

OWNER'S CERTIFICATE AND NOTARIZATION

KNOW ALL MEN BY THESE PRESENTS, that I, _____, owner of the property shown on this plat, do hereby dedicate to public use the 20' Public Utility Easement as shown hereon, I further certify that James T. Riddle, L.S., surveyed and made this plat with my own free will and consent, and the subdivided parcels as shown hereon, are within the boundaries of property conveyed to Novelty Land Holdings, LLC, by Deeds recorded in Deed Book 783, Page 1854, Deed Book 771, Page 987, Deed Book 853, Page 245 and Deed Book 1026, Page 1493, Franklin County. I further certify that the old lines as shown, are hereby vacated.

Novelty Land Holdings, LLC
Authorized Representative

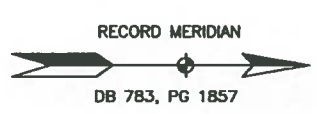
Signature _____ Printed Name _____ Title _____ Date _____

I, _____, a Notary Public in and for the aforesaid State do hereby certify that _____ 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____.

Notary Public _____ My Commission Expires _____

CURRENT OWNERS / TITLE SOURCE
NOVELTY LAND HOLDINGS, LLC

TAX No. 67-95, DB 771, PG 987, PLAT: DB 620, PG 638
TAX No. 68-8, DB 771, PG 987, PLAT: DB 631, PG 2
TAX No. 68-8.1, DB 1026, PG 1493, PLAT: DB 631, PG 2
TAX No. 68-10.1, DB 783, PG 1854, PLAT: DB 783, PG 1857
TAX No. 68-9, DB 955, PG 245, PLAT: DB 871, PG 985



NOTES:
ALL IRON RODS SET ARE 6/8" REBAR.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A. ZONE X, FIRM 51067C0385D, DATED 1-6-10
THIS IS TO CERTIFY THAT ON APRIL 17, 2023, AN ACCURATE SURVEY WAS MADE OF THE PRELUSERS SHOWN HEREON AND THAT THERE ARE NO PASSENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.



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.



CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P.O. BOX 779
ROCKY MOUNT, VIRGINIA 24161
540-489-3590

V.D.O.T. HIGHWAY ENGINEERS
DATE: _____
VIRGINIA DEPARTMENT OF HEALTH REPRESENTATIVE
DATE: _____
SUBDIVISION AGENT
FRANKLIN COUNTY PLAN CASE NUMBER _____

APPROVAL

TAX No. 67-95
34.145 AC. (BY DEED)
- 1.928 AC.
+ 0.290 AC.
32.507 AC.
(BY COMPUTATION)

1.928 AC.
A PORTION OF
TAX No. 67-95

0.290 AC.
A PORTION OF
TAX No. 68-8.1
TO BECOME PART
& PARCEL WITH
TAX No. 67-95

TAX No. 68-8.1
2.353 AC.
- 0.290 AC.
- 0.789 AC.
1.274 AC.

0.789 AC.
A PORTION OF
TAX No. 68-8.1
TO BECOME PART
& PARCEL WITH
TAX No. 68-8

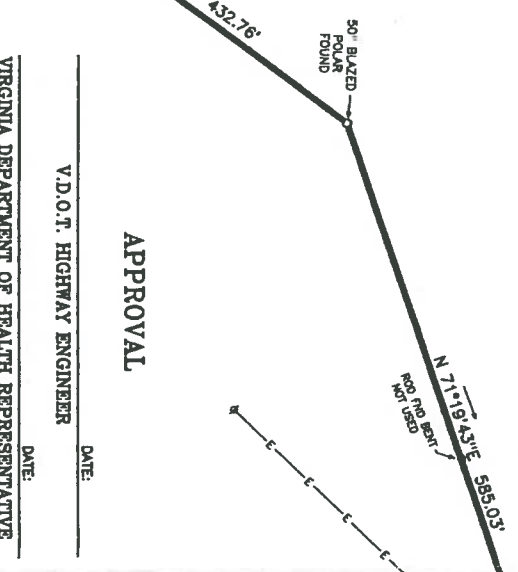
TAX No. 68-8
59.705 AC.
- 1.280 AC.
+ 0.036 AC.
- 15.132 AC.
+ 4.229 AC.
+ 0.789 AC.
48.347 AC.
SEE SHEET 1

PRELIMINARY
MINOR SUBDIVISION AND
BOUNDARY LINE ADJUSTMENT FOR
NOVELTY LAND HOLDINGS, LLC
LOCATED IN

UNION HALL MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
APRIL 17, 2023
SCALE 1" = 100'
SHEET 2 OF 3
FIELD BK 728, JOB No. 23047, DRAWING No. C-4726

LEGEND

- IRS = IRON ROD SET
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- ∅ = UTILITY POLE



LINE TABLE
ALONG CENTER OF CREEK

COURSE	BEARING	DISTANCE
L1	S 03°32'08"E	86.26'
L2	S 31°34'38"W	76.21'
L3	S 03°03'57"E	28.98'
L4	S 27°46'49"E	46.97'
L5	S 01°06'34"W	43.47'
L6	S 35°12'44"W	74.40'
L7	S 30°19'28"E	40.28'
L8	S 04°59'41"E	55.04'
L9	S 15°23'46"W	55.94'
L10	S 27°44'46"E	38.68'
L11	S 25°57'53"W	67.30'
L12	S 14°31'29"E	31.44'
L13	S 89°46'43"E	28.50'
L14	S 16°44'16"E	71.30'
L15	S 32°28'22"W	69.03'
L16	S 03°11'17"E	32.76'
L17	S 28°42'18"E	82.72'
L18	S 11°03'23"E	66.80'
L19	S 80°12'01"E	17.60'
L20	S 17°27'34"E	48.95'
L21	S 37°56'48"W	53.08'
L22	S 03°21'27"W	23.01'
L23	S 34°35'54"E	33.70'
L24	S 07°02'31"E	48.82'
L25	S 43°55'24"E	23.55'
L26	S 12°59'31"E	68.38'
L27	S 22°52'08"W	52.16'
L28	S 12°16'53"E	55.87'
L29	S 04°38'35"E	81.84'
L30	S 07°15'27"W	58.98'
L31	S 59°20'09"E	56.72'
L32	S 05°07'26"E	80.04'
L33	S 45°51'43"E	107.03'
L34	S 29°26'45"W	81.58'
L35	S 01°49'40"E	58.84'
L36	S 24°54'00"E	70.02'
L37	S 42°52'30"E	41.95'
L38	S 11°08'24"E	33.81'
L39	S 39°30'39"E	88.47'
L40	S 54°42'23"E	45.05'
L41	S 15°53'14"W	35.22'
L42	S 10°43'24"E	33.57'
L43	S 49°18'31"E	19.40'

LINE TABLE
NEW LINES, ALONG CENTER
OF PROPOSED 50' WIDE
PRIVATE RIGHT-OF-WAY

COURSE	BEARING	DISTANCE
L44	N 58°10'56"E	153.32'
L45	N 53°01'48"E	93.33'
L46	N 39°04'55"E	39.52'
L47	N 22°18'04"E	48.98'
L48	N 06°46'09"E	48.13'
L49	N 02°22'53"W	61.82'
L50	N 08°40'25"W	115.21'
L51	N 02°49'38"W	113.72'
L52	N 08°27'46"W	157.81'
L53	N 04°27'54"W	84.24'
L54	N 03°55'42"E	78.51'
L55	N 18°51'47"E	88.07'
L56	N 28°42'03"E	161.98'
L57	N 33°18'43"E	121.26'
L58	N 38°11'32"E	111.85'
L59	N 37°16'01"E	77.00'
L60	N 40°49'05"E	76.10'
L61	N 44°12'31"E	134.91'
L62	N 47°24'09"E	193.35'
L63	N 48°45'27"E	94.82'
L64	N 52°31'8"E	133.74'
L65	N 50°02'08"E	55.39'
L66	N 39°05'19"E	30.69'
L67	N 28°38'04"E	88.39'
L68	N 11°39'53"E	46.49'
L69	N 19°26'10"W	20.51'
L70	N 19°26'10"W	15.22'
L71	N 51°16'20"W	58.57'
L72	N 63°51'43"W	30.34'
L73	N 72°35'10"W	103.21'

LINE TABLE ALONG
LINES TO BE VACATED

COURSE	BEARING	DISTANCE
L74	S 28°47'01"W	141.88'
L75	S 46°01'00"W	96.01'
L76	S 57°39'22"W	83.72'
L77	S 72°18'16"W	80.80'
L78	N 48°17'13"W	153.01'
L79	N 23°22'42"E	406.13'

LINE TABLE ALONG
NEW LINES

COURSE	BEARING	DISTANCE
L80	S 25°00'34"W	219.99'
L81	S 89°32'25"W	125.17'
L82	N 04°33'18"W	64.45'
L83	N 23°28'26"W	86.18'
L84	N 24°53'12"E	226.91'

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH-BEARING
A	399.96'	75.23'	148.72'	21°18'14"	147.86'	S 59°08'55"E
B	905.19'	66.67'	133.10'	8°25'28"	132.98'	S 44°17'04"E
C	905.19'	13.63'	27.27'	1°43'33"	27.27'	S 39°12'33"E
D	1446.76'	10.88'	21.76'	0°51'43"	21.76'	S 38°46'38"E
E	1446.76'	59.04'	118.02'	4°40'26"	117.98'	S 41°32'42"E
F	418.79'	56.55'	112.42'	15°22'51"	112.09'	S 51°34'20"E
G	418.79'	27.40'	54.72'	7°29'10"	54.68'	S 63°00'20"E
H	418.79'	20.66'	41.30'	5°38'59"	41.28'	S 69°34'25"E
I	489.06'	53.32'	106.22'	12°26'38"	106.01'	S 78°37'13"E
J	912.18'	65.56'	130.89'	8°13'17"	130.78'	S 88°57'10"E
K	1530.12'	114.62'	228.81'	8°34'04"	228.60'	N 82°39'09"E
L	502.36'	142.20'	277.14'	31°36'33"	273.64'	N 62°33'51"E
M	2251.02'	67.92'	135.79'	3°27'23"	135.77'	N 45°01'53"E
N	380.45'	97.28'	190.47'	28°41'05"	188.49'	N 57°49'48"E

PRELIMINARY



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