

CURRENT OWNER / TITLE SOURCE

- TAX No. 210-222.10 ZONED R1
ALLOY GROUP, LLC
DB 823, PG 2303
(PARCEL 2, TRACT 2)

- TAX No. 210-222.11 ZONED R1
ALLOY GROUP, LLC
DB 929, PG 382
DB 823, PG 2303
(PARCEL 5, TRACT 3)

- TAX No. 210-222.12 ZONED R1
ALLOY GROUP, LLC
DB 823, PG 2303
(PARCEL 5, TRACT 4)

OWNER'S ADDRESS:

ALLOY GROUP LLC
140 AVALON DRIVE
ROCKY MOUNT, VA 24151

CURVE TABLE						
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	39.96'	49.92'	71.59'	102°38'08"	62.39'	N 41°56'15"W
C2	39.96'	32.00'	53.98'	77°21'52"	49.96'	S 48°03'45"W

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.

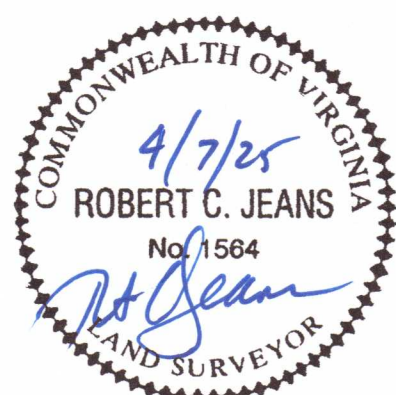
THIS IS TO CERTIFY THAT A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A. ZONE X & AE, FIRM 51067C0332C, DATED 12-16-08

THIS IS TO CERTIFY THAT ON APRIL 7 2025, 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.

Now or Formerly
REBEKAH H. McMANUS
TAX No. 210-222.1
ZONED R1

Now or Formerly
REBEKAH H. McMANUS
PLAT DB 610, PG 948
TAX No. 210-222
ZONED R1

Now or Formerly
COTTAGES AT STONE MILL
P.O.A., INC.
DB 922, PG 258
TAX No. 210-222.13A
ZONED RPU



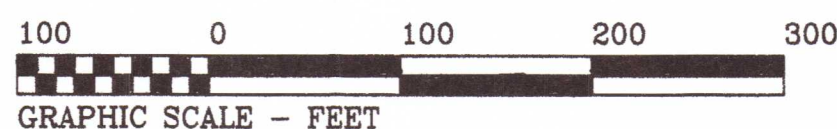
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF TOWN COUNCIL AND ORDINANCES OF THE TOWN OF ROCKY MOUNT VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE TOWN HAVE BEEN MET.

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

LEGEND

IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
RRSF = RR SPIKE FOUND
IRS = IRON ROD SET
SMH = SANITARY MANHOLE

PRIOR TO THE IMPROVEMENT OF ANY LOT IN THE TOWN, THE PLANNING DEPARTMENT SHALL BE CONTACTED CONCERNING, BUT NOT LIMITED TO, THE CURRENT ZONING, BUILDING SET BACK REQUIREMENTS, WATER OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION & SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS.



MATCH LINE SEE SHEET 2

PROPERTY OF
ALLOY GROUP, LLC
TAX No. 210-222.11
ZONED R1
23.822 AC.
+ 0.964 AC.
24.786 ACRES

Auction Tract 10

PROPERTY OF
ALLOY GROUP, LLC
TAX No. 210-222.10
ZONED R1
9.337 AC.
+ 0.467 AC.
9.804 ACRES

Auction Tract 9

Now or Formerly
BRANDON T. FOSTER
MELISSA A. FOSTER
DB 1165, PG 3317
TAX No. 210-160
ZONED R1

Now or Formerly
WILLIAM N. ALEXANDER, II
SARAH D. ALEXANDER
DB 595, PG 991
TAX No. 210-138
ZONED R1

Now or Formerly
ROBERT & ELIZABETH
DB 533, PG 147
TAX No. 210-222.3
ZONED R1

Now or Formerly
THOMAS N. RIDDLE
DB 1183, PG 799
TAX No. 210-141
ZONED R1

Now or Formerly
CARLA J. COOPER
DB 993, PG 171
TAX No. 210-222.4
ZONED R1

Now or Formerly
THELMA WAGNER
& OTHERS
DB 242, PG 371
TAX No. 210-151
ZONED R1

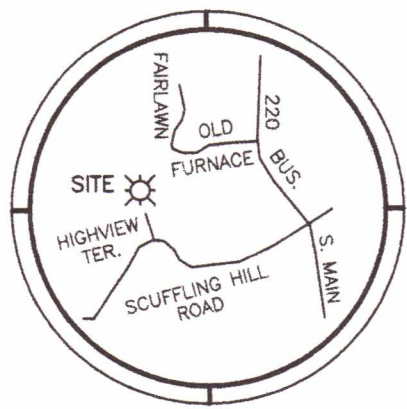
LINES L75 TO L80 SHALL BE VACATED		
COURSE	BEARING	DISTANCE
L75	N 41°57'37"W	287.54'
L76	N 48°16'52"E	61.10'
L77	N 48°17'29"E	56.02'
L78	S 77°51'52"E	112.16'
L79	S 41°56'53"E	167.72'
L80	S 66°44'24"E	101.30'

PLAT OF SURVEY
SHOWING
BOUNDARY LINE ADJUSTMENT
PREPARED FOR
ALLOY GROUP, LLC
LOCATED IN
TOWN OF ROCKY MOUNT
FRANKLIN COUNTY, VIRGINIA

APRIL 7, 2025
SCALE 1" = 100'

SHEET
1 OF 2

FIELD BK 821, JOB No. 03180, DRAWING No. C-5197



LOCATION MAP

LEGEND

IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
RRSF = RR SPIKE FOUND
IRS = IRON ROD SET
SMH = SANITARY MANHOLE

Now or Formerly
FRANKLIN COUNTY, VA
DB 889, PG 1259
TAX No. 211-1.1
ZONED GB

Now or Formerly
ROY R. & PATRICIA G.
BEATTY
DB 1196, PG 1687
TAX No. 211-1.3
ZONED R1

Now or Formerly
FRANKLIN COUNTY, VA
DB 889, PG 1259
TAX No. 211-1.1
ZONED GB

Now or Formerly
BLUE RIDGE MOUNTAIN
CABINETS, INC.
DB 599, PG 1742
TAX No. 210-26.1
ZONED M1

Now or Formerly
FURNACE CREEK CLUB, INC.
DB 140, PG 291
TAX No. 210-49
ZONED R1

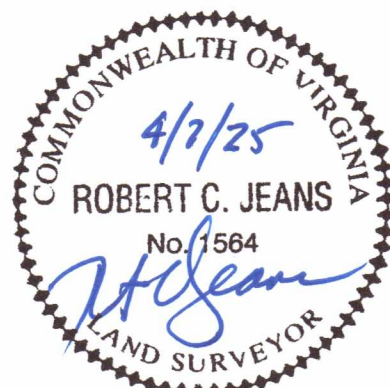
Now or Formerly
FURNACE CREEK CLUB, INC.
DB 108, PG 372
TAX No. 210-50
ZONED R1

Now or Formerly
HENRIETTA SIMPSON
DENISE GERSTLER
DB 1130, PG 1046
TAX No. 210-135
ZONED R1

PROPERTY OF
ALLOY GROUP, LLC
TAX No. 210-222.11
ZONED R1
23.822 AC.
+ 0.964 AC.
24.786 ACRES

Auction Tract 10

MATCH LINE SEE SHEET 1



100 0 100 200 300
GRAPHIC SCALE - FEET

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

LINE TABLE			LINE TABLE			LINE TABLE		
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L1	N 72°42'36"E	56.98'	L26	N 47°28'05"E	47.48'	L51	S 49°09'19"W	12.88'
L2	S 58°50'51"E	39.83'	L27	N 19°53'50"E	62.57'	L52	S 15°01'49"W	23.83'
L3	N 28°05'32"E	49.26'	L28	N 47°29'44"E	79.55'	L53	S 01°49'56"W	46.12'
L4	N 17°15'52"W	21.59'	L29	N 63°19'15"E	86.07'	L54	S 32°57'28"W	45.15'
L5	N 74°43'09"E	21.32'	L30	N 86°19'50"E	66.42'	L55	S 06°07'42"W	12.44'
L6	N 40°28'17"E	24.74'	L31	N 59°52'12"E	57.98'	L56	S 71°04'37"W	22.28'
L7	N 12°55'33"E	34.99'	L32	N 71°33'15"E	20.61'	L57	S 30°24'49"W	30.80'
L8	N 51°36'17"E	54.43'	L33	S 77°33'14"E	188.71'	L58	S 27°35'01"E	20.41'
L9	N 25°36'40"E	43.95'	L34	S 41°37'55"E	95.85'	L59	S 54°01'40"W	20.18'
L10	N 12°24'32"E	17.68'	L35	S 28°23'01"E	162.80'	L60	S 25°15'48"W	55.93'
L11	N 38°35'25"E	27.99'	L36	S 44°47'10"E	105.64'	L61	S 13°49'13"E	44.58'
L12	N 01°21'41"W	34.63'	L37	S 42°56'48"E	51.93'	L62	S 13°49'13"E	19.99'
L13	S 81°13'46"E	22.25'	L38	S 43°07'27"E	102.81'	L63	S 01°30'38"E	84.27'
L14	N 44°28'49"E	62.41'	L39	S 45°08'06"E	184.21'	L64	S 00°25'18"E	38.75'
L15	N 02°47'32"E	103.61'	L40	S 55°21'05"E	99.45'	L65	S 28°27'03"E	52.80'
L16	S 43°28'50"E	27.09'	L41	S 38°10'26"W	13.20'	L66	N 84°50'05"E	154.34'
L17	N 43°27'40"E	11.94'	L42	N 75°14'16"W	34.94'	L67	S 35°12'59"E	50.03'
L18	N 03°19'25"W	41.49'	L43	S 10°45'38"W	24.54'	L68	S 53°12'37"W	80.29'
L19	N 30°07'18"E	51.85'	L44	S 44°37'25"W	30.74'	L69	S 74°48'25"W	109.97'
L20	N 14°27'07"W	24.85'	L45	S 54°44'40"W	72.68'	L70	S 48°19'23"W	105.38'
L21	N 43°13'07"E	82.23'	L46	S 10°57'52"E	24.13'	L71	S 48°19'23"W	119.96'
L22	N 70°02'19"E	50.39'	L47	S 37°26'29"W	33.77'	L72	N 41°54'24"W	68.79'
L23	N 33°34'18"E	90.05'	L48	S 39°14'42"W	95.09'	L73	S 48°02'12"W	181.23'
L24	N 18°36'00"E	40.04'	L49	S 21°17'26"W	29.01'	L74	S 12°25'42"W	19.05'
L25	N 08°34'51"W	88.23'	L50	S 33°53'51"W	51.00'			

OWNER CERTIFICATE

I, the undersigned do hereby certify that the re-subdivision as shown hereon, is with the free will and consent of Alloy Group, LLC, and the old lot line shall be vacated as shown.

Alloy Group, LLC

Authorized Representative:

Signature *George W. Loyd* Printed Name *George W. Loyd* Date *April 22, 2025*

STATE OF *Virginia*
County OF *Franklin*

I, *Margie Carter*, a Notary Public in and for the aforesaid State do hereby certify that *George W. Loyd*, whose name is signed to the foregoing writing, has personally appeared before me and acknowledged the same in my aforesaid jurisdiction on this *22nd* day of *April*, 20*25*.

Margie Carter My Commission Expires *Dec 31, 2027*
Notary Public

MARGIE CARTER
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7030155
My Commission Expires Dec. 31, 2027

APPROVAL

TOWN OF ROCKY MOUNT

TOWN OF ROCKY MOUNT
PLANNING & ZONING
APPROVED AS SUBMITTED

Jessica L. Angle
Authorized Signature
4/23/25
Date

THE TOWN OF ROCKY MOUNT DOES NOT APPROVE
OR ENFORCE RESTRICTIVE COVENANTS.

PLAT OF SURVEY
SHOWING
BOUNDARY LINE ADJUSTMENT
PREPARED FOR
ALLOY GROUP, LLC

LOCATED IN
TOWN OF ROCKY MOUNT
FRANKLIN COUNTY, VIRGINIA
APRIL 7, 2025
SCALE 1" = 100'

SHEET
2 OF 2

FIELD BK 821, JOB No. 03180, DRAWING No. C-5197