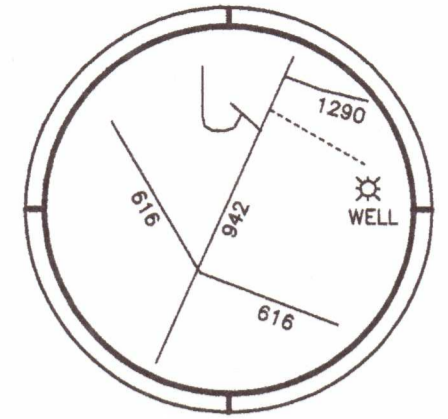
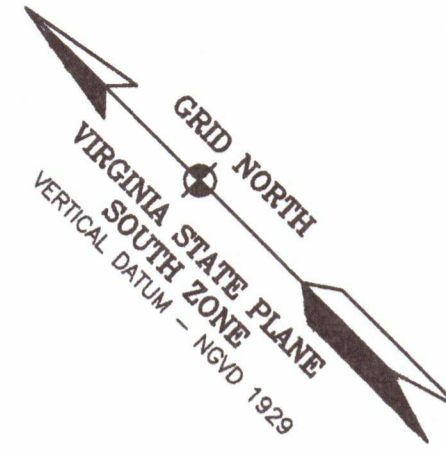


CURRENT OWNER - FRANKLIN REAL ESTATE CO.
 DB 179, PG 232
 DB 179, PG 235 (PLAT)
 DB 398, PG 1486
 DB 398, PG 1499 (PLAT)

REFERENCE - TAX No. 32-54



LOCATION MAP

Now or Formerly
 JOHN R. SAUNDERS, JR.
 JEANNE S. LIVSIE
 WILL BK 81, PG 1537
 TAX No. 32-19

STATE ROUTE 942
 BLUEWATER DRIVE
 50' R/W
 +/- 0.9 MILE TO RT 616

SHEET 2

PARCEL A
 16.301 AC.
 TAX No. 32-54

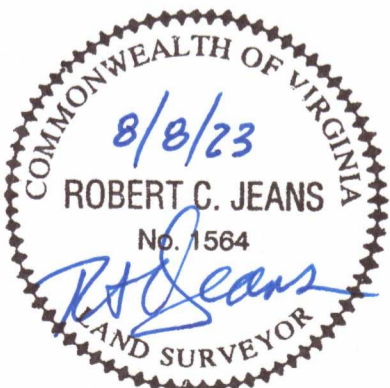
NOTES:

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.
 THIS IS TO CERTIFY THAT A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS DETERMINED BY THE DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A. ZONE X & AE, FIRM PANEL 51067C0235D, DATED 1/6/10
 THIS IS TO CERTIFY THAT ON AUGUST 8 2023, 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.
 THIS IS A RE-SURVEY OF AN EXISTING LOT AND IS EXEMPT FROM THE FRANKLIN COUNTY SUBDIVISION ORDINANCE.

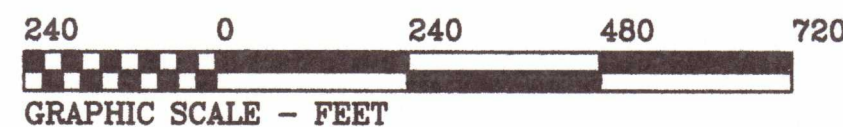
Now or Formerly
 EDWARD W. & LINDA F.
 BLANKENSHIP
 TRUSTEES
 DB 997, PG 423
 TAX No. 32-20

Now or Formerly
 ROCKY D. BLANKENSHIP
 DB 483, PG 946
 TAX No. 32-48.5

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 24151
 540-489-3590



REVISED 11/6/23
 REVISED 10/5/23

PLAT OF SURVEY
 PREPARED FOR
FRANKLIN REAL ESTATE CO.

LOCATED IN
 GILLS CREEK MAGISTERIAL DISTRICT
 FRANKLIN COUNTY, VIRGINIA

AUGUST 8, 2023
 SCALE 1" = 240'

FIELD BK 773, JOB No. 23105, DRAWING No. C-4806

SHEET 1 OF 2

CURRENT OWNER - FRANKLIN REAL ESTATE CO.
 (SOURCE OF TITLE) DB 179, PG 232
 DB 179, PG 235 (PLAT)
 DB 398, PG 1486
 DB 398, PG 1499 (PLAT)

REFERENCE - TAX No. 32-54

Now or Formerly
 JOHN R. SAUNDERS, JR.
 JEANNE S. LIVSIE
 WILL BK 81, PG 1537
 TAX No. 32-19

Now or Formerly
 MONTEGO BAY PROPERTY
 OWNERS ASSOC., INC.
 DB 972, PG 2911
 DB 844, PG 1561 (PLAT)
 TAX No. 32-18.2

Now or Formerly
 EMERALD BAY, LLC
 DB 1036, PG 1081
 DB 989, PG 543 (PLAT)
 TAX No. 32.11-20

Now or Formerly
 ROCKY DEAN BLANKENSHIP
 DB 483, PG 946
 TAX No. 32-48.5

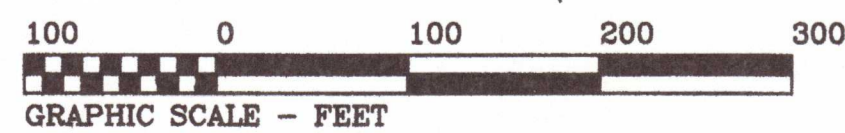
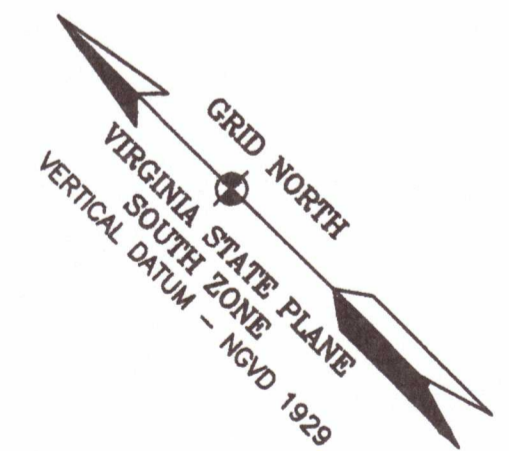
Now or Formerly
 EMERALD BAY VILLAGES
 PROPERTY OWNERS ASSOC., INC.
 DB 995, PG 1388
 TAX No. 32-54.1

Now or Formerly
 DOUGLAS & AMY MORRISON
 DB 994, PG 624
 TAX No. 32.11-19

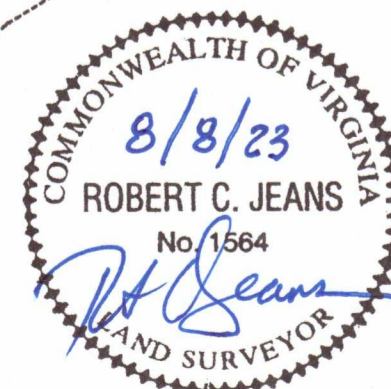
Now or Formerly
 WALTER & JUDITH DUNBAR
 DB 1018, PG 2741
 TAX No. 32.11-18

PARCEL A
16.301 ACRES
 TAX No. 32-54

LINE TABLE		
ALONG ACTUAL 800' CONTOUR		
COURSE	BEARING	DISTANCE
L-1	S 63°20'06"W	24.24'
L-2	S 53°53'20"W	30.10'
L-3	S 73°51'42"W	23.79'
L-4	S 33°15'25"W	15.86'
L-5	S 12°38'05"W	20.12'
L-6	S 44°50'04"W	21.26'
L-7	S 57°17'11"W	26.00'
L-8	S 22°36'42"W	20.35'
L-9	S 27°44'54"W	22.75'
L-10	S 56°27'30"W	25.38'
L-11	S 47°42'28"W	24.93'
L-12	S 40°32'47"W	34.93'
L-13	S 51°32'08"W	33.74'
L-14	S 55°16'51"W	23.65'
L-15	S 42°31'56"W	34.65'
L-16	S 46°28'26"W	23.91'
L-17	S 30°37'14"W	23.11'
L-18	S 22°06'02"W	26.56'
L-19	S 27°11'23"W	22.31'
L-20	S 47°02'33"W	26.09'
L-21	S 34°10'43"W	28.65'
L-22	S 45°40'31"W	30.52'
L-23	S 43°12'55"W	27.37'
L-24	S 58°23'50"W	33.96'
L-25	N 83°40'31"W	30.95'
L-26	N 79°40'50"W	31.34'
L-27	N 66°54'24"W	38.97'
L-28	N 58°45'12"W	41.69'
L-29	N 49°51'22"W	31.06'
L-30	N 26°12'57"W	36.42'
L-31	N 15°26'58"W	32.16'
L-32	N 35°47'51"W	37.26'
L-33	N 00°18'46"E	25.81'
L-34	N 20°44'19"E	38.53'
L-35	N 00°37'14"W	41.50'
L-36	N 00°01'32"W	29.97'
L-37	N 16°51'03"W	19.29'
L-38	N 27°34'55"E	14.00'
L-39	N 24°18'43"E	12.95'
L-40	S 56°47'24"W	10.82'
L-41	S 29°35'48"W	27.21'
L-42	S 49°05'34"W	26.40'
L-43	S 62°03'11"W	44.48'
L-44	S 42°56'22"W	36.08'
L-45	S 80°39'10"W	20.38'
L-46	N 56°26'29"W	28.73'
L-47	N 28°32'44"W	30.06'
L-48	N 83°15'32"W	29.58'
L-49	N 15°15'41"W	25.19'
L-50	S 79°46'23"W	36.54'
L-51	N 82°45'29"W	36.57'
L-52	N 86°57'50"W	35.11'
L-53	N 78°41'38"W	31.79'
L-54	S 89°27'02"W	31.03'
L-55	N 88°24'27"W	28.98'
L-56	S 80°45'59"W	34.49'



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REVISED 11/6/23
 REVISED 10/5/23

PLAT OF SURVEY
 PREPARED FOR
FRANKLIN REAL ESTATE CO.

LOCATED IN
 GILLS CREEK MAGISTERIAL DISTRICT
 FRANKLIN COUNTY, VIRGINIA

AUGUST 8, 2023
 SCALE 1" = 100'

SHEET 2 OF 2
 FIELD BK 773, JOB No. 23105, DRAWING No. C-4806