

CURRENT OWNER - TITLE SOURCE  
ALLOY GROUP, LLC  
DB 823, PG 2303  
- A PORTION OF TAX No. 210.1-41

LOT 41, SECTION 4,  
THE COTTAGES AT STONE MILL  
DB 915, PG 1111

NOTES:

ALL IRON RODS SET ARE 5/8" REBAR.

THIS SURVEY WAS PERFORMED WITHOUT THE  
BENEFIT OF A TITLE REPORT AND THEREFORE  
MAY NOT INDICATE ALL ENCUMBRANCES  
UPON THIS 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, FROM 61067C0532C, DATED 12-10-08

THIS IS TO CERTIFY THAT ON SEPT. 1  
2021, 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.

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:

William N. Alexander, Jr. Member 9/21/21  
Signature Printed Name Title Date

STATE OF Virginia

County of Franklin

William N. Alexander, Jr. a Notary Public in and for the aforesaid State do  
hereby certify that William N. Alexander, Jr., whose name is signed to the  
foregoing writing, has personally appeared before me and acknowledged the same  
in my aforesaid jurisdiction on this 21st day of September, 2021.

William N. Alexander, Jr. My Commission Expires 7/31/25  
Notary Public

OWNER'S CERTIFICATE

We the undersigned do hereby certify that the re-subdivision as  
shown herein is with our free will and consent and that the old line as  
shown is to be vacated.

Joseph N. Gann 10/23/21  
Signature Date

Frances N. Gann 10/23/21  
Signature Date

State of Virginia

County of Franklin

William N. Alexander, Jr. a Notary Public in and for the aforesaid  
State do hereby certify that Joseph N. Gann, whose name is signed to the  
foregoing writing, has personally appeared before me and acknowledged  
the same in my aforesaid jurisdiction on this 21st day of  
September, 2021. My Commission Expires 7/31/25

William N. Alexander, Jr.  
Notary Public

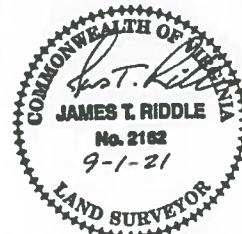
State of Virginia

County of Franklin

William N. Alexander, Jr. a Notary Public in and for the  
aforesaid State do hereby certify that Frances N. Gann, whose name is  
signed to the foregoing writing, has personally appeared before me and  
acknowledged the same in my aforesaid jurisdiction on this 21st day of  
September, 2021. My Commission Expires 7/31/25

William N. Alexander, Jr.  
Notary Public

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.

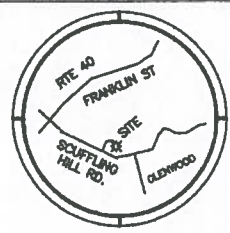


INSTRUMENT # 210010206  
RECORDED IN THE CLERK'S OFFICE OF  
FRANKLIN COUNTY ON  
Oct 28 2021 AT 3:24 AM  
T. J. BROOKS, CLERK  
BY: James T. Riddle

RECORD MERIDIAN  
STONE MILL SECTION 2, DB 836, PG 51  
STONE MILL SECTION 4, DB 915, PG 1111  
BOUNDARY LINE ADJUSTMENT  
FOR LOT 18, DB 823, PG 898

BK 1173 PG 0821

CURVE A  
A = 14°34'16"  
R = 145.00'  
L = 36.88'  
C = 36.78'  
CB = S 86°49'28"E



LOCATION MAP

STONE MILL ROAD  
50' R/W

0.024 AC.  
A PORTION  
OF LOT 41  
TO BECOME  
PART & PARCEL  
OF LOT 18

LOT 17  
Now or Formerly  
WANDA L. ATKINS  
DB 1078, PG 38  
TAX No. 811-77

LOT 18  
PROPERTY OF  
JOSEPH N. GANN  
FRANCES N. GANN  
DB 1047, PG 1892  
PLAT: DB 823, PG 898  
TAX No. 211-78

0.210 AC.  
+ 0.024 AC.  
0.234 AC.  
LOT 18A

LOT 41  
REMAINING PROPERTY OF  
ALLOY GROUP, LLC  
DB 823, PG 2303  
TAX No. 210.1-41  
0.179 AC.  
- 0.024 AC.  
0.155 AC.  
LOT 41A

LOT 40  
Now or Formerly  
ALLOY GROUP, LLC  
DB 823, PG 2303  
TAX No. 210.1-40

Now or Formerly  
KATHY T. WALKER  
DB 1138, PG 1984  
TAX No. 211-25

Now or Formerly  
KATHY T. WALKER  
DB 1138, PG 1984  
TAX No. 211-26

Now or Formerly  
JOE A. JACKSON, JR.  
CAROLYN S. JACKSON  
DB 1105, PG 2802  
TAX No. 210-180

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



20 0 20 40 60  
GRAPHIC SCALE - FEET

CORNERSTONE LAND SURVEYING, INC.  
250 SOUTH MAIN STREET  
P.O. BOX 770  
ROCKY MOUNT, VIRGINIA 24151  
540-488-3590

BOUNDARY LINE ADJUSTMENT SURVEY  
SHOWING PROPERTY TO BE ACQUIRED BY

JOSEPH N. GANN  
FRANCES N. GANN

LOCATED IN  
TOWN OF ROCKY MOUNT  
FRANKLIN COUNTY, VIRGINIA  
SEPTEMBER 1, 2021  
SCALE 1" = 20'

FIELD BK 698, JOB No. 18248, DRAWING No. C-4353