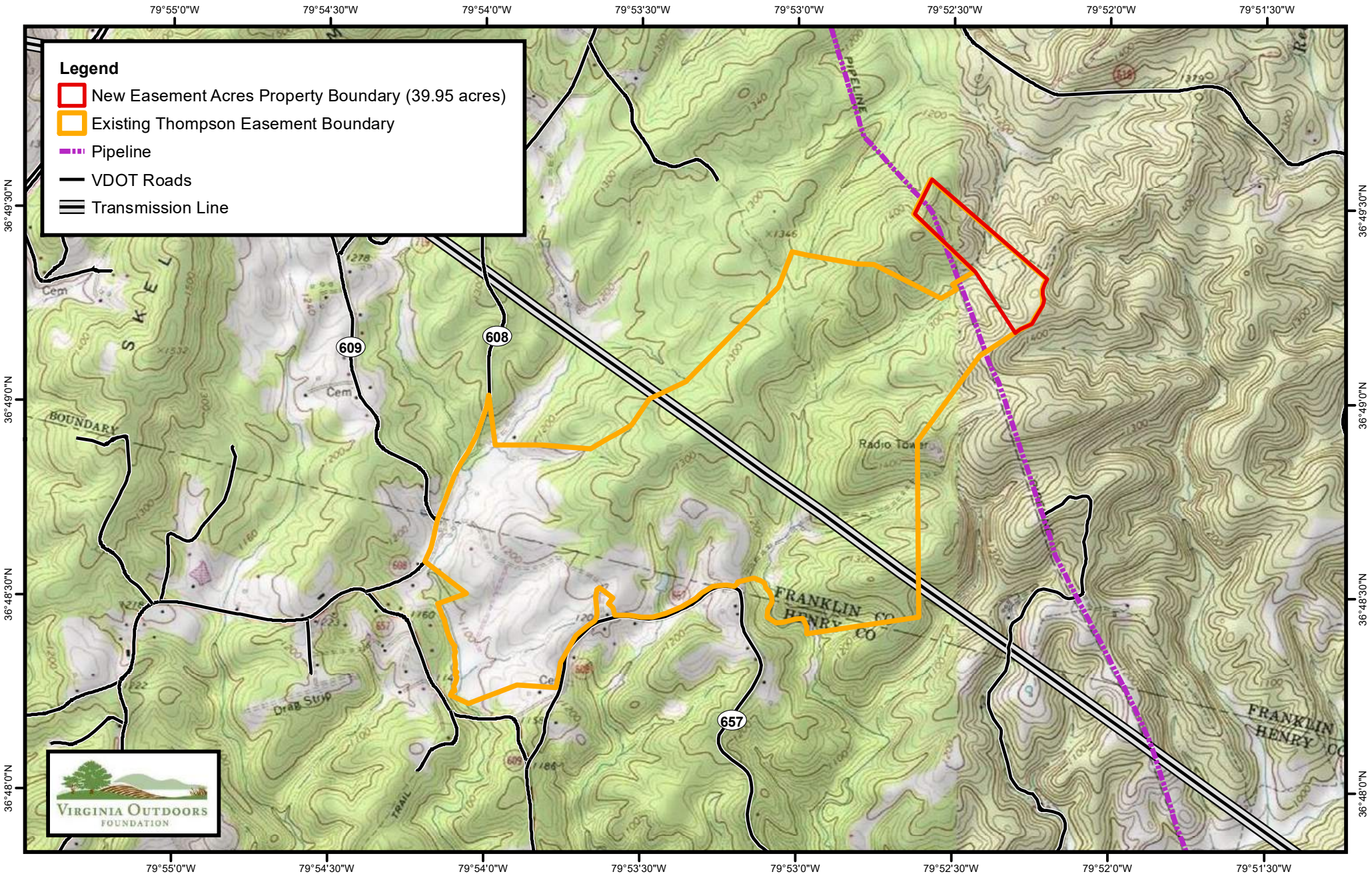
Mapping Info/Easement Boundary	
<u>Source Type</u> (include citation and year)	<u>Description of Use and Extent/Other Comments</u>
<ul style="list-style-type: none"> - Tract B on a survey titled "A Survey for Bobby Taylor Junius Warren Larry Deal" dated February 4, 2002; recorded in Franklin County Courthouse in Deed book 732 Page 964 - Survey Titled Jesse B. Gilley Estate dated 8-21-98, recorded in Franklin and Henry County in Deed Book 631 Pages 1662-1666 - Survey Titled Hopkins LLC dated 12-03-07 recorded in Franklin County recorded in Deed Book 1768 Page 960 - Survey Titled "Plat of Survey for Benton Blackard dated April 22, 1985 recorded in Franklin County Deed Book 1031 Page 1470 - Metes and bounds for parcel located in Franklin County Instrument Number 130000522 	<ul style="list-style-type: none"> - Full survey of 39.95 acre parcel - Full survey of the original 2007 easement boundary - Full survey of 197.0273 acres of the 2014 easement amendment - Full survey of 97.702 acres of the 2014 easement amendment - Metes and bounds for 143 acres of the 2014 easement amendment
MCF: B	
Acreage Difference (Legal description acreage minus GIS acres): 40.759	

Notes for Stewardship
Property Access information: The main entrance to the property can be found off of State Route 608 Fork Mountain Road (36°48'39.2" N 79°54'09.6" W).

Site Visit Dates/Staff: Tommy Oravetz visited property on 6/27/2018 & 11/30/2018
Extent of Site Visit
The fields of the original easement property were walked, and the new 39.95 acres being added to the easement.

Property Address of Easement <i>(or latitude/longitude coordinates if no valid street address)</i>
No address for the property. The main entrance to the property can be found off State Route 608 Fork Mountain Road (36°48'39.2" N 79°54'09.6" W).

Grantor Mailing Address	Phone/Fax/Email	Additional Contact Info
Danny L. and Martha H. Thompson 8591 Floyd Hwy. N. Copper Hill, VA 24079 Danny L Thompson is the main contact for the easement	Grantors contact info: (540) 320-3429 other mhthomp@verizon.net	Attorney: James W Shortt & Associates 108 S Locust St Floyd, VA 24091 540.745.3131

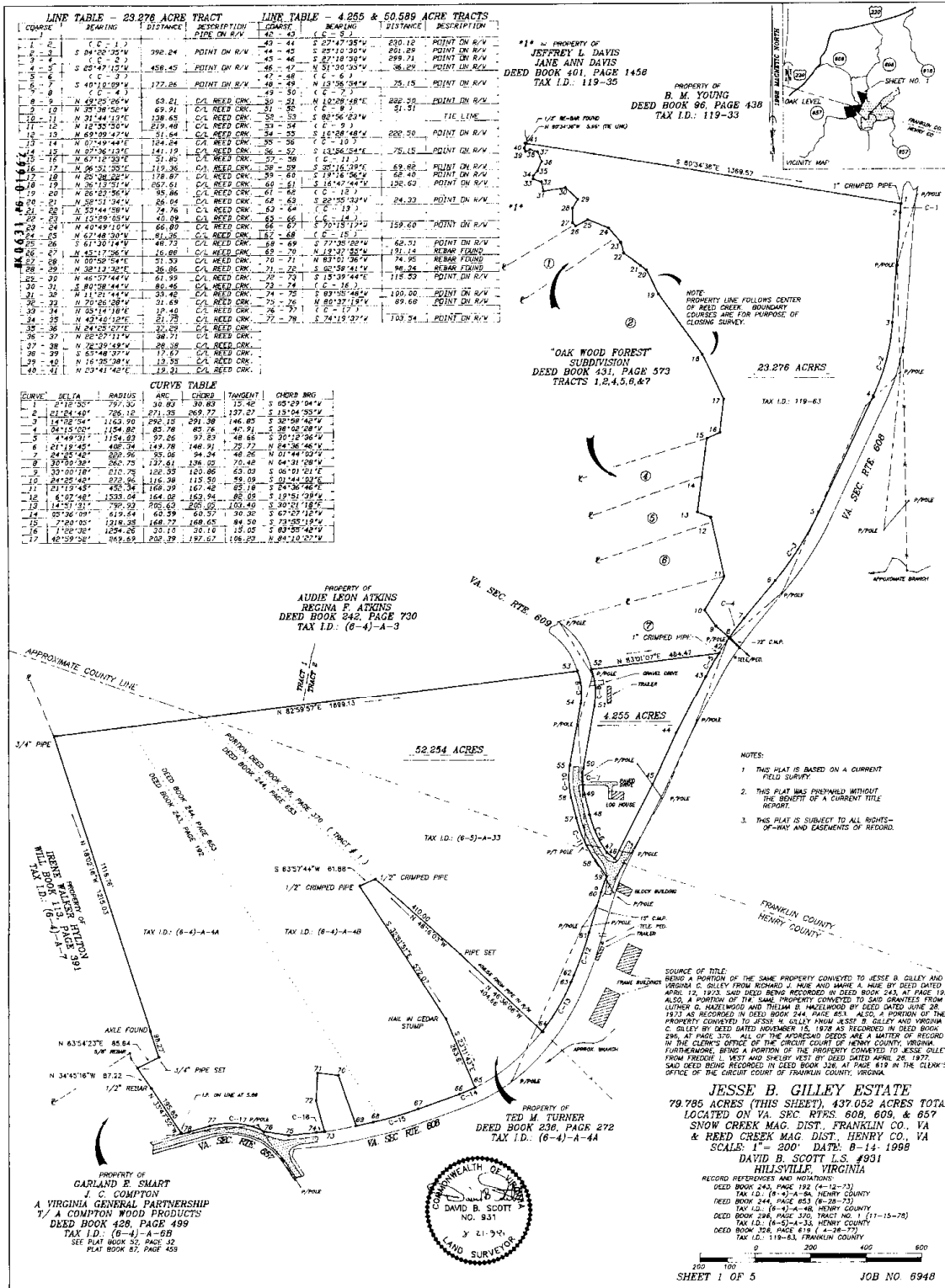


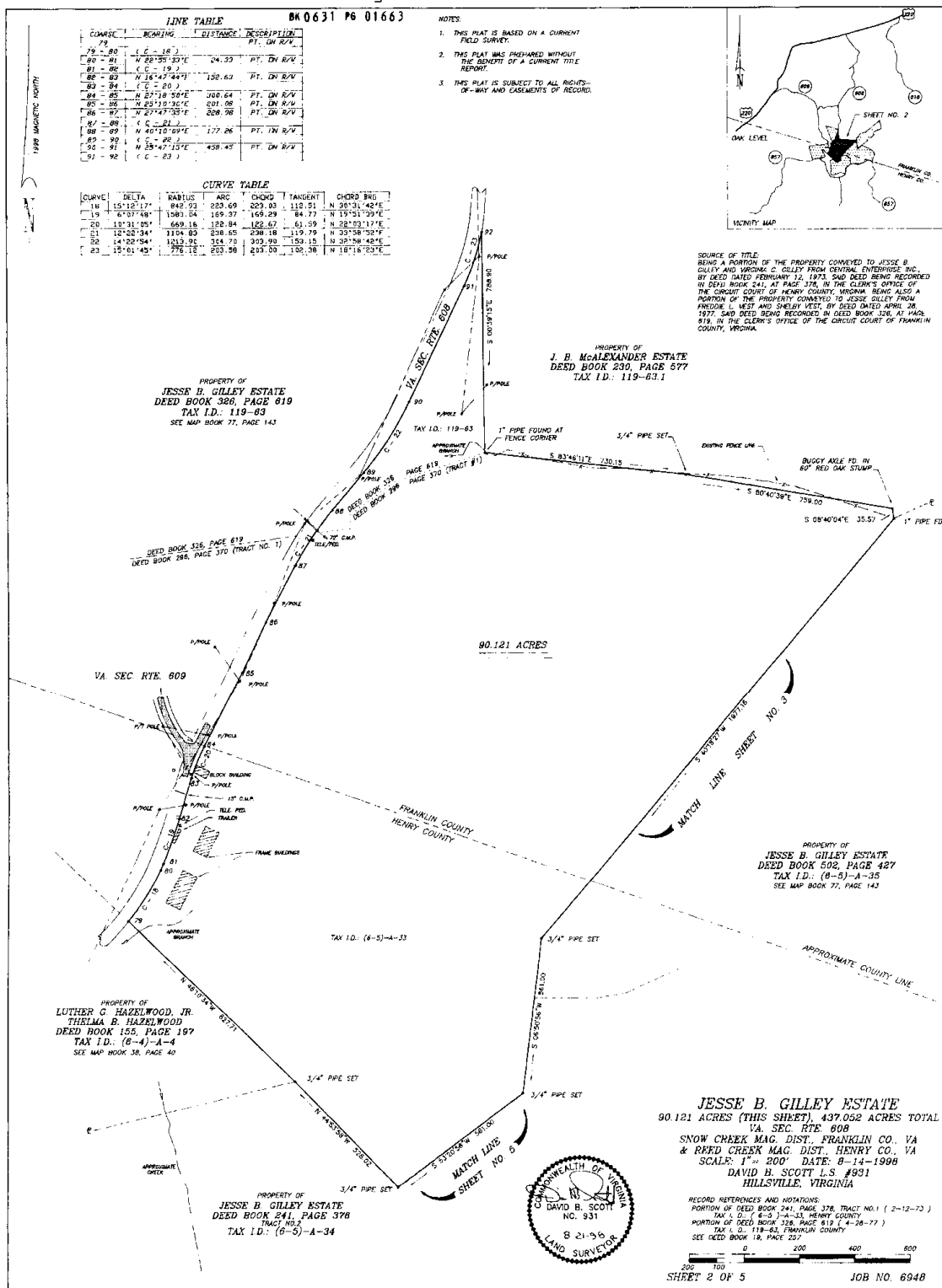
Legend

- New Easement Acres Property Boundary (39.95 acres)
- Existing Thompson Easement Boundary
- Pipeline
- VDOT Roads
- Transmission Line

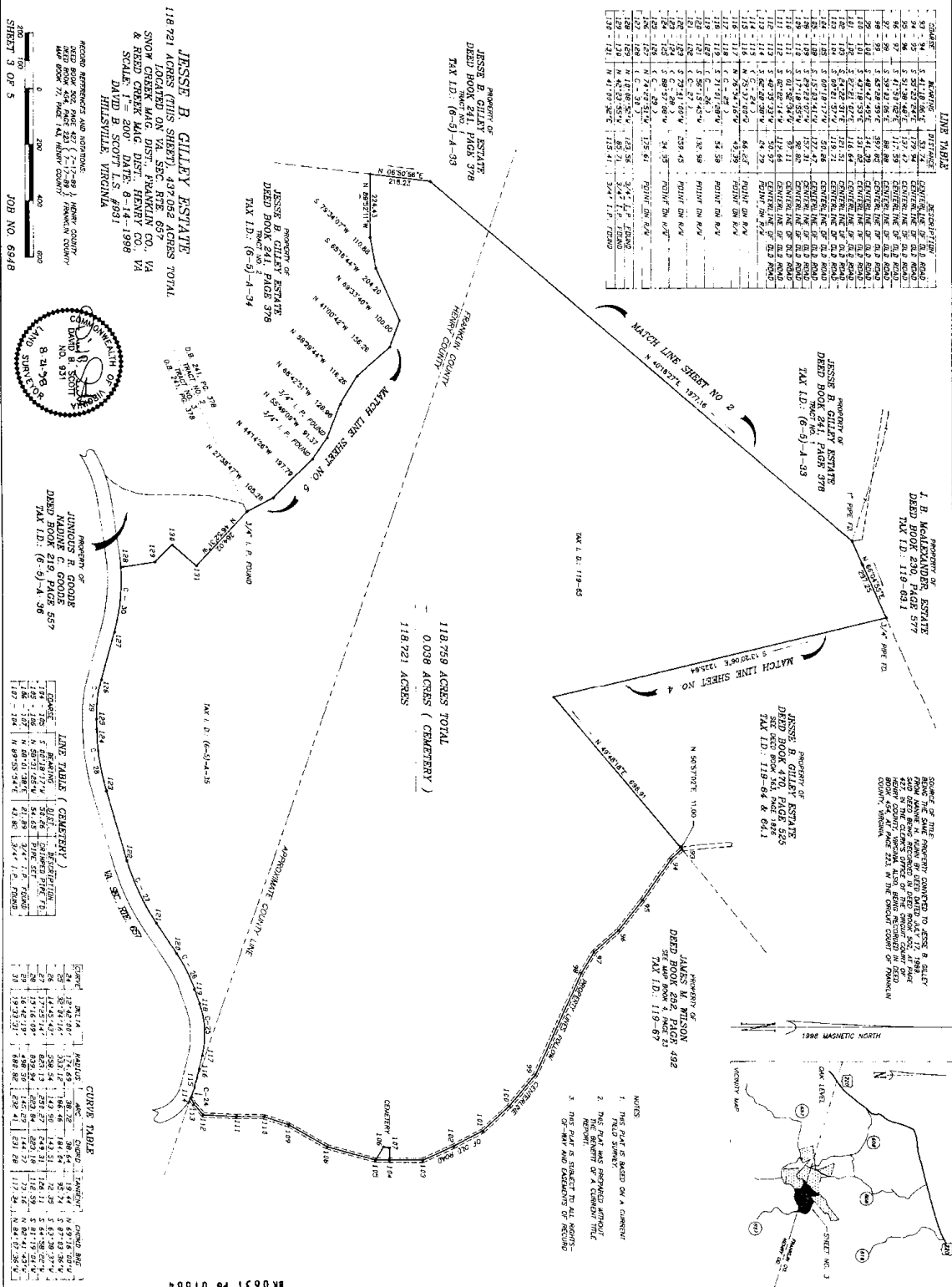


<p>Projection: Lambert Conformal Conic GCS North America 1983 Datum: D North America 1983</p> <p>Map created 12/10/2018 by Tommy Oravetz. Source data provided by VDOT, DEQ, VOF USGS Quad Map Bassett and Snow Creek</p> <p>This map is for general reference and display purposes only.</p>	<h2 style="margin: 0;">Location Map</h2> <h3 style="margin: 0;">Danny L. and Martha H. Thompson</h3> <p style="margin: 0;">Aggregate Acreage: 837 more or less Site Visit Date: 6/27/2018 & 11/30/2018</p>	<div style="margin-bottom: 10px;"><p>Feet</p><div style="display: flex; align-items: center;"><div style="flex: 1; border: 1px solid black; position: relative;"><div style="position: absolute; left: 0; top: 0; bottom: 0; width: 100%;"></div></div><div style="margin-left: 5px; text-align: center;">0 1000 2000</div></div></div> <p>1:24,000</p> <div style="text-align: center;"><p>N</p></div>
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LINE TABLE

[illegible]

1. THIS PLAN IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. THIS PLAN IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

GRADE	BEARING	DIST.	DESCRIPTION
104 - 105	5° 02' 18" 17° V	50.86	CORNERED PIPE TO
105 - 106	N 50° 31' 25° V	54.65	PIPE SET
106 - 107	N 60° 01' 38° E	21.89	3/4" I. P. FOUND
107 - 108	N 89° 55' 54° E	43.80	3/4" I. P. FOUND

COW	CURE TABLE					CHORD ANG.
	REL. F.	REL. D.	ACC.	CHORD	TANGENT	
24	12.48	38.72	39.54	19.64	18.41	N 69.16 E 70.74
25	12.37	38.72	39.54	19.64	18.41	N 69.16 E 70.74
26	12.45	38.72	39.54	19.64	18.41	N 69.16 E 70.74
27	12.52	38.72	39.54	19.64	18.41	N 69.16 E 70.74
28	12.58	38.72	39.54	19.64	18.41	N 69.16 E 70.74
29	12.64	38.72	39.54	19.64	18.41	N 69.16 E 70.74
30	12.70	38.72	39.54	19.64	18.41	N 69.16 E 70.74

118 721 ACRES THIS SHEET, 347.92 ACRES TOTAL
 JESSE B. GILEY, ESTATE
 S.W. 1/4, LOCATED ON VA. SEC. 16, T. 65 N.
 R. 10 E., CO. 11, DIST. OF HENRY CO., VA.
 & REEDED BY JESSE B. GILEY, HENRY CO., VA.
 SCALE: "1" = 200'. DATE: 8-14-1986
 DAVID B. SCOTT, L.S. #3931
 HILLSVILLE, VIRGINIA

ACCORD AGREEMENTS AND AGREEMENTS
 MADE BY JOE SCOTT, JR. (5-17-86) & HENRY COUNTY
 COMMISSIONERS, 11-1-86, AND BY HENRY COUNTY
 AND JOE SCOTT, JR. (1-1-87), HENRY COUNTY
 AND JOE SCOTT, JR. (1-1-87), HENRY COUNTY
 AND JOE SCOTT, JR. (1-1-87), HENRY COUNTY

0 200 400 600
 FEET

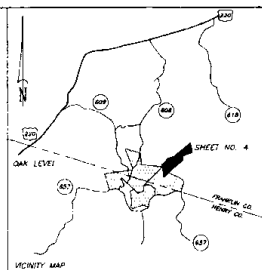
SHEET 3 OF 5 JOB NO. 6548

JOB NO. 6946

50000 01 150000

COURSE	BEARING	DISTANCE
130 - 133	S 01°00'28"W	124.62
133 - 134	S 07°58'38"E	120.12
134 - 135	S 10°52'33"E	120.08
135 - 136	S 07°47'33"E	99.20
136 - 137	S 04°48'22"E	99.33
137 - 138	S 18°32'33"E	78.89
138 - 139	S 19°48'33"E	124.23
139 - 140	S 15°48'33"E	93.66
140 - 141	S 18°46'27"E	74.63
141 - 142	S 26°45'27"E	115.59
142 - 143	S 21°53'23"E	126.73
143 - 144	S 07°47'29"E	131.16
144 - 145	S 66°58'22"W	124.79
145 - 146	S 68°27'27"E	113.36
146 - 147	S 01°48'27"E	80.44
147 - 148	S 23°31'29"E	260.70
148 - 149	S 41°44'27"E	120.05
149 - 150	S 10°22'29"E	125.92
150 - 151	S 14°52'29"E	125.05
151 - 152	S 20°40'23"E	76.98

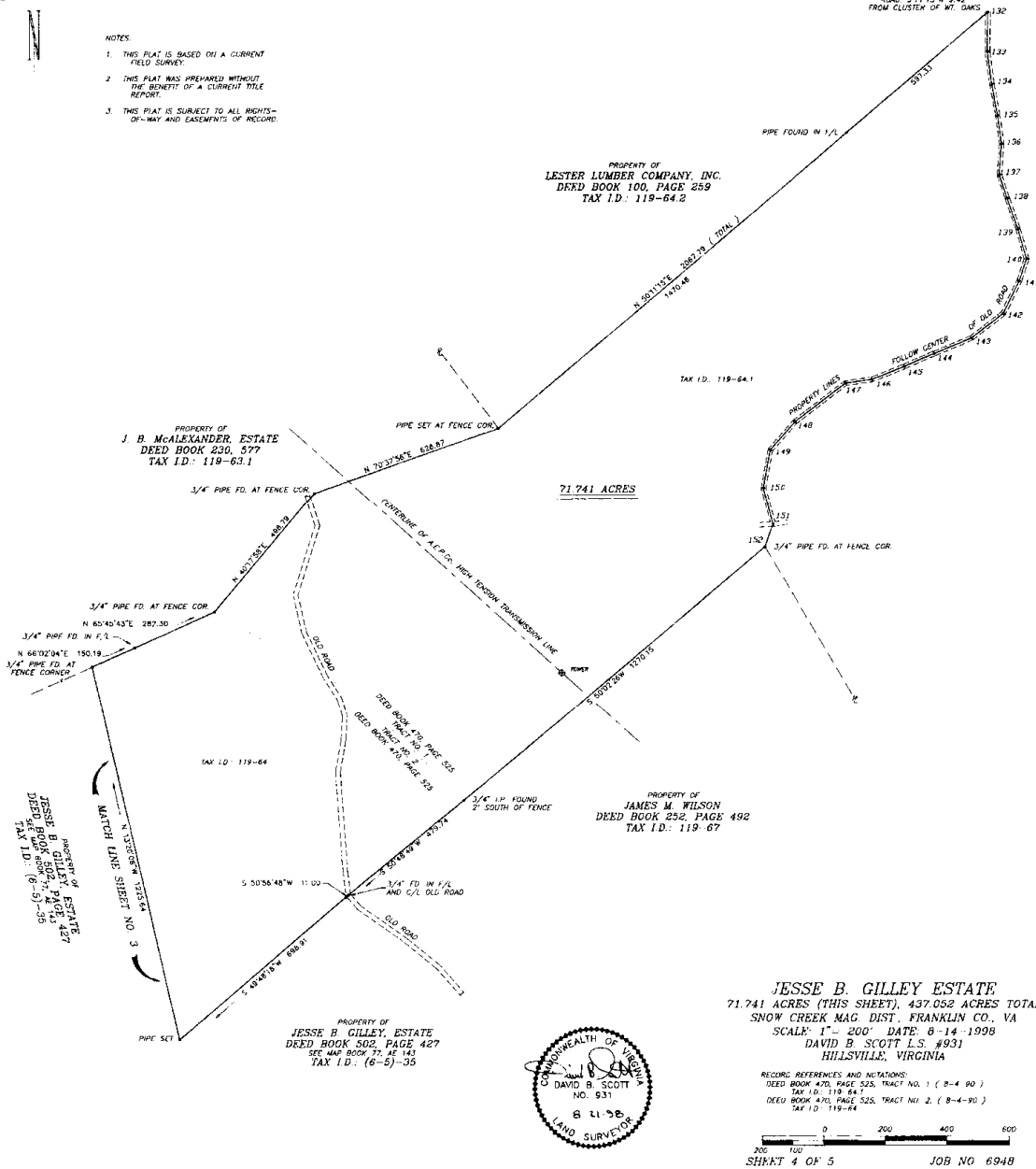
SOURCE OF TITLE:
BEING THE SAME PROPERTY CONVEYED TO JESSE BEN GILLEY FROM
DAVID C. WISSE AND RACHEL M. WISSE, BY DEED DATED AUGUST 4,
1990, SAID DEED BEING RECORDED IN DEED BOOK 470, AT PAGE 525,
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY,
VIRGINIA.



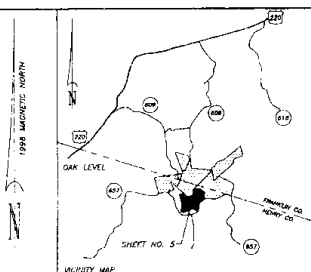
NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. THIS PLAT IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

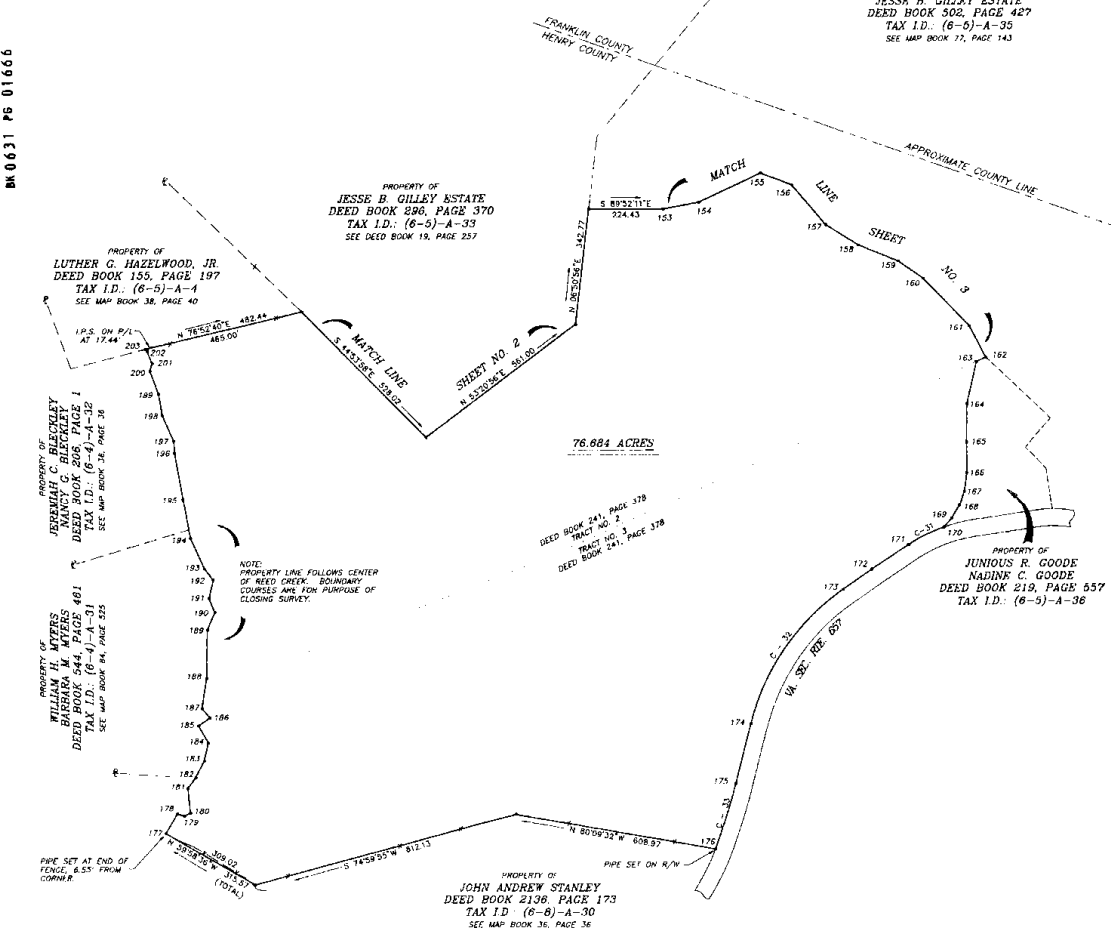
BK 0631 Pg 01665



LINE TABLE				LINE TABLE (REED CREEK)			
COURSE	BEARING	DISTANCE	DESCRIPTION	COURSE	BEARING	DISTANCE	DESCRIPTION
123 - 154	N 79°34' 07"E	74.00		177 - 178	N 35°57' 51"E	68.31	C/L IN REED CREEK
154 - 155	N 65°16' 44"E	204.00		178 - 179	S 42°13' 45"E	62.44	C/L IN REED CREEK
155 - 158	S 87°30' 43"E	169.00		179 - 180	N 44°10' 11"E	62.44	C/L IN REED CREEK
158 - 159	N 57° 1' 41"E	169.00		180 - 181	N 06°11' 16"E	74.49	C/L IN REED CREEK
159 - 160	S 50°29' 44"E	116.00		181 - 182	N 35° 55' 59"E	62.44	C/L IN REED CREEK
160 - 159	S 08°46' 51"E	169.00	3/4" 1" IN FENCE	182 - 183	N 27°05' 23"E	62.44	C/L IN REED CREEK
159 - 160	S 55°49' 19"E	81.37	3/4" 1" IN FENCE	183 - 184	N 06°11' 16"E	74.49	C/L IN REED CREEK
160 - 161	S 14° 14' 26"E	159.79		184 - 185	N 09°42' 20"E	55.00	C/L IN REED CREEK
161 - 165	S 27°39' 30"E	105.08	3/4" 1" IN FENCE	185 - 186	N 04°50' 53"E	40.85	C/L IN REED CREEK
165 - 166	S 35°49' 11"E	105.08	POINT IN FENCE	186 - 187	N 04°50' 53"E	40.85	C/L IN REED CREEK
167 - 164	S 13°19' 31"E	167.71	POINT IN FENCE	187 - 188	N 08°21' 43"E	95.00	C/L IN REED CREEK
164 - 165	S 25°55' 53"E	114.04	POINT IN FENCE	188 - 189	N 01°16' 13"E	149.29	C/L IN REED CREEK
165 - 166	S 07°09' 59"E	50.40	POINT IN FENCE	189 - 190	N 02°30' 33"E	44.63	C/L IN REED CREEK
166 - 167	S 00°09' 59"E	50.40	POINT IN FENCE	190 - 191	N 02°30' 33"E	44.63	C/L IN REED CREEK
167 - 168	N 19°03' 21"E	47.60	POINT IN FENCE	191 - 192	N 10°50' 09"E	56.16	C/L IN REED CREEK
168 - 169	S 31°57' 48"E	169.00	POINT IN FENCE	192 - 193	N 02°30' 33"E	44.63	C/L IN REED CREEK
169 - 170	S 31°11' 11"E	34.50	POINT S/E OF R/W	193 - 194	N 24°33' 07"E	38.23	C/L IN REED CREEK
170 - 171	N 15° 8' 31"E	132.25		194 - 195	N 10°39' 38"E	165.96	C/L IN REED CREEK
171 - 172	N 56° 30' 31"E	132.25	POINT ON R/W	195 - 196	N 04°00' 15"E	35.42	C/L IN REED CREEK
172 - 173	N 8°50' 49"E	105.30	POINT ON R/W	196 - 197	N 27°46' 33"E	84.14	C/L IN REED CREEK
173 - 174	N 4° 36' 32"E	186.60	POINT IN R/W	197 - 198	N 02°30' 33"E	44.63	C/L IN REED CREEK
174 - 175	S 14°13' 46"E	186.60	POINT IN R/W	198 - 199	N 02°30' 33"E	44.63	C/L IN REED CREEK
175 - 176	S 7° 3' 31"E	186.60		199 - 200	N 16°05' 13"E	24.00	C/L IN REED CREEK
				200 - 201	N 27°46' 33"E	39.50	C/L IN REED CREEK
				201 - 202	N 14°21' 09"E	34.00	C/L IN REED CREEK



PROPERTY OF
JESSIE B. GILLEY ESTATE
DEED BOOK 502, PAGE 427
TAX I.D.: (6-6)-A-35
SEE MAP BOOK 72, PAGE 143



- NOTES
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT
 3. THIS PLAT IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD

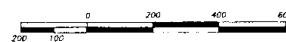
SOURCE OF TITLE:
BEING A PORTION OF THE PROPERTY CONVEYED TO JESSE B. GILLEY
AND VIRGINIA C. GILLEY FROM CENTRAL ENTERPRISE, INC., BY DEED
DATED FEBRUARY 12, 1973. SAID DEED BEING RECORDED IN DEED
BOOK 241, AT PAGE 378, IN THE CLERKS OFFICE OF THE CIRCUIT
COURT OF HENRY COUNTY, VIRGINIA.

CURVE	DEL. Δ	RADIUS	ARC	CHORD	TANGENT	CHORD BKG.
31	14°18'15"	481.00	120.00	119.77	60.36	5 64°06'05"W
32	41°30'07"	684.83	496.05	485.28	259.47	5 34°58'49"W
33	6°22'20"	960.27	207.05	206.95	103.67	5 12°25'05"W



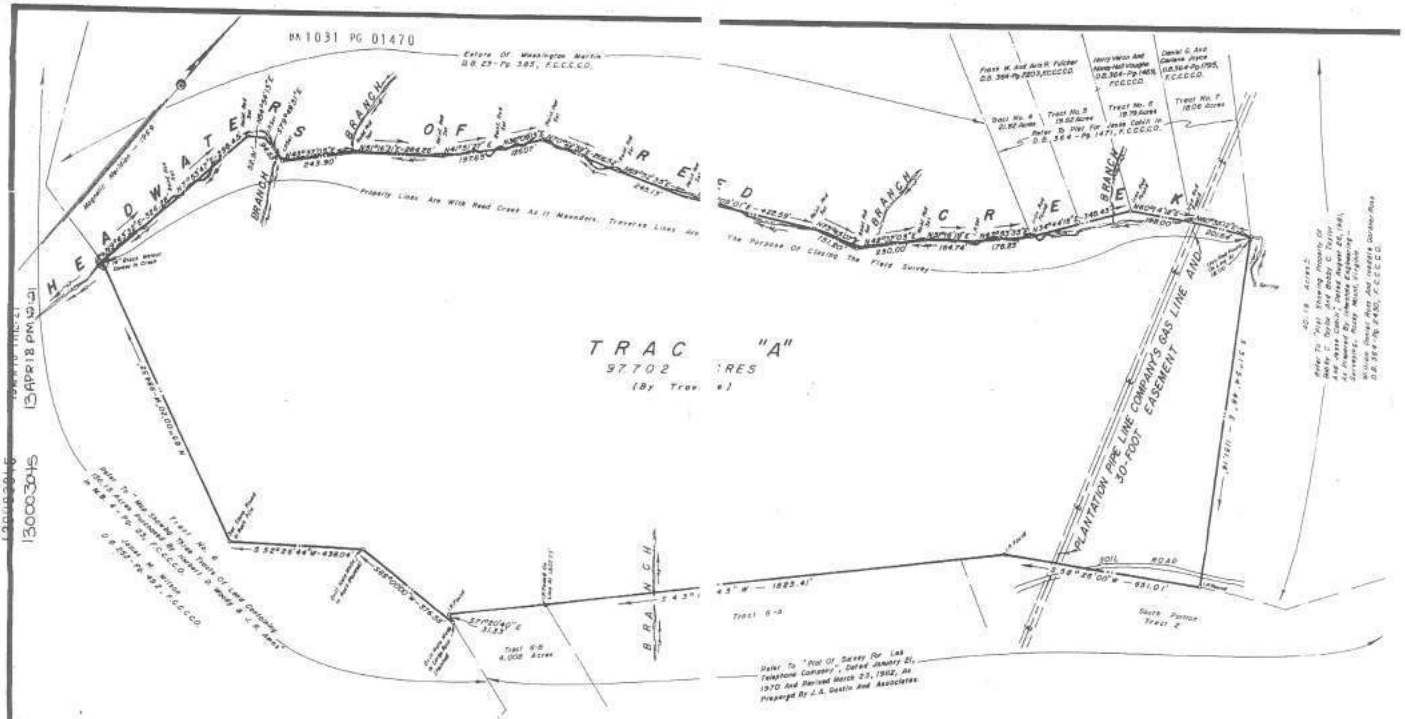
JESSE B. GILLEY ESTATE
76.684 ACRES (THIS SHEET), 437.052 ACRES TOTAL
VA. SEC RTE 657
REFED CREEK MAG. DIST. HENRY CO. VA.
SCALE: 1" = 200' DATE 8-14-1998
DAVID B. SCOTT L.S. #931
HILLSVILLE, VIRGINIA

RECORD REFERENCES AND NOTATIONS.
DEED BOOK 241, PAGE 378, TRACT NO. 3 (2-12-73)
TAX I. D.: (E-5)-A-29
DEED BOOK 241, PAGE 378, TRACT NO. 2 (2-12-73)



SHEET 5 OF 5

JOB NO. 6948



PLAT F SURVEY
BENTON BLACKARD

Showing Property Situated Along The Headwaters Of Reed Creek, North Of State Route 657, And South Of State Route 618, Snow Creek District, Franklin County, Virginia; Being All Of The Property Which Benton S. Blackard Acquired From Paul English, Jr. and Anna A. English, W. Fred E. English in D.B. 235-Pg. 92, F.C.C.C.C.O., and From Dossie Hoyle Wilson, Stephanie Jo Davis, and Clifton E. Davis and Thelma Jackson Davis in D.B. 260-Pg. 308, F.C.C.C.C.O., All Now Designated As Tract "A".

BK 0732 PG 00964

BK 0732 PG 00964

LEGEND

- SURVEYED PROPERTY LINE
- DEED LINE
- BRANCH
- OVERHEAD ELECTRIC
- FOUND IRON
- SET 1/2" IRON REBAR
- POINT
- UTILITY POLE



SURVEY FOR

BOBBY C. TAYLOR
JUNIUS P. WARREN
LARRY W. DEAL, II

SNOW CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SURVEYED FEBRUARY 4, 2002
JOB NO. 270-01



NOTES

- LEGAL REFERENCE: DEED BOOK 725, PAGE 341; DEED BOOK 376, PAGE 1634; DEED BOOK 385, PAGE 939; DEED BOOK 2, PAGE 76.
- TAX REFERENCE: 119.00-019.00
- PROPERTY LOCATED IN HUD FLOOD HAZARD ZONE C.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY. C. IS WITH PROPERTY LINE FROM CORNER A TO CORNER D. B. WITH PROPERTY LINE AND BEST LINE OLD ROAD AS SHOWN ON DEED BOOK 25, PAGE 488.
- PROPERTY LINE FROM CORNER C TO CORNER D HAS BEEN REESTABLISHED BASED ON FOUND MONUMENTS AND PLAT RECORDED IN DEED BOOK 388, PAGE 213.
- PROPERTY LINE FROM CORNER D TO CORNER E HAS BEEN REESTABLISHED BASED ON FOUND MONUMENTS AND PLAT RECORDED IN DEED BOOK 364, PAGE 1471.
- PROPERTY LINE FROM CORNER E TO CORNER F TO CORNER G TO CORNER A AND FROM CORNER F TO CORNER B HAS BEEN REESTABLISHED BASED ON FOUND MONUMENTS AND PLAT RECORDED IN DEED BOOK 388, PAGE 213.
- THIS IS A RESURVEY OF AN EXISTING PARCEL AND IS EXEMPT FROM THE FRANKLIN COUNTY SUBDIVISION ORDINANCE.

JOHN B. JAMISON
D.B. 630 PG. 858
LOT 1
W.B. 25 PG. 487
TAX: 119-20

LARRY W. DEAL, II
D.B. 376 PG. 1634
JUNIUS P. WARREN
D.B. 365 PG. 839
TAX: 119-19

REBECCA J. METZ
W.B. 69 PG. 5
D.B. 234 PG. 413
LOT 3
W.B. 25 PG. 489
TAX: 119-26

BOBBY C. TAYLOR
D.B. 725 PG. 541
TAX: 119-19.1

BENJAMIN M. MARTIN
D.B. 285 PG. 748
LOT 4
W.B. 25 PG. 489

C. DOUGLAS BRANCH
D.B. 669 PG. 670
D.B. 364 PG. 1471
TAX: 119-17.15

BETTY EDWARDS
W.B. 25 PG. 480
LOT 5
TAX: 119-18

NUMBER	DIRECTION	DISTANCE
L1	S 46°49'45" W	151.16'
L2	S 26°36'02" W	258.50'
L3	S 17°33'54" W	42.85'
L4	S 54°01'42" W	207.41'
L5	S 34°01'42" W	95.06'
L6	S 26°28'35" W	84.45'
L7	S 04°59'44" W	81.32'
L8	S 02°45'28" E	79.36'
L9	S 00°30'34" E	21.85'
L10	S 20°26'26" W	73.83'
L11	S 36°50'20" W	199.15'
L12	S 37°45'33" W	130.31'
L13	S 70°25'47" W	199.33'
L14	S 64°25'24" W	91.09'

VIRGINIA CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY

The foregoing instrument with acknowledgment was admitted to record on February 11, 2002 at 8:46 A.M. in D.B. 732 (Page 4) 964

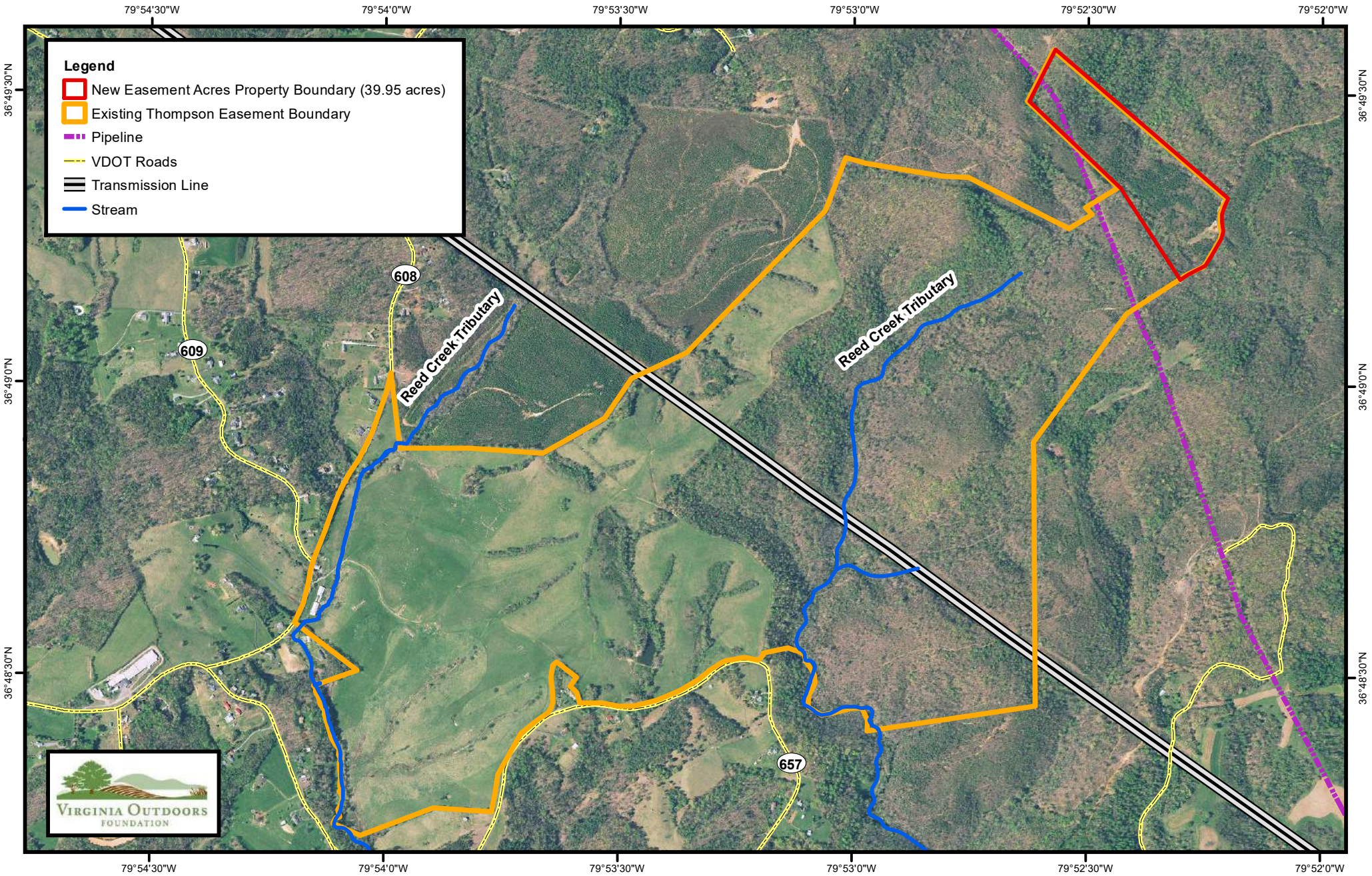
Tax: 119.00

By: Philip W. Nester, Clerk

Total \$ 1900

St. R. Tax Co. R. Tax Transfer Clerk Lib. (145) Grantor Tax TTY

PHILIP W. NESTER, INC. POB 827, ROCKY MOUNT, VIRGINIA, 24151



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 11/05/2018 by Tommy Oravetz.
Source data provided by VDOT, USDA, VOF, USGS
NAIP acquired 04/17/2016

This map is for general reference and display
purposes only.

Aerial Map

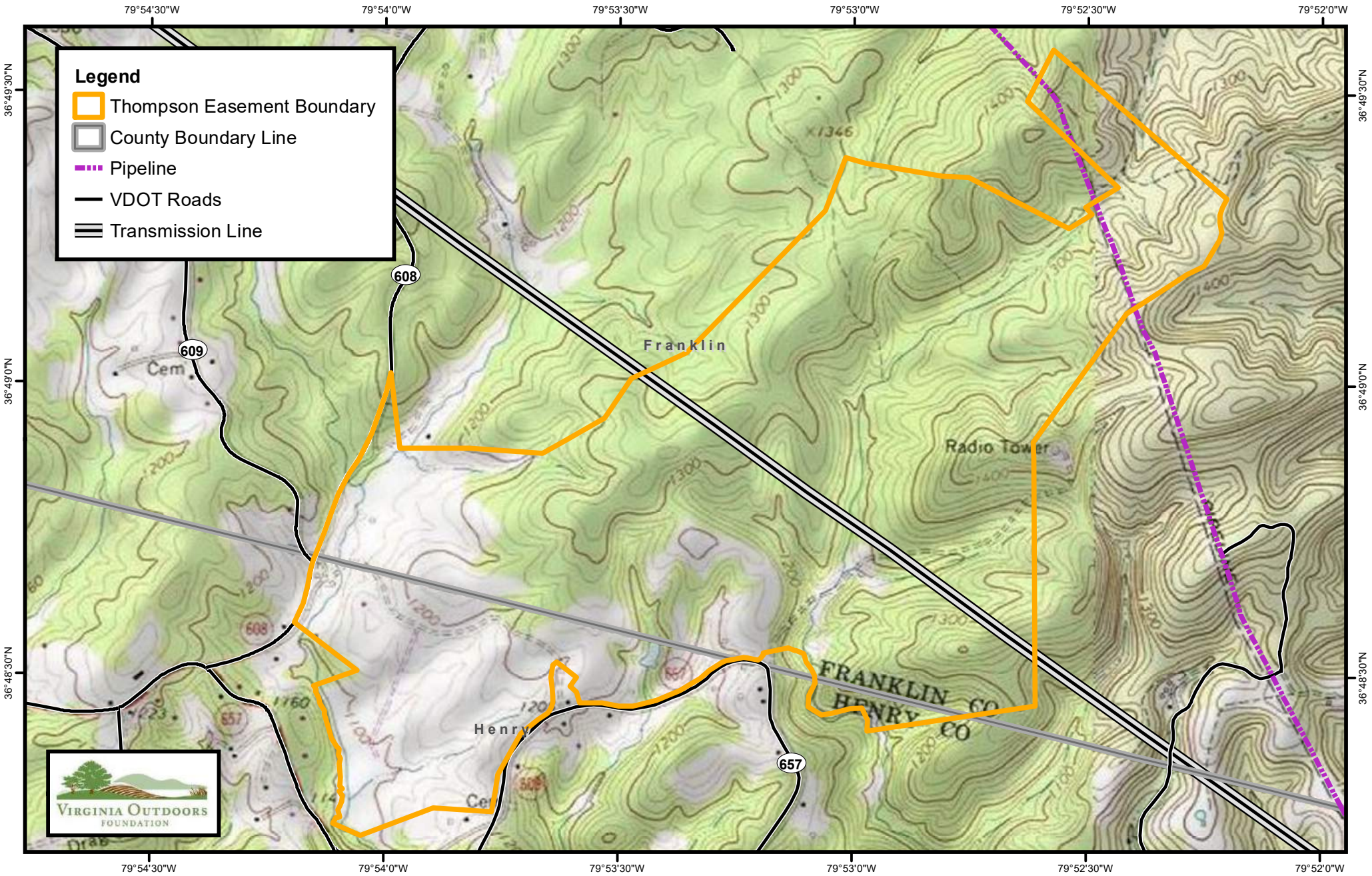
Danny L. and Martha H. Thompson

Aggregate Acreage: 837 more or less Site Visit Date: 6/27/2018 & 11/30/2018

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Feet

1:16,000



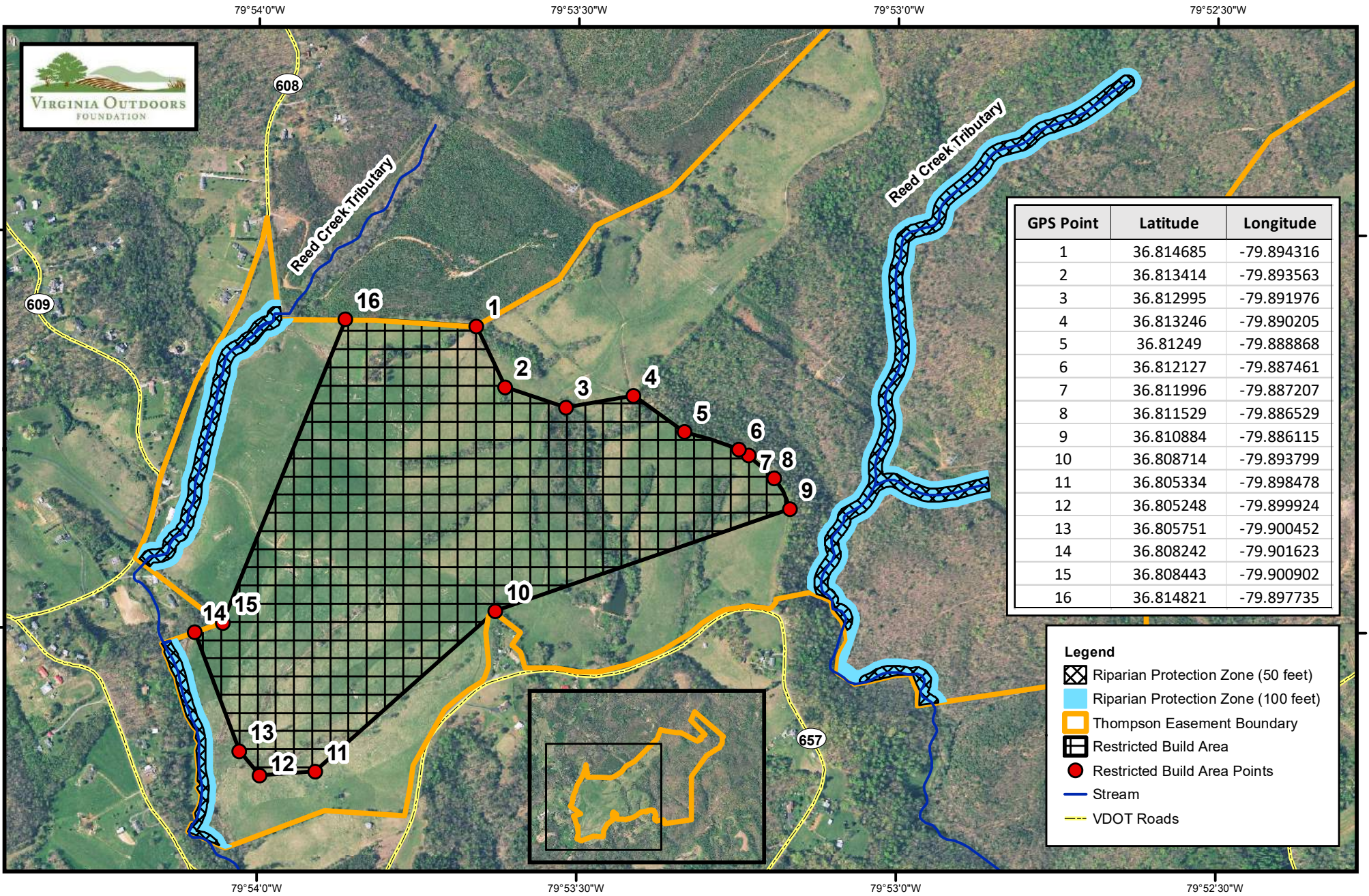


Legend

- Thompson Easement Boundary
- County Boundary Line
- Pipeline
- VDOT Roads
- Transmission Line



<p>Projection: Lambert Conformal Conic GCS North America 1983 Datum: D North America 1983</p> <p>Map created 12/10/2018 by Tommy Oravetz. Source data provided by VDOT, DEQ, VOF USGS Quad Map Bassett and Snow Creek</p> <p>This map is for general reference and display purposes only.</p>	<h1>Topographic Map</h1> <p>Danny L. and Martha H. Thompson</p> <p>Aggregate Acreage: 837 more or less Site Visit Date: 6/27/2018 & 11/30/2018</p>	<p>0 750 1500</p> <p>Feet</p> <p>1:16,000</p>
---	--	---



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 12/18/2018 by Tommy Oravetz.
Source data provided by VDOT, USDA, USGS, VOF
NAIP acquired 04/017/2016
Restricted Build Area Points collected with Genq SX Blue II GPS
This map is for general reference and display
purposes only.

Special Conditions Map

Danny L. and Martha H. Thompson

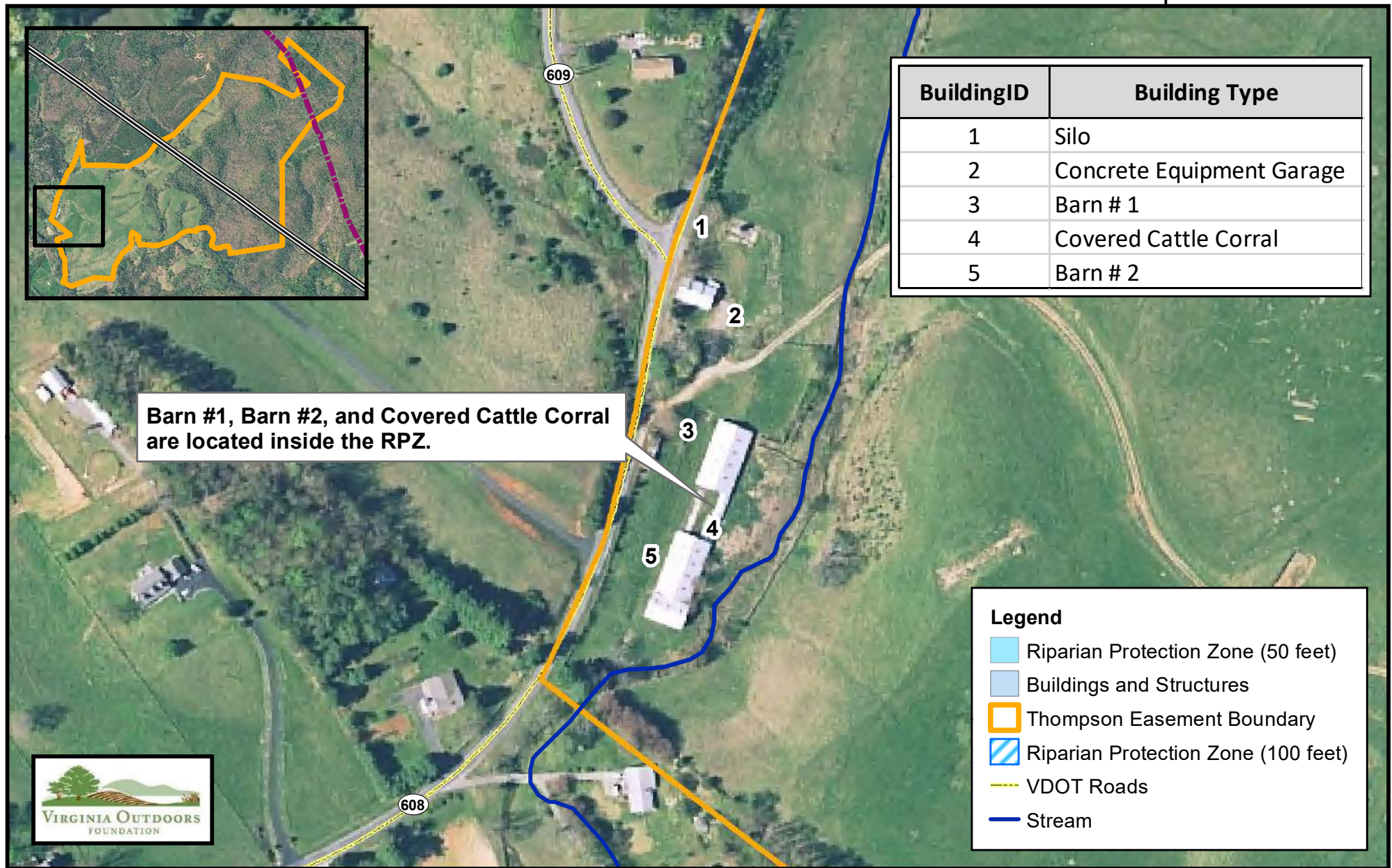
Aggregate Acreage: 837 more or less Site Visit Date: 6/27/2018 & 11/30/2018

0 Feet 500 1000

1:12,000



79°54'0"W



79°54'0"W

Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 11/05/2018 by Tommy Oravetz.
Source data provided by VDOT, DEQ, VOF, USDA
NAIP acquired 04/17/2016

This map is for general reference and display
purposes only.

Built Environment Map

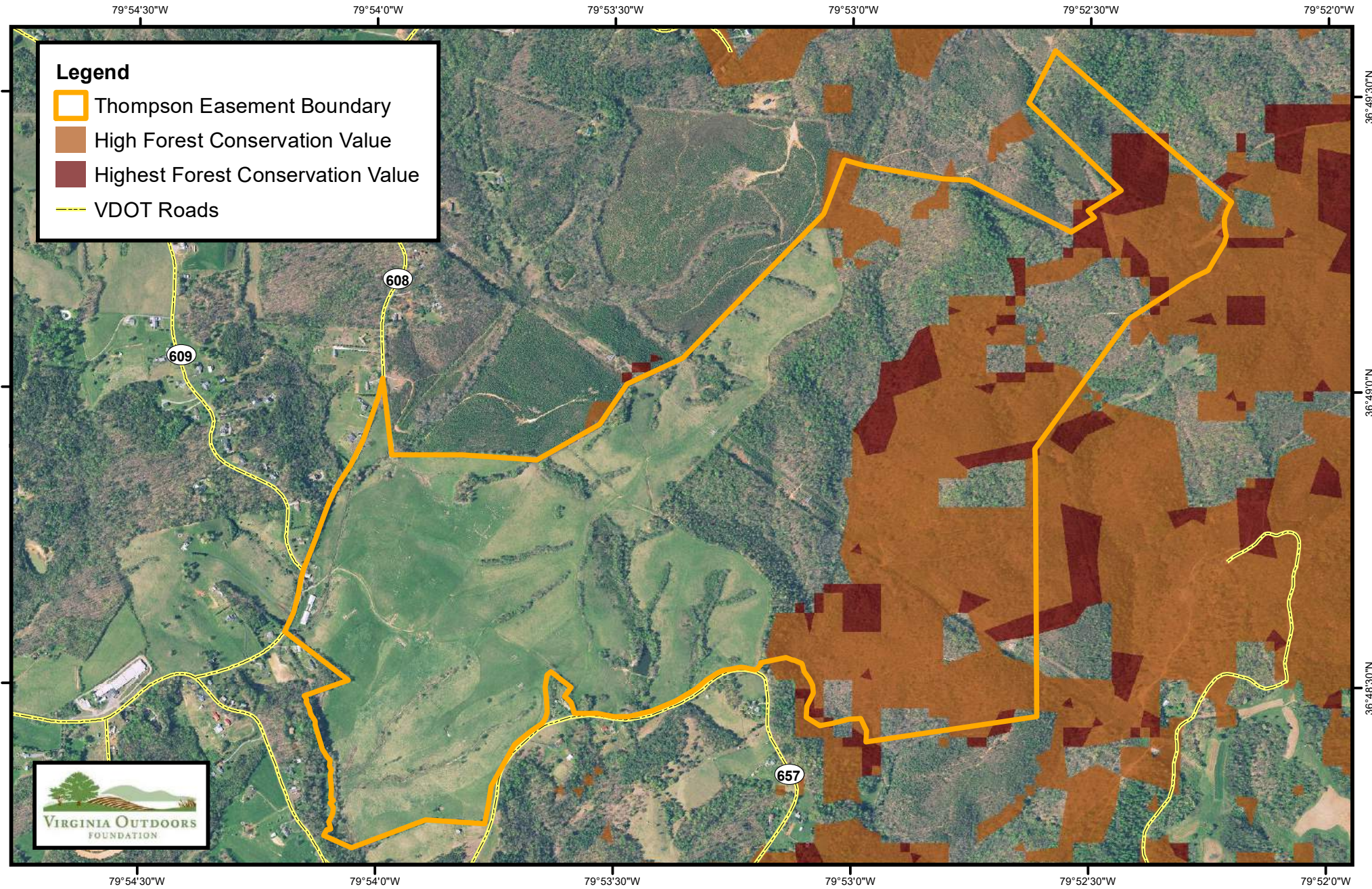
Danny L. and Martha H. Thompson

Aggregate Acreage: 837 more or less Site Visit Date: 6/27/2018 & 11/30/2018

Feet
0 100 200

1:2,400





Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 11/05/2018 by Tommy Oravetz.
Source data provided by VDOT, USDA, VDOF, VOF
NAIP acquired 04/17/2016

This map is for general reference and display
purposes only.

Forest Conservation Value Map

Danny L. and Martha H. Thompson

Aggregate Acreage: 837 more or less Site Visit Date: 6/27/2018 & 11/30/2018

0 750 1500
Feet

1:16,000



Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.

Approx. Scale 1:23112

0 0.4 mi 0.7 mi

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, EsriBee, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

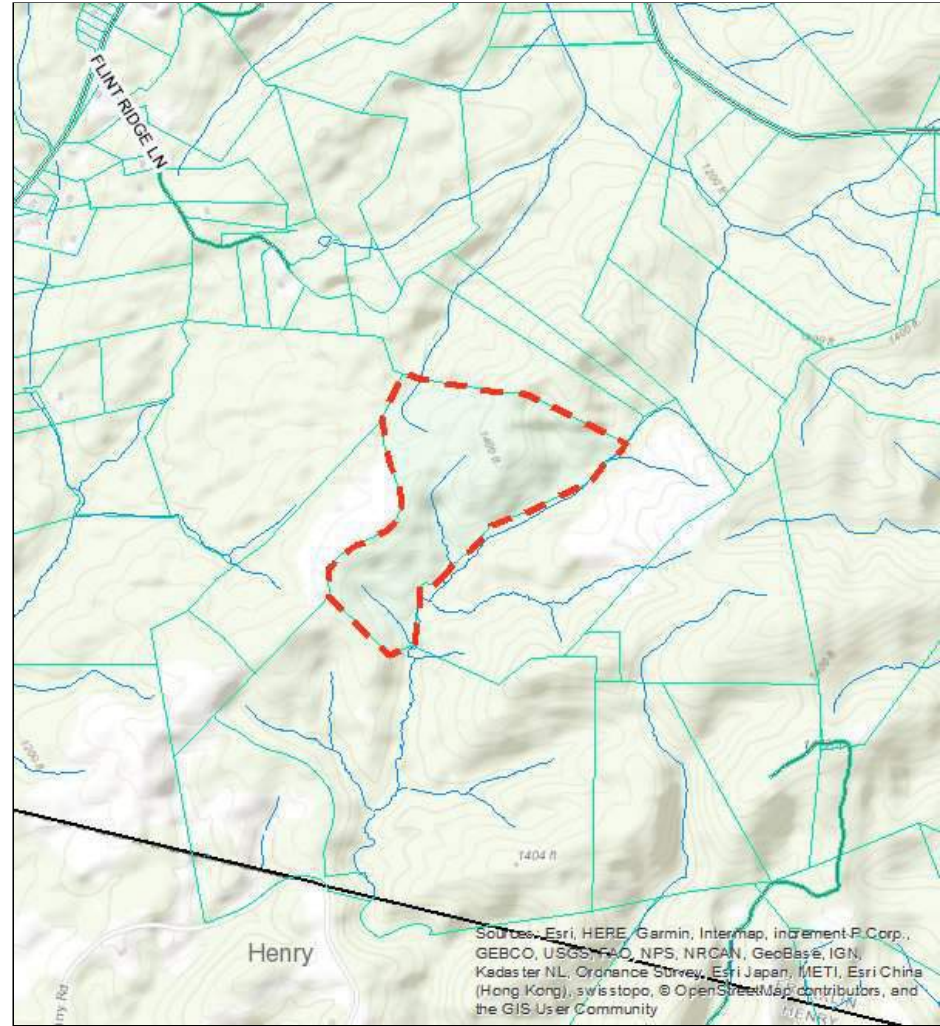
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Parcel: 01901
Zoning: NZ
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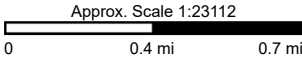
Onwer Address: 8591 FLOYD HIGHWAY
City: COPPER HILL
State: VA
Zip: 24079
Description 1: OFF RT 618
Description 2: TRACT B
Acres: 39.95
Land Value: 40000
Sale Price: 40000
Sale Date: 12/21/2017
Deed book: 1101
Deed page: 2982
Plat book: 732
Plat page: 964
Instrument type: DB
Instrument year: 2017
Instrument number: 8171
District: SC
Grantor: TAYLOR BOBBY C
consideration_month: 12
consideration_day: 21
consideration_year: 2017

Attributes at point: 11080949, 3462118

Layer: School Districts
School District: Snow Creek
Layer: Election Districts
District Name: Snow Creek
Supervisor: W. Leland Mitchell
Layer: Precincts and Political Districts
Precinct Name: Fork Mountain
House District: 9
Senate District: 20
Layer: Voting Precincts
Name: Fork Mountain
Layer: Franklin County Zoning
Zoning Classification: NZ - Non Zoned
Layer: Watersheds
HUC: 3010101
HUPNAME: BIG CHESTNUT CREEK/LITTLE CHESTNUT CREEK
Layer: Soil Type
Soil Type: 40E
Soil ID: 582056
Name: Woolwine-Fairview-Westfield complex, 25 to 60 percent slopes, stony



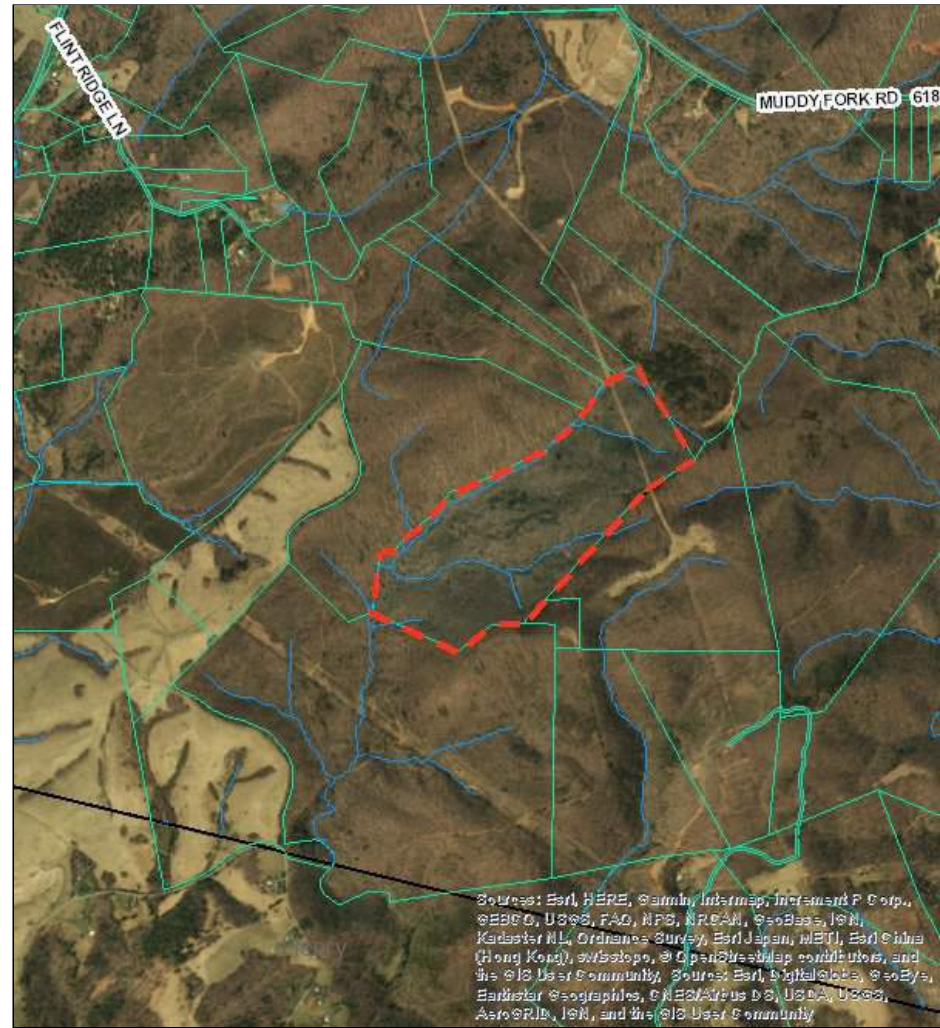
Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.



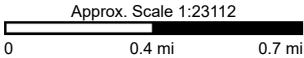
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Parcel: 02900
Zoning: NZ
Owner: THOMPSON DANNY L & MARTHA
A & VOF & RNK RVR WETLND &
STREAM MIT BNK
Onwer Address: 8591 FLOYD HWY
City: COPPER HILL
State: VA
Zip: 24079
Description 1: OFF 608
Acres: 143
Land Value: 52900
Sale Date: 11/06/2017
Deed book: 1100
Deed page: 610
Plat page: 0
Instrument type: DE
Instrument year: 2017
Instrument number: 7151
District: SC
Grantor: THOMPSON DANNY L & MARTHA
H &
consideration_month: 11
consideration_day: 6
consideration_year: 2017

Attributes at point: 11078712, 3461188	
Layer: School Districts	School District: Henry
Layer: Election Districts	District Name: Snow Creek Supervisor: W. Leland Mitchell
Layer: Precincts and Political Districts	Precinct Name: Fork Mountain House District: 9 Senate District: 20
Layer: Voting Precincts	Name: Fork Mountain
Layer: Franklin County Zoning	Zoning Classification: NZ - Non Zoned
Layer: Watersheds	HUC: 3010103 HUPNAME: SMITH RIVER/REED CREEK/BEAVER CREEK
Layer: Soil Type	Soil Type: 40C Soil ID: 582052 Name: Woolwine-Fairview-Westfield complex, 8 to 15 percent slopes, stony



Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.



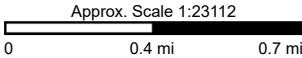
Layer: Parcels

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Map: 11900
Parcel: 03000
Zoning: NZ
Owner: THOMPSON DANNY L & MARTHA
A & VOF & RNK RVR WETLND & STREAM MIT BNK
Onwer Address: 8591 FLOYD HWY
City: COPPER HILL
State: VA
Zip: 24079
Description 1: OFF RT 618-MUDDY FORK ROAD
Acres: 97.702
Land Value: 36200
Sale Date: 11/06/2017
Deed book: 1100
Deed page: 610
Plat book: 1031
Plat page: 1470
Instrument type: DE
Instrument year: 2017
Instrument number: 7151
District: SC
Grantor: THOMPSON DANNY L & MARTHA
H &
consideration_month: 11
consideration_day: 6
consideration_year: 2017

Attributes at point: 11079665, 3460258	
Layer: School Districts	School District: Henry
Layer: Election Districts	District Name: Snow Creek Supervisor: W. Leland Mitchell
Layer: Precincts and Political Districts	Precinct Name: Snow Creek House District: 9 Senate District: 20
Layer: Voting Precincts	Name: Snow Creek
Layer: Franklin County Zoning	Zoning Classification: NZ - Non Zoned
Layer: Watersheds	HUC: 3010103 HUPNAME: SMITH RIVER/REED CREEK/BEAVER CREEK
Layer: Soil Type	Soil Type: 40C Soil ID: 582052 Name: Woolwine-Fairview-Westfield complex, 8 to 15 percent slopes, stony



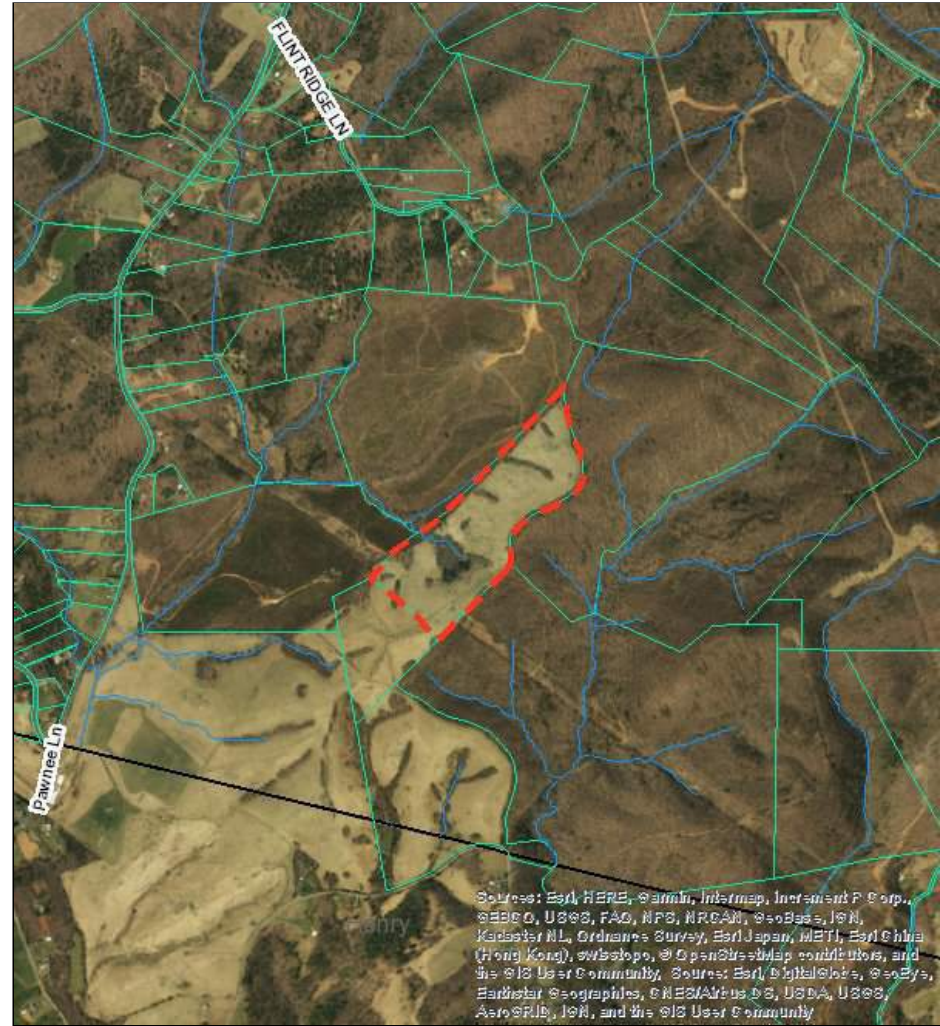
Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.



Layer: Parcels

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Extension: 00
Recno: 32086
Map: 11900
Parcel: 06400
Zoning: NZ
Owner: THOMPSON DANNY L & MARTHA H & VIRGINIA OUTDOORS FOUNDATION
Onwer Address: 8591 FLOYD HIGHWAY
City: COPPER HILL
State: VA
Zip: 24079
Description 1: NEAR HENRY CO LINE
Acres: 20.05
Land Value: 6200
Sale Price: 680000
Sale Date: 11/14/2007
Deed book: 925
Deed page: 706
Plat book: 363
Plat page: 1826
District: SC
Grantor: THOMPSON DANNY L & MARTHA H
consideration_month: 11
consideration_day: 14
consideration_year: 2007

Attributes at point: 11075743, 3459061	
Layer: School Districts	School District: Henry
Layer: Election Districts	District Name: Snow Creek Supervisor: W. Leland Mitchell
Layer: Precincts and Political Districts	Precinct Name: Fork Mountain House District: 9 Senate District: 20
Layer: Voting Precincts	Name: Fork Mountain
Layer: Franklin County Zoning	Zoning Classification: NZ - Non Zoned
Layer: Watersheds	HUC: 3010103 HUPNAME: SMITH RIVER/REED CREEK/BEAVER CREEK
Layer: Soil Type	Soil Type: 40C Soil ID: 582052 Name: Woolwine-Fairview-Westfield complex, 8 to 15 percent slopes, stony

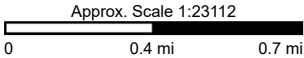


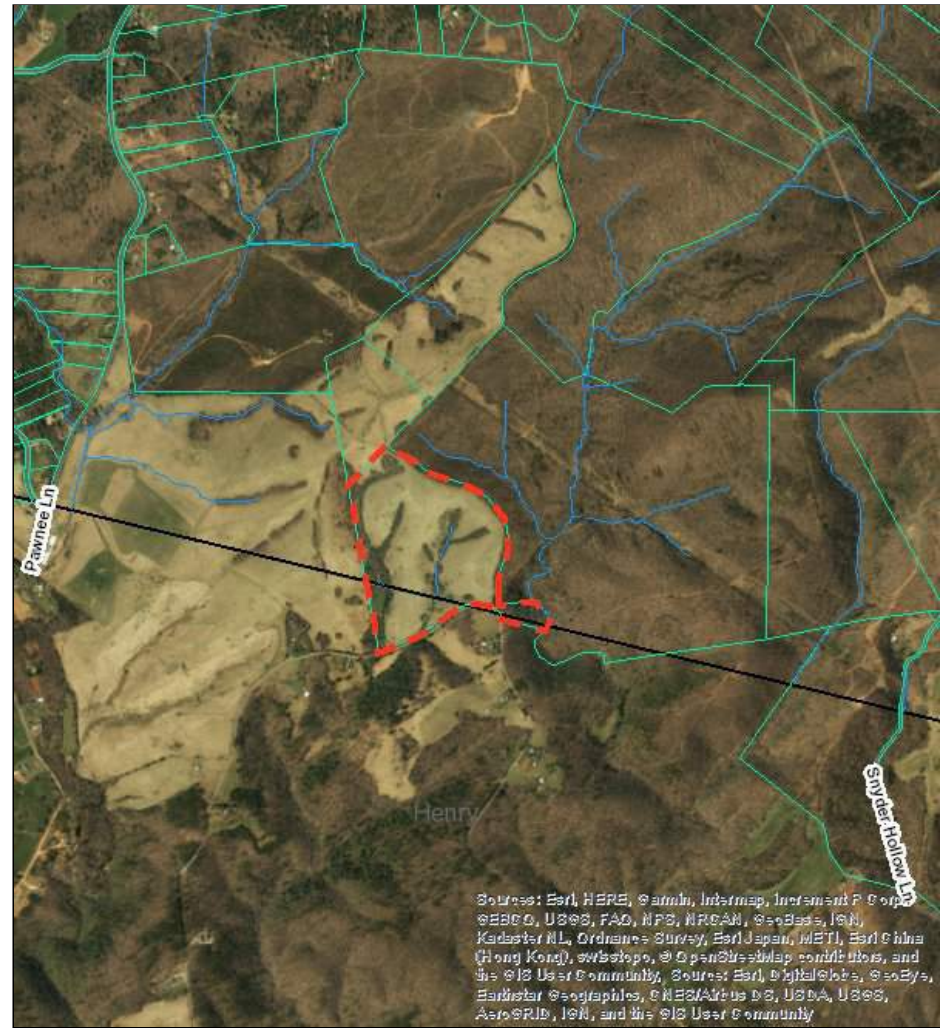
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Parcel: 06401
Zoning: NZ
Owner: THOMPSON DANNY L & MARTHA H & VIRGINIA OUTDOORS FOUNDATION
Onwer Address: 8591 FLOYD HIGHWAY
City: COPPER HILL
State: VA
Zip: 24079
Description 1: FORK MOUNTAIN
Acres: 51.65
Land Value: 16100
Sale Price: 680000
Sale Date: 11/14/2007
Deed book: 925
Deed page: 706
Plat book: 363
Plat page: 1826
District: SC
Grantor: THOMPSON DANNY L & MARTHA H
consideration_month: 11
consideration_day: 14
consideration_year: 2007

Attributes at point: 11076881, 3460276	
Layer: School Districts	School District: Henry
Layer: Election Districts	District Name: Snow Creek Supervisor: W. Leland Mitchell
Layer: Precincts and Political Districts	Precinct Name: Fork Mountain House District: 9 Senate District: 20
Layer: Voting Precincts	Name: Fork Mountain
Layer: Franklin County Zoning	Zoning Classification: NZ - Non Zoned
Layer: Watersheds	HUC: 3010103 HUPNAME: SMITH RIVER/REED CREEK/BEAVER CREEK
Layer: Soil Type	Soil Type: 7C Soil ID: 581948 Name: Clifford fine sandy loam, 8 to 15 percent slopes

Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.





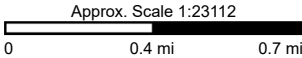
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Extension: 00
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Parcel: 06500
Zoning: NZ
Owner: THOMPSON DANNY L & MARTHA H & VIRGINIA OUTDOORS FOUNDATION
Onwer Address: 8591 FLOYD HIGHWAY
City: COPPER HILL
State: VA
Zip: 24079
Description 1: REED CREEK
Acres: 52
Land Value: 16300
Sale Price: 680000
Sale Date: 11/14/2007
Deed book: 925
Deed page: 706
Plat book: 631
Plat page: 1664
District: SC
Grantor: THOMPSON DANNY L & MARTHA H
consideration_month: 11
consideration_day: 14
consideration_year: 2007

Attributes at point: 11076336, 3457538	
Layer: School Districts	
School District:	Henry
Layer: Election Districts	
District Name:	Snow Creek
Supervisor:	W. Leland Mitchell
Layer: Precincts and Political Districts	
Precinct Name:	Fork Mountain
House District:	9
Senate District:	20
Layer: Voting Precincts	
Name:	Fork Mountain
Layer: Franklin County Zoning	
Zoning Classification:	NZ - Non Zoned
Layer: Watersheds	
HUC:	3010103
HUPNAME:	SMITH RIVER/REED CREEK/BEAVER CREEK
Layer: Soil Type	
Soil Type:	40E
Soil ID:	582056
Name:	Woolwine-Fairview-Westfield complex, 25 to 60 percent slopes, stony



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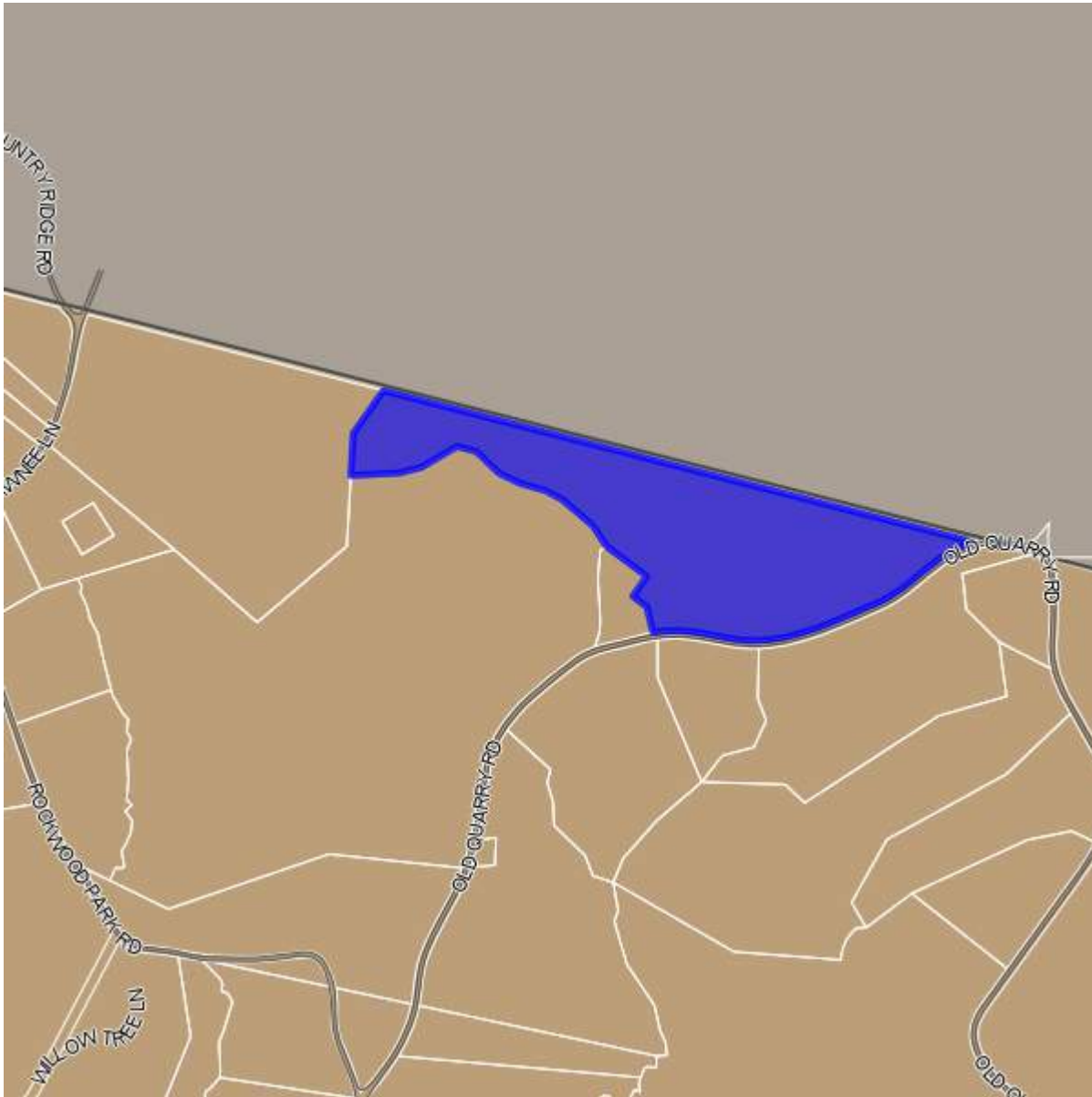
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Map: 11900
Parcel: 06700
Zoning: NZ
Owner: THOMPSON DANNY L & MARTHA A & VOF & RNK RVR WETLND & STREAM MIT BNK
Onwer Address: 8591 FLOYD HWY
City: COPPER HILL
State: VA
Zip: 24079
Description 1: OFF RD 657
Acres: 197.0273
Land Value: 72900
Sale Date: 11/06/2017
Deed book: 1100
Deed page: 610
Plat book: 1028
Plat page: 1759
Instrument type: DE
Instrument year: 2017
Instrument number: 7151
District: SC
Grantor: THOMPSON DANNY L & MARTHA H &
consideration_month: 11
consideration_day: 6
consideration_year: 2017

Attributes at point: 11078250, 3457998	
Layer: School Districts	School District: Henry
Layer: Election Districts	District Name: Snow Creek Supervisor: W. Leland Mitchell
Layer: Precincts and Political Districts	Precinct Name: Snow Creek House District: 9 Senate District: 20
Layer: Voting Precincts	Name: Snow Creek
Layer: Franklin County Zoning	Zoning Classification: NZ - Non Zoned
Layer: Watersheds	HUC: 3010103 HUPNAME: SMITH RIVER/REED CREEK/BEAVER CREEK
Layer: Soil Type	Soil Type: 40C Soil ID: 582052 Name: Woolwine-Fairview-Westfield complex, 8 to 15 percent slopes, stony

Value for Prv1Cons property is null.

Property Report - County of Henry



Current Data:

Property ID: 075870005 **Tax Map Number:** 6.5(000)000 /029 ,33,35

Owner: THOMPSON, DANNY L & MARTHA H

Address: 8591 FLOYD HWY N **City/State/Zip:** COPPER HILL VA 24079

Deed/Page: 800/580

Aquired Date: 1998-09-03 00:0 **Consideration:** 280000.00

Year Built: 5555 **Building Desc:** NA **Above Grade Sq Ft:** 1

Acres: 233.565 **Zoning:** A1

Land Value: \$397100.00 **Building Value:** \$43600.00 **Total Value:** \$440700.00

Previous Data:

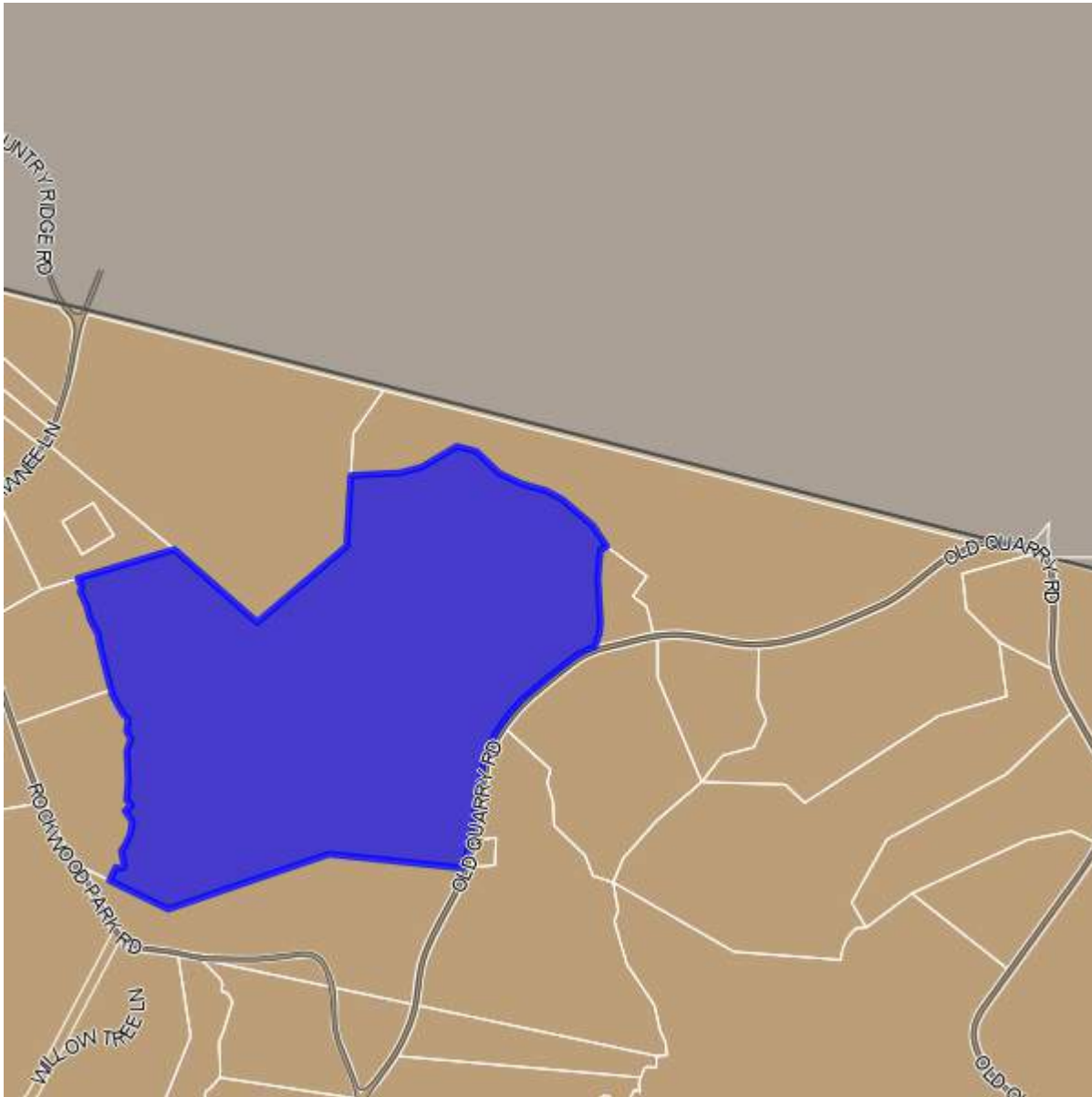
Owner: NA

Aquired Date: NA **Deed/Page:** NA **Consideration:** \$.00

DISCLAIMER: The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate but accuracy is not guaranteed.

Value for Prv1Cons property is null.

Property Report - County of Henry



Current Data:

Property ID: 075870005 **Tax Map Number:** 6.5(000)000 /029 ,33,35

Owner: THOMPSON, DANNY L & MARTHA H

Address: 8591 FLOYD HWY N **City/State/Zip:** COPPER HILL VA 24079

Deed/Page: 800/580

Aquired Date: 1998-09-03 00:0 **Consideration:** 280000.00

Year Built: 5555 **Building Desc:** NA **Above Grade Sq Ft:** 1

Acres: 233.565 **Zoning:** A1

Land Value: \$397100.00 **Building Value:** \$43600.00 **Total Value:** \$440700.00

Previous Data:

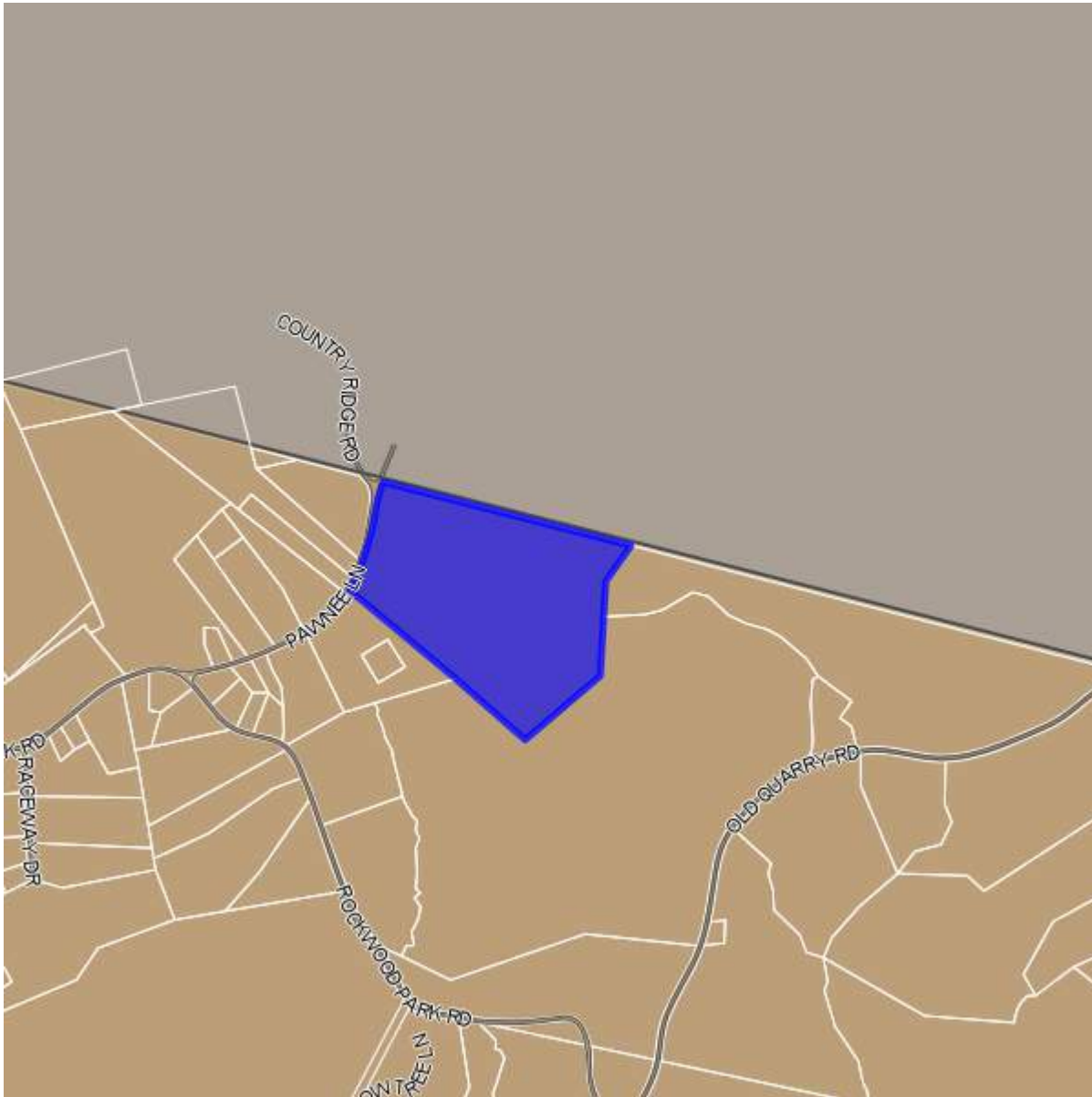
Owner: NA

Aquired Date: NA **Deed/Page:** NA **Consideration:** \$.00

DISCLAIMER: The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate but accuracy is not guaranteed.

Value for Prv1Cons property is null.

Property Report - County of Henry



Current Data:

Property ID: 075870005 **Tax Map Number:** 6.5(000)000 /029 ,33,35

Owner: THOMPSON, DANNY L & MARTHA H

Address: 8591 FLOYD HWY N **City/State/Zip:** COPPER HILL VA 24079

Deed/Page: 800/580

Aquired Date: 1998-09-03 00:0 **Consideration:** 280000.00

Year Built: 5555 **Building Desc:** NA **Above Grade Sq Ft:** 1

Acres: 233.565 **Zoning:** A1

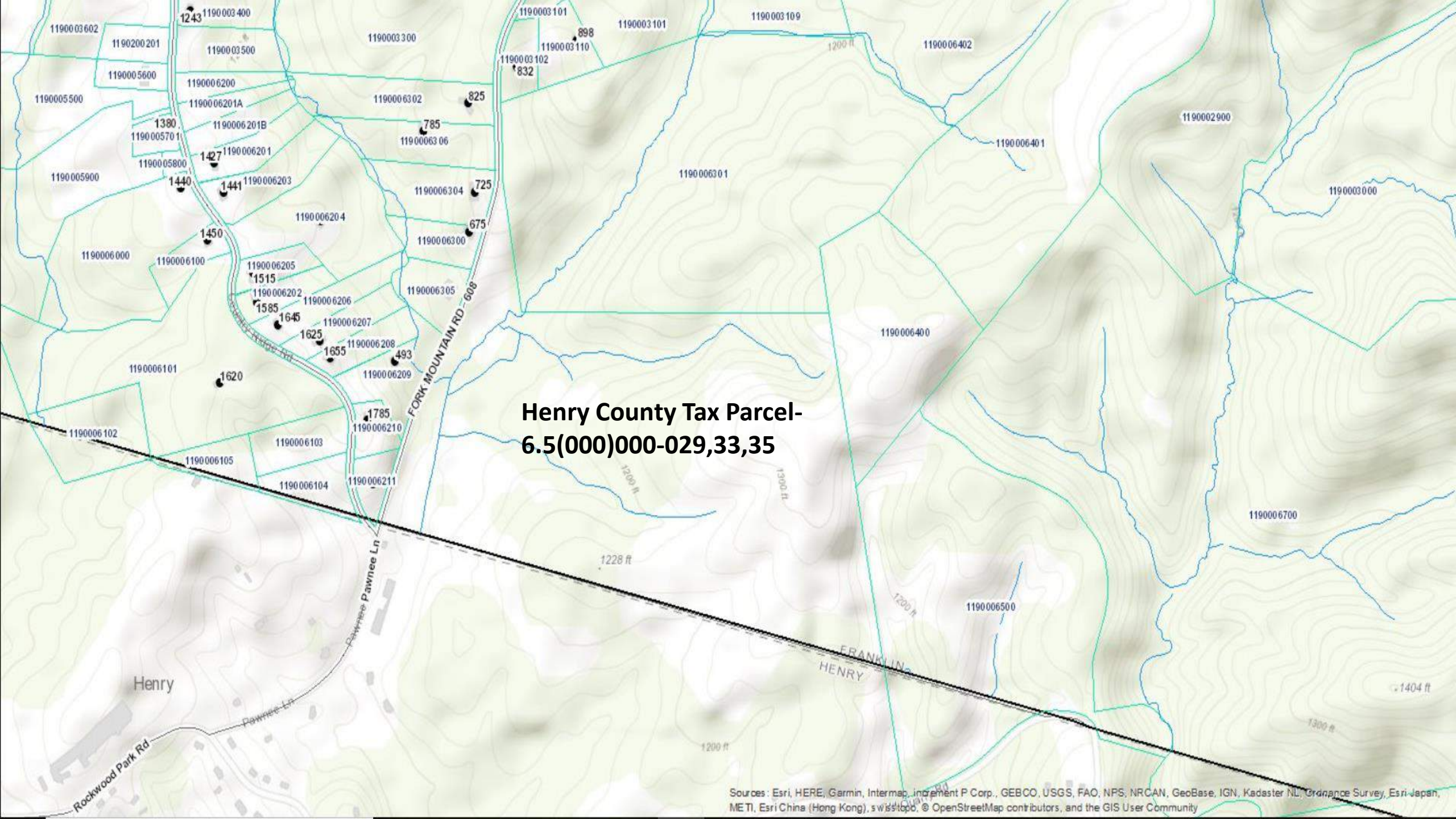
Land Value: \$397100.00 **Building Value:** \$43600.00 **Total Value:** \$440700.00

Previous Data:

Owner: NA

Aquired Date: NA **Deed/Page:** NA **Consideration:** \$.00

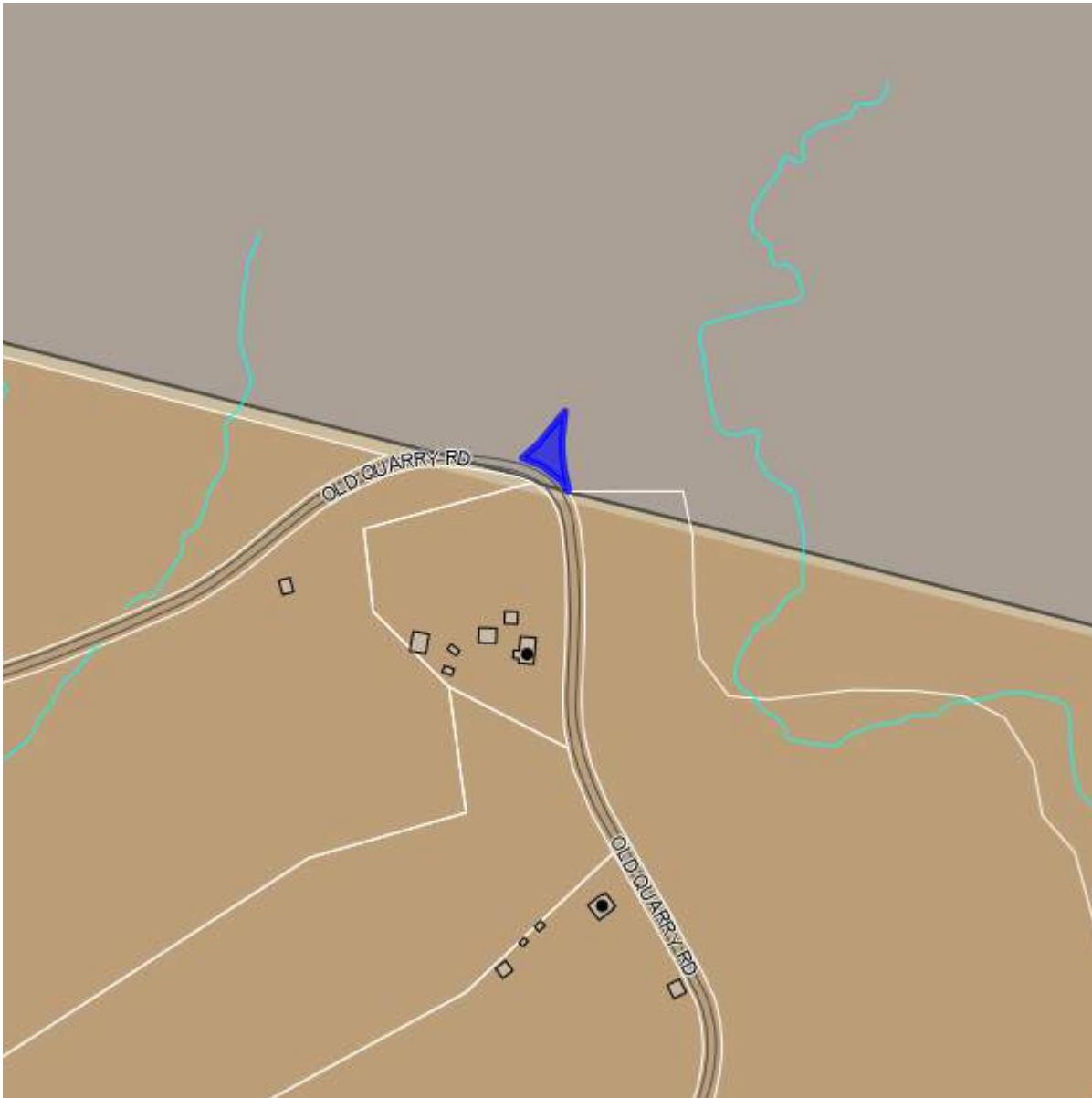
DISCLAIMER: The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate but accuracy is not guaranteed.



**Henry County Tax Parcel-
6.5(000)000-029,33,35**

Value for Prv1Cons property is null.

Property Report - County of Henry



Current Data:

Property ID: 242655000 **Tax Map Number:** 6.5(000)000 /035A,

Owner: THOMPSON, DANNY L & MARTHA H THOMPSON

Address: 8590 FLOYD HIGHWAY N **City/State/Zip:** COPPER HILL VA 24079

Deed/Page: L1300/00622

Acquired Date: 2013-02-20 00:0 **Consideration:** 600.00

Year Built: 0 **Building Desc:** NA **Above Grade Sq Ft:** 0

Acres: 0.126 **Zoning:** A1

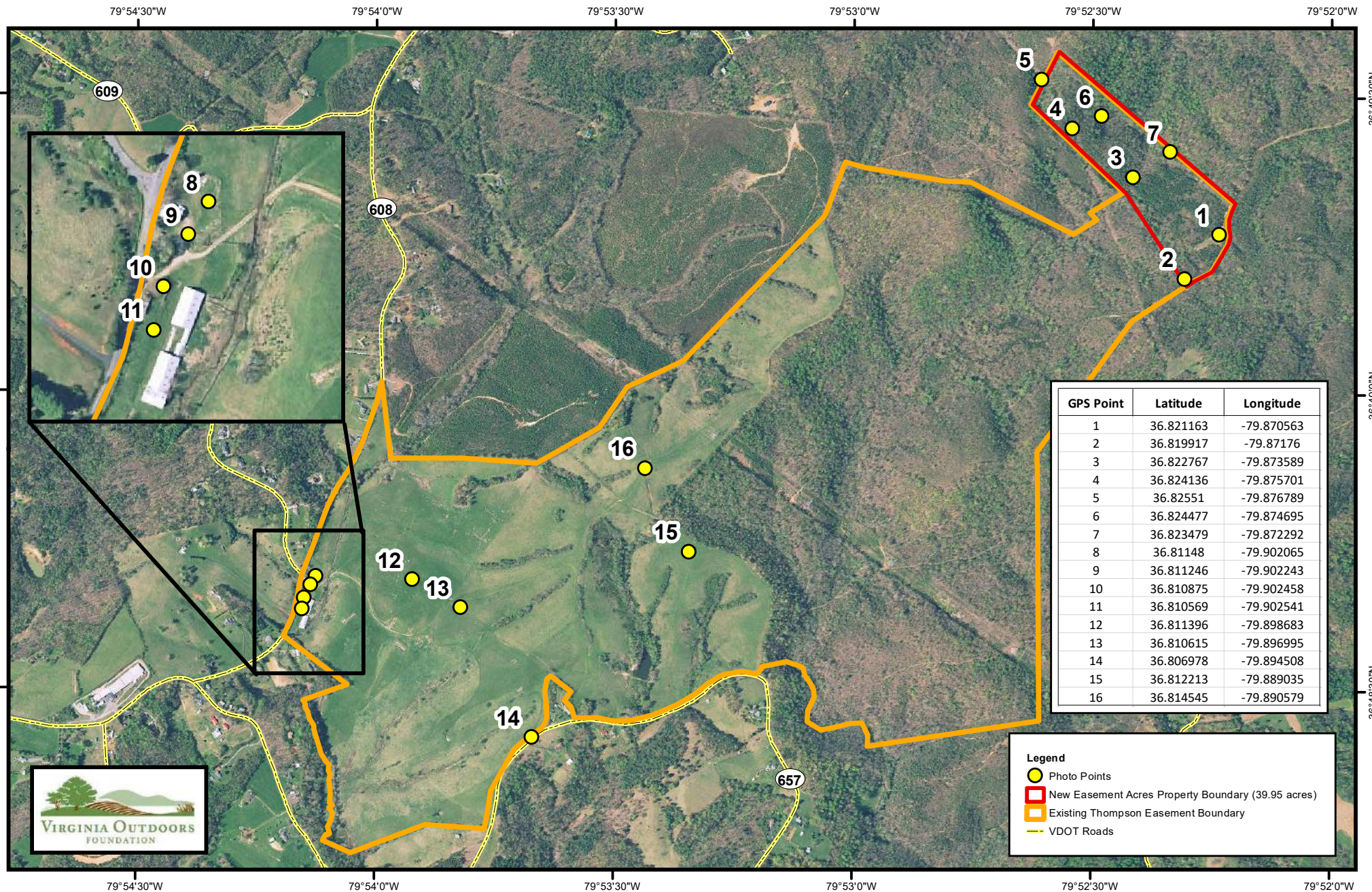
Land Value: \$600.00 **Building Value:** \$0.00 **Total Value:** \$600.00

Previous Data:

Owner: NA

Acquired Date: NA **Deed/Page:** NA **Consideration:** \$.00

DISCLAIMER: The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate but accuracy is not guaranteed.



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 11/05/2018 by Tommy Oravetz.
Source data provided by VDOT, USDA, VOF
VBMP acquired 04/17/2016
Photo Points collected with Genq SX Blue GNSS II
This map is for general reference and display
purposes only.

Photo Point Map

Danny L. and Martha H. Thompson

Aggregate Acreage: 837 more or less Site Visit Date: 6/27/2018 & 11/30/2018

0 750 1500
Feet

1:16,000



Danny L. and Martha H. Thompson Property ~ aggregated
837 acres more or less in Henry and Franklin Counties

Present Conditions Report Photographs

Photos taken by Tommy Oravetz June 27, 2018 and November 30,
2018. An iPhone 7 was used for photos and Photo Points were
collected on a Geneq Inc. SX Blue II GNSS





Point Photo #1. Open area in the southeastern portion of the add-on property. Mag Azimuth 200°. 20180627_FRN_Thompson_001



Point Photo #2. Roadbed on southern boundary of the add-on property. Mag Azimuth 30° 20180627_FRN_Thompson_002



Photo Point #3. Stream running through portion of property. Mag Azimuth 45°
20180627_FRN_Thompson_003



Photo Point #4. Pipeline corridor through property. Mag Azimuth 350°
20180627_FRN_Thompson_004



Photo#5. Pipeline corridor on the northern boundary of property. Mag Azimuth 155°
20180627_FRN_Thompson_005



Photo Point #6. Roadbed leading through portion of the property. Mag Azimuth 180°
20180627_FRN_Thompson_006



Photo Point #7. Drainage on the property boundary. Mag Azimuth 60°
20180627_FRN_Thompson_007



Photo Point #8. Silo. Mag Azimuth 270° 20181130_FRN_Thompson_008



Photo Point #9. Concrete
Equipment Garage. Mag Azimuth
250°
20181130_FRN_Thompson_009



Photo Point #10. Barn #1 located within RPZ. Mag Azimuth 130°
20181130_FRN_Thompson_010



Photo Point #11. Covered Cattle Corral and Barn #2 located within RPZ. Mag Azimuth 160°
20181130_FRN_Thompson_011



Photo Point #12. Hayfield inside Restricted Build Area. Mag Azimuth 350°
20181130_FRN_Thompson_012



Photo Point #12. Hayfield inside Restricted Build Area. Mag Azimuth 175°
20181130_FRN_Thompson_013



Photo Point #13. Hayfield inside Restricted Build Area. Mag Azimuth 150°
20181130_FRN_Thompson_014



Photo Point #14. Southern boundary along State Route 657 (Old Quarry Rd). Mag Azimuth 350°
20181130_FRN_Thompson_015



Photo Point #14. Southern boundary along State Route 657 (Old Quarry Rd). Mag Azimuth 290°
20181130_FRN_Thompson_016



Photo Point #15. Hayfield inside Restricted Build Area. Mag Azimuth 140°
20181130_FRN_Thompson_017



Photo Point #15. Hayfield inside Restricted Build Area. Mag Azimuth 310°
20181130_FRN_Thompson_018



Photo Point #16. Hayfield in the central portion of the property and transmission line tower.
Mag Azimuth 60° 20181130_FRN_Thompson_019