

CURRENT OWNER / TITLE SOURCE
 THE ESTATE OF JAMES ELMO BOAZ
 WILL FILE: 08JHF0320

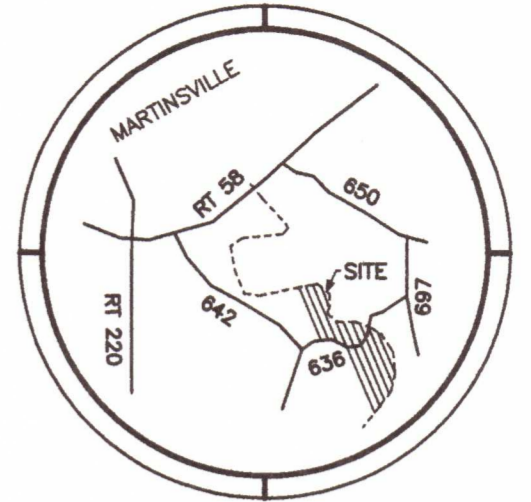
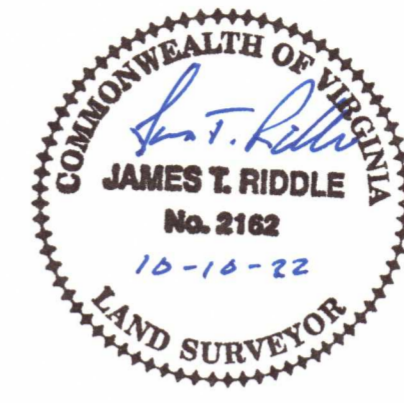
CO-EXECUTORS:
 LEROY ABBOTT
 MILLIE B. ABBOTT

NOTES:
 ALL IRON RODS SET ARE 5/8" REBAR.
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

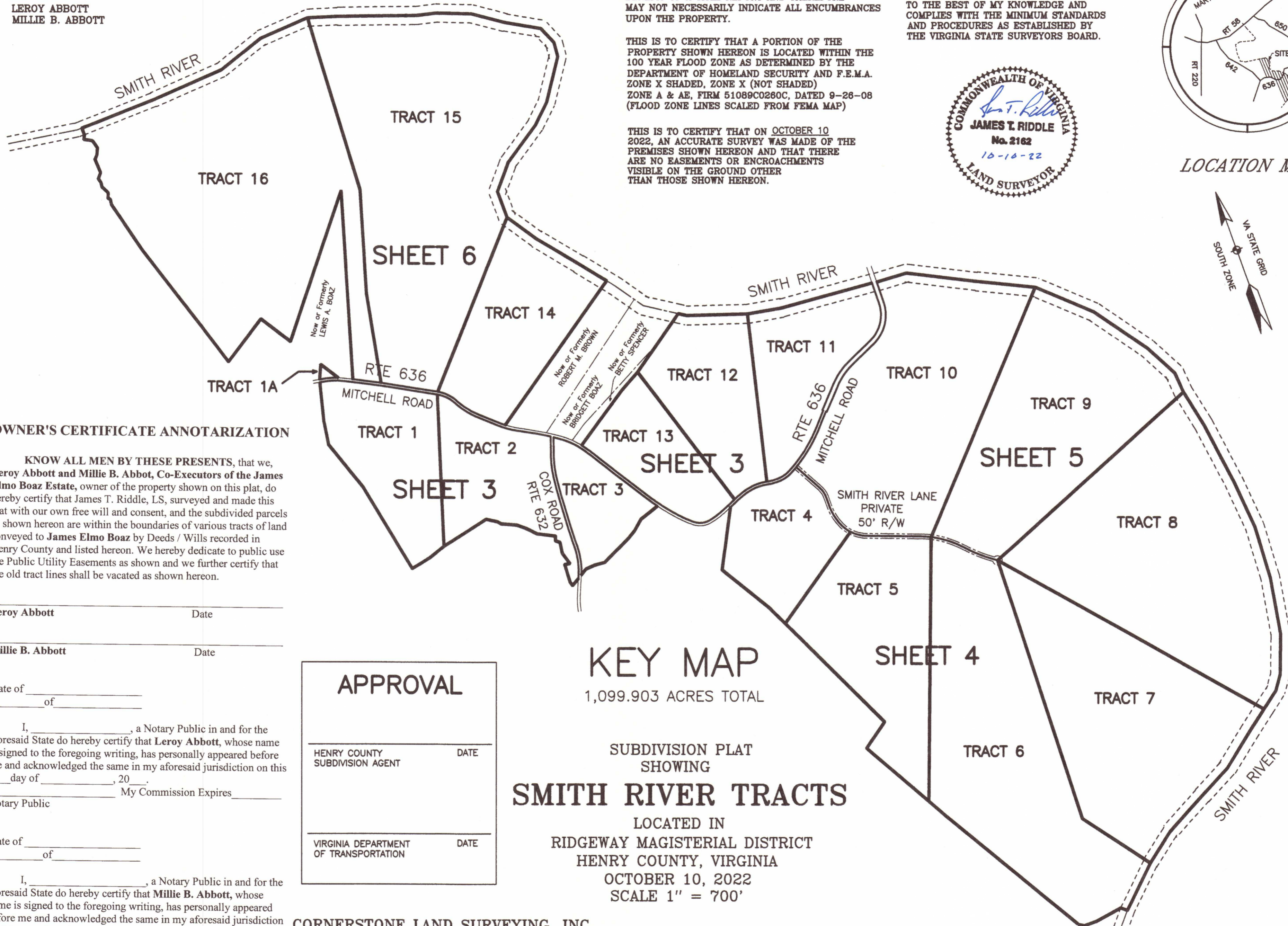
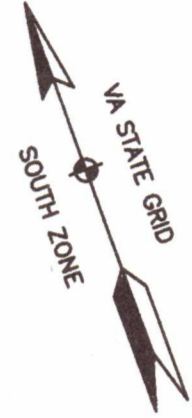
I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE SURVEYORS BOARD.

THIS IS TO CERTIFY THAT A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A. ZONE X SHADED, ZONE X (NOT SHADED) ZONE A & AE, FIRM 51089C0280C, DATED 9-26-08 (FLOOD ZONE LINES SCALED FROM FEMA MAP)

THIS IS TO CERTIFY THAT ON OCTOBER 10 2022, AN ACCURATE SURVEY WAS MADE OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.



LOCATION MAP



OWNER'S CERTIFICATE ANNOTARIZATION

KNOW ALL MEN BY THESE PRESENTS, that we, Leroy Abbott and Millie B. Abbot, Co-Executors of the James Elmo Boaz Estate, owner of the property shown on this plat, do hereby certify that James T. Riddle, LS, surveyed and made this plat with our own free will and consent, and the subdivided parcels as shown hereon are within the boundaries of various tracts of land conveyed to James Elmo Boaz by Deeds / Wills recorded in Henry County and listed hereon. We hereby dedicate to public use the Public Utility Easements as shown and we further certify that the old tract lines shall be vacated as shown hereon.

Leroy Abbott _____ Date _____

Millie B. Abbott _____ Date _____

State of _____ of _____

I, _____, a Notary Public in and for the aforesaid State do hereby certify that Leroy Abbott, whose name is signed to the foregoing writing, has personally appeared before me and acknowledged the same in my aforesaid jurisdiction on this _____ day of _____, 20____. My Commission Expires _____

State of _____ of _____

I, _____, a Notary Public in and for the aforesaid State do hereby certify that Millie B. Abbott, whose name is signed to the foregoing writing, has personally appeared before me and acknowledged the same in my aforesaid jurisdiction on this _____ day of _____, 20____. My Commission Expires _____

APPROVAL	
HENRY COUNTY SUBDIVISION AGENT	DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION	DATE

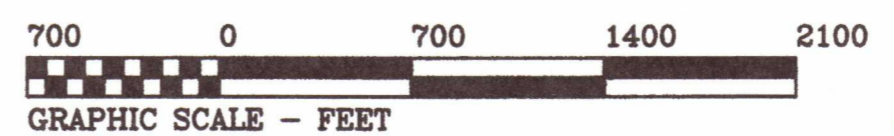
KEY MAP

1,099.903 ACRES TOTAL

SUBDIVISION PLAT
 SHOWING
SMITH RIVER TRACTS

LOCATED IN
 RIDGEWAY MAGISTERIAL DISTRICT
 HENRY COUNTY, VIRGINIA
 OCTOBER 10, 2022
 SCALE 1" = 700'

CORNERSTONE LAND SURVEYING, INC.
 250 SOUTH MAIN STREET
 P. O. BOX 779
 ROCKY MOUNT, VIRGINIA 24151
 540-489-3590

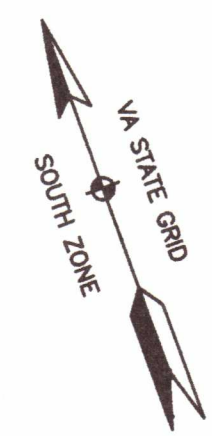
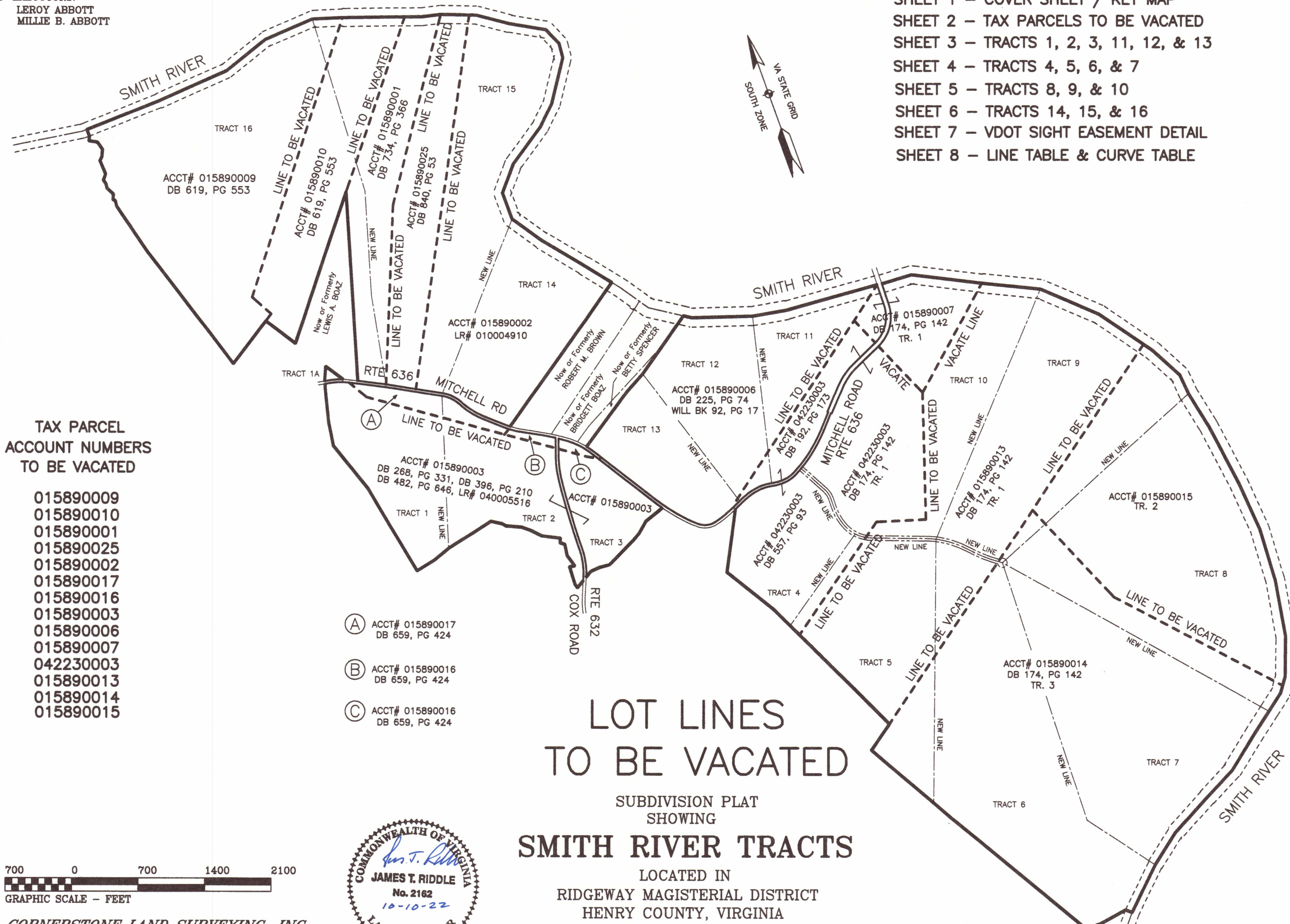


CURRENT OWNER / TITLE SOURCE
 THE ESTATE OF JAMES ELMO BOAZ
 WILL FILE: 08JHF0320

CO-EXECUTORS:
 LEROY ABBOTT
 MILLIE B. ABBOTT

SHEET INDEX

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- SHEET 3 - TRACTS 1, 2, 3, 11, 12, & 13
- SHEET 4 - TRACTS 4, 5, 6, & 7
- SHEET 5 - TRACTS 8, 9, & 10
- SHEET 6 - TRACTS 14, 15, & 16
- SHEET 7 - VDOT SIGHT EASEMENT DETAIL
- SHEET 8 - LINE TABLE & CURVE TABLE



TAX PARCEL ACCOUNT NUMBERS TO BE VACATED

- 015890009
- 015890010
- 015890001
- 015890025
- 015890002
- 015890017
- 015890016
- 015890003
- 015890006
- 015890007
- 042230003
- 015890013
- 015890014
- 015890015

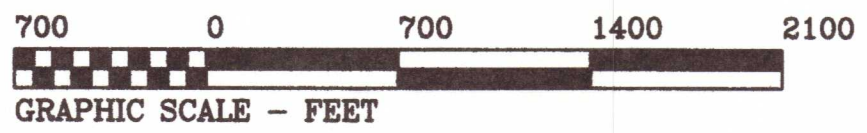
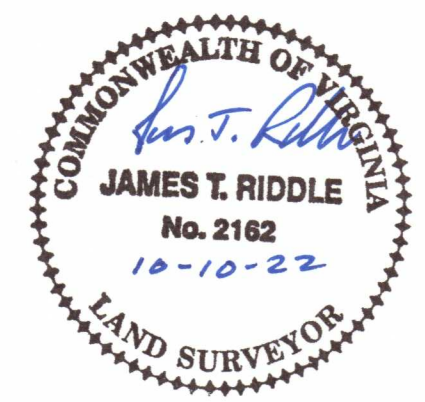
- (A) ACCT# 015890017
DB 659, PG 424
- (B) ACCT# 015890016
DB 659, PG 424
- (C) ACCT# 015890016
DB 659, PG 424

LOT LINES TO BE VACATED

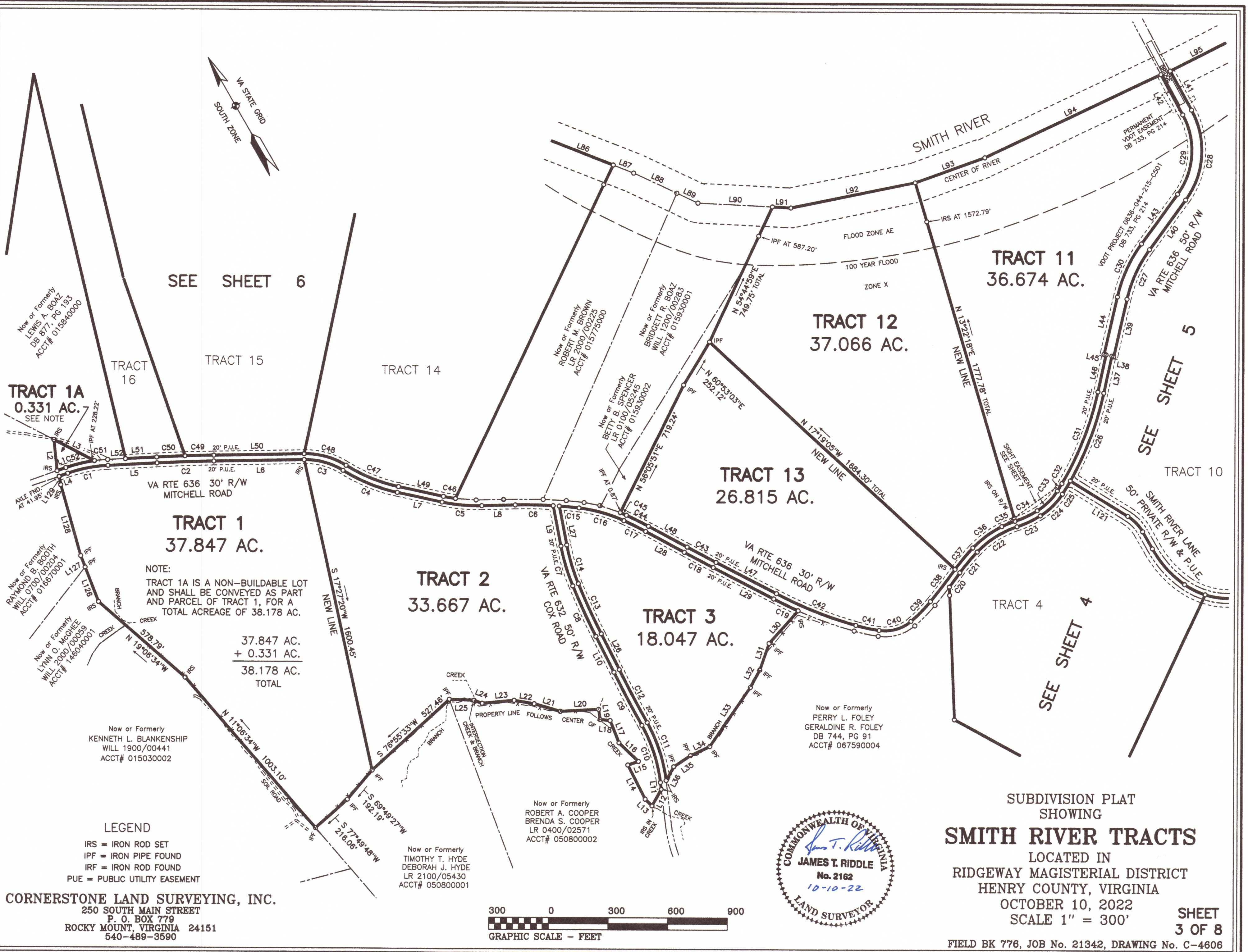
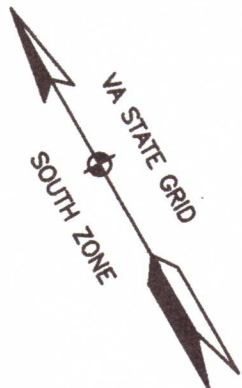
SUBDIVISION PLAT SHOWING

SMITH RIVER TRACTS

LOCATED IN
 RIDGEWAY MAGISTERIAL DISTRICT
 HENRY COUNTY, VIRGINIA
 OCTOBER 10, 2022
 SCALE 1" = 700'



CORNERSTONE LAND SURVEYING, INC.
 250 SOUTH MAIN STREET
 P. O. BOX 779
 ROCKY MOUNT, VIRGINIA 24151
 540-489-3590



TRACT 1A
0.331 AC.
SEE NOTE

TRACT 1
37.847 AC.

NOTE:
TRACT 1A IS A NON-BUILDABLE LOT AND SHALL BE CONVEYED AS PART AND PARCEL OF TRACT 1, FOR A TOTAL ACREAGE OF 38.178 AC.

37.847 AC.
+ 0.331 AC.
38.178 AC.
TOTAL

Now or Formerly
RAYMOND B. BOOTH
WILL 0700/00204
ACCT# 016870001

Now or Formerly
LYNN O. McSHET
WILL 2000/00059
ACCT# 146040001

Now or Formerly
KENNETH L. BLANKENSHIP
WILL 1900/00441
ACCT# 015030002

LEGEND
IRS = IRON ROD SET
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
PUE = PUBLIC UTILITY EASEMENT

CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590

TRACT 2
33.667 AC.

TRACT 3
18.047 AC.

TRACT 13
26.815 AC.

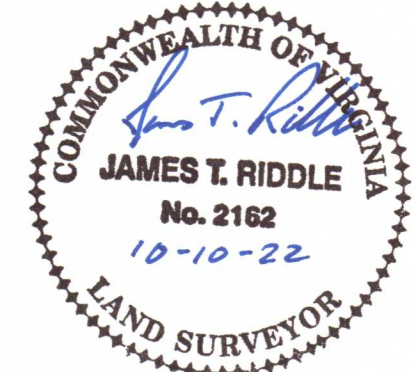
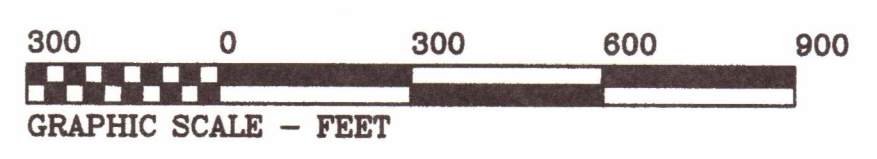
TRACT 12
37.066 AC.

TRACT 11
36.674 AC.

Now or Formerly
ROBERT A. COOPER
BRENDA S. COOPER
LR 0400/02571
ACCT# 050800002

Now or Formerly
TIMOTHY T. HYDE
DEBORAH J. HYDE
LR 2100/05430
ACCT# 050800001

Now or Formerly
PERRY L. FOLEY
GERALDINE R. FOLEY
DB 744, PG 91
ACCT# 067590004



SUBDIVISION PLAT SHOWING SMITH RIVER TRACTS

LOCATED IN RIDGEWAY MAGISTERIAL DISTRICT HENRY COUNTY, VIRGINIA

OCTOBER 10, 2022
SCALE 1" = 300'

FIELD BK 776, JOB No. 21342, DRAWING No. C-4606

SHEET 3 OF 8

SEE SHEET 6

SEE SHEET 5

SEE SHEET 4

TRACT 10

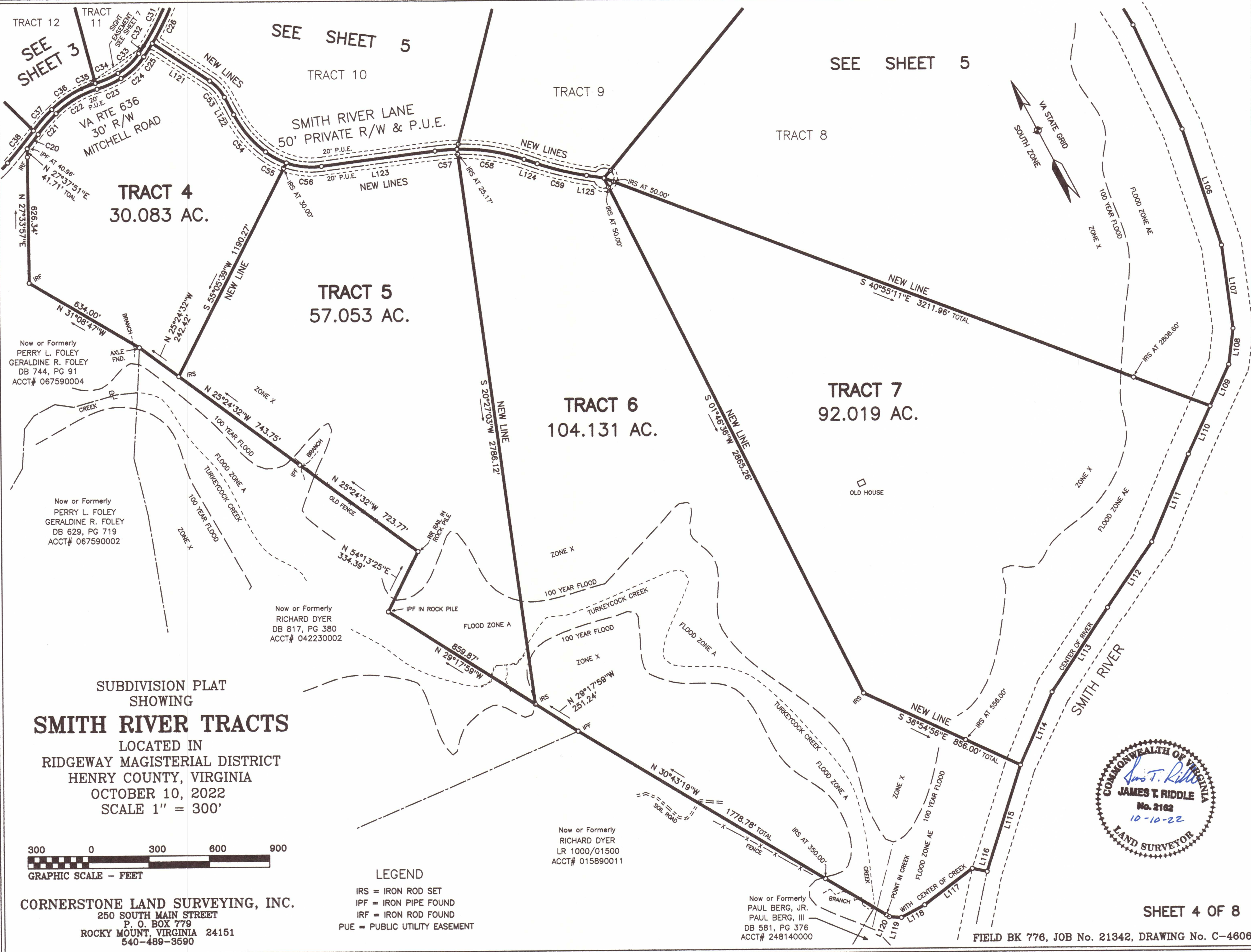
TRACT 4

TRACT 16

TRACT 15

TRACT 14

TRACT 10



Now or Formerly
PERRY L. FOLEY
GERALDINE R. FOLEY
DB 744, PG 91
ACCT# 067590004

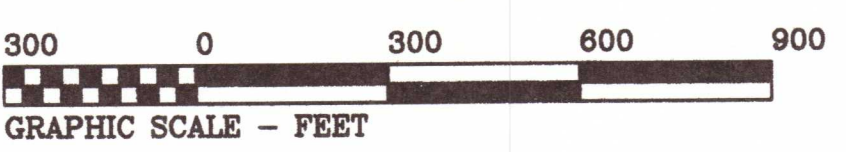
Now or Formerly
PERRY L. FOLEY
GERALDINE R. FOLEY
DB 629, PG 719
ACCT# 067590002

Now or Formerly
RICHARD DYER
DB 817, PG 380
ACCT# 042230002

Now or Formerly
RICHARD DYER
LR 1000/01500
ACCT# 015890011

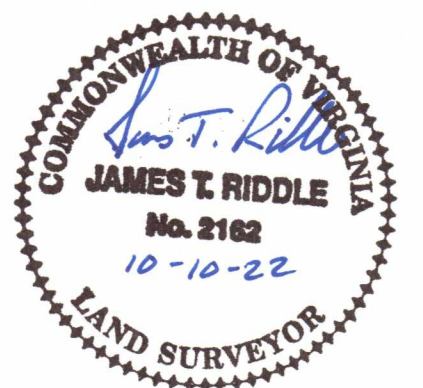
Now or Formerly
PAUL BERG, JR.
PAUL BERG, III
DB 581, PG 376
ACCT# 248140000

SUBDIVISION PLAT
SHOWING
SMITH RIVER TRACTS
LOCATED IN
RIDGEWAY MAGISTERIAL DISTRICT
HENRY COUNTY, VIRGINIA
OCTOBER 10, 2022
SCALE 1" = 300'

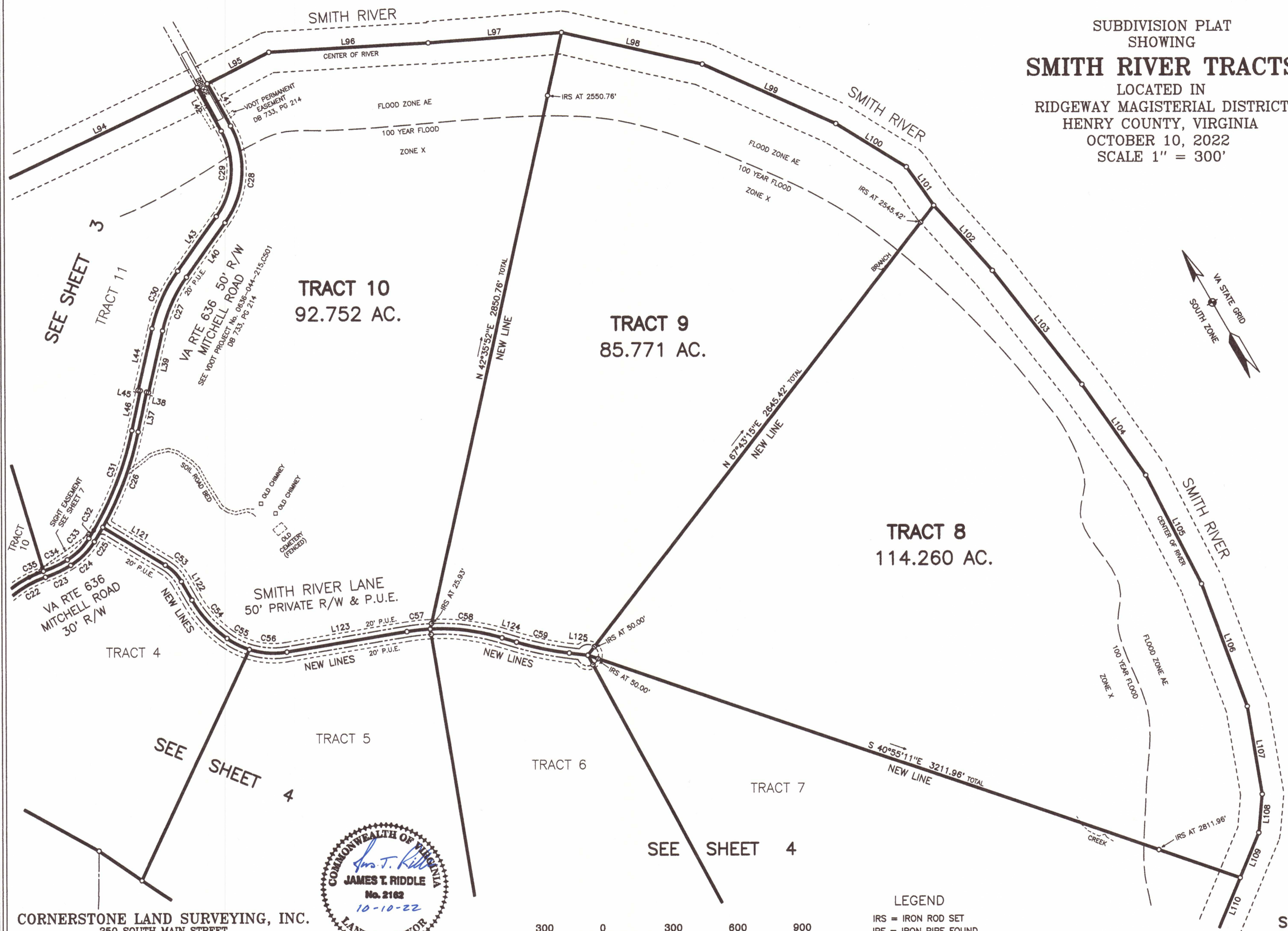
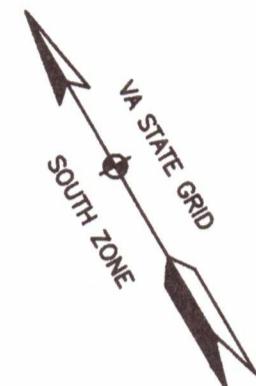


LEGEND
IRS = IRON ROD SET
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
PUE = PUBLIC UTILITY EASEMENT

CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590



SUBDIVISION PLAT
SHOWING
SMITH RIVER TRACTS
LOCATED IN
RIDGWAY MAGISTERIAL DISTRICT
HENRY COUNTY, VIRGINIA
OCTOBER 10, 2022
SCALE 1" = 300'

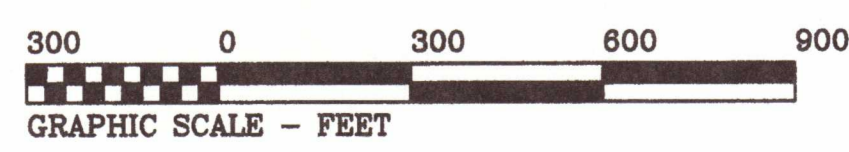
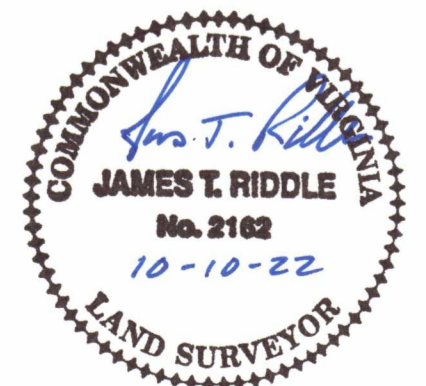


SEE SHEET 3

SEE SHEET 4

SEE SHEET 4

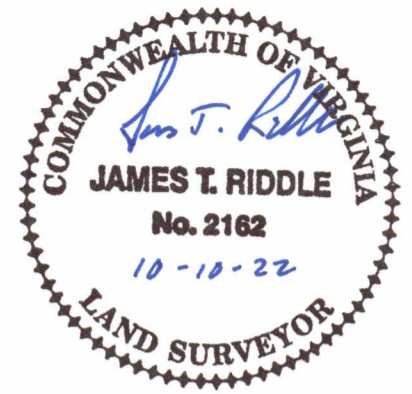
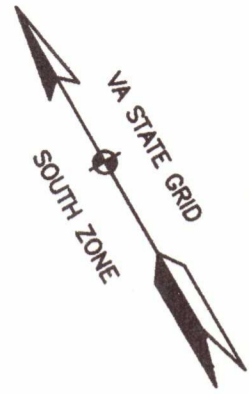
CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590



LEGEND
IRS = IRON ROD SET
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FIELD BK 776, JOB No. 21342, DRAWING No. C-4606

SHEET 5 OF 8

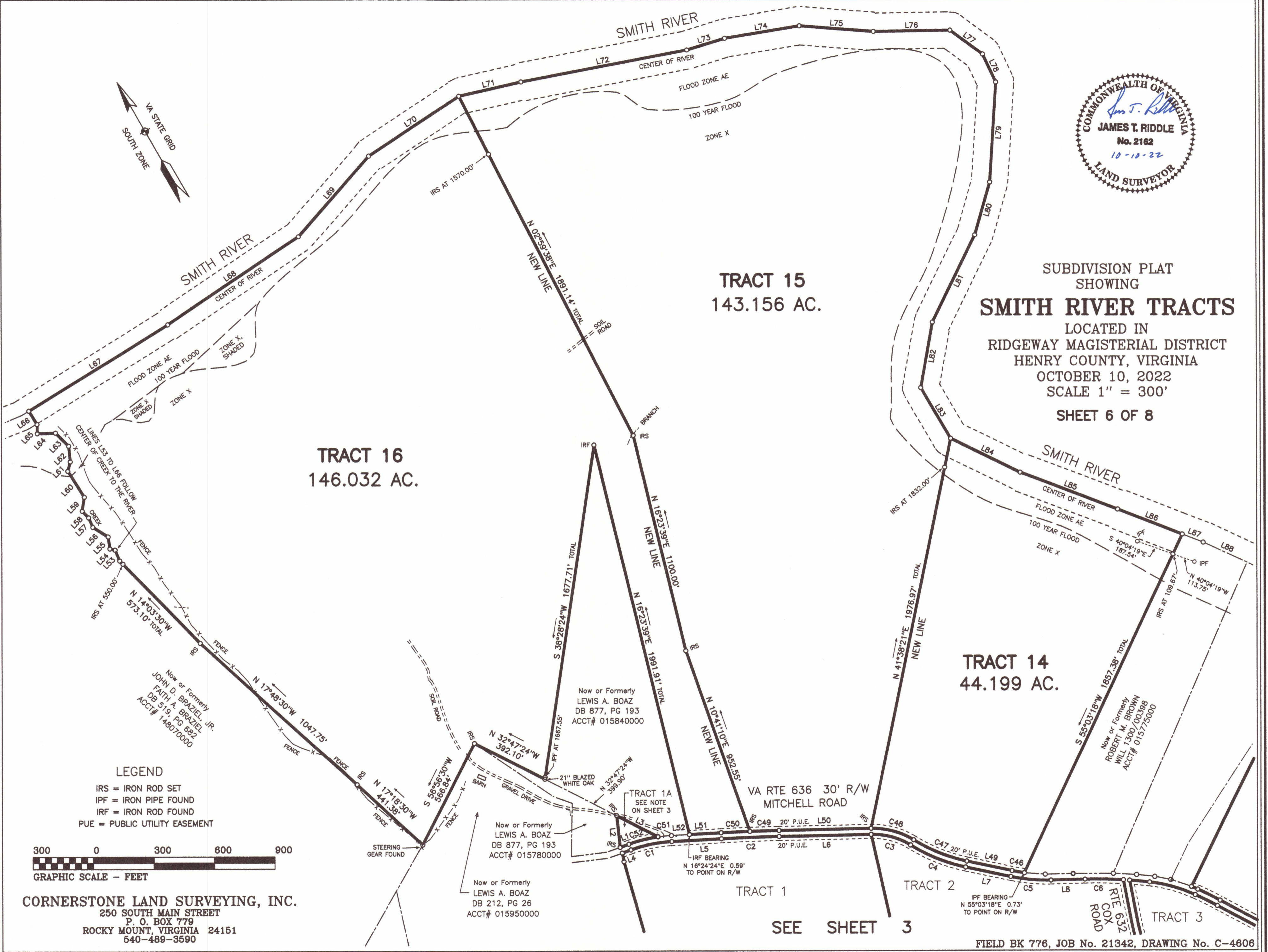


SUBDIVISION PLAT
SHOWING
SMITH RIVER TRACTS
LOCATED IN
RIDGWAY MAGISTERIAL DISTRICT
HENRY COUNTY, VIRGINIA
OCTOBER 10, 2022
SCALE 1" = 300'
SHEET 6 OF 8

TRACT 15
143.156 AC.

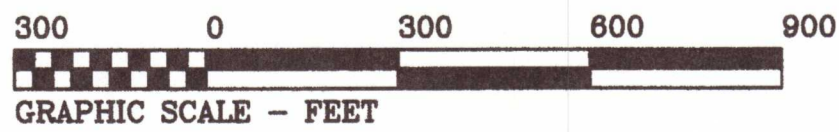
TRACT 16
146.032 AC.

TRACT 14
44.199 AC.



LEGEND

- IRS = IRON ROD SET
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- PUE = PUBLIC UTILITY EASEMENT



CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590

Now or Formerly
LEWIS A. BOAZ
DB 212, PG 26
ACCT# 015950000

Now or Formerly
LEWIS A. BOAZ
DB 877, PG 193
ACCT# 015840000

Now or Formerly
ROBERT M. BROWN
WILL 1300 / 00398
ACCT# 015775000

Now or Formerly
JOHN D. BRAZIEL, JR.
FAITH A. BRAZIEL
DB 519, PG 662
ACCT# 148070000

TRACT 1
TRACT 2
TRACT 3
SEE SHEET 3



TRACT 13
26.815 AC.

TRACT 12
37.066 AC.

TRACT 11
36.674 AC.

TRACT 10
92.752 AC.

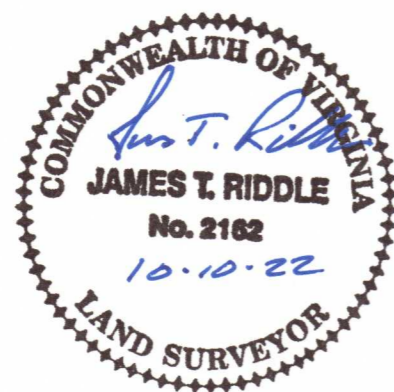
TRACT 4
30.083 AC.

VA ROUTE 636 30' R/W
MITCHELL ROAD

COMERCIAL ENTRANCE
(55 MPH SPEED ZONE)

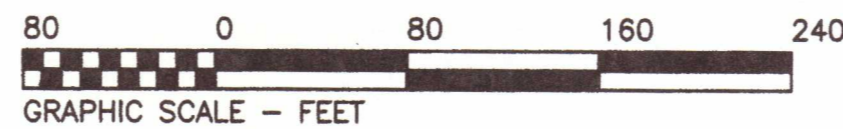
SMITH RIVER LANE
50' PRIVATE R/W & P.U.E.

Now or Formerly
PERRY L. FOLEY
GERALDINE FOLEY
DB 744, PG 91
ACCT# 067590004



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250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590

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SIGHT EASEMENT
DETAIL
SUBDIVISION PLAT
SHOWING
SMITH RIVER TRACTS

LOCATED IN
RIDGEWAY MAGISTERIAL DISTRICT
HENRY COUNTY, VIRGINIA
OCTOBER 10, 2022
SCALE 1" = 80'

SHEET
7 OF 8

FIELD BK 776, JOB No. 21342, DRAWING No. C-4606

