

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)

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'	53.96'	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.

MATCH LINE SEE SHEET 2

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

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

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

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

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

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

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

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

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

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

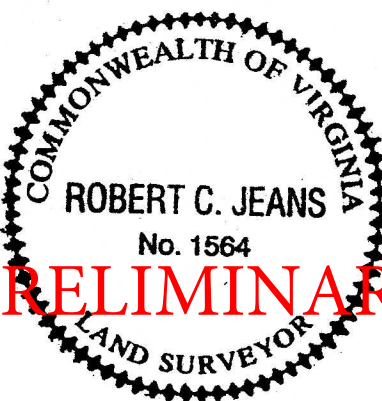
Now or Formerly
CARLA J. COOPER
DB 993, PG 171
TAX No. 210-222.4

Now or Formerly
ALLOY GROUP, LLC
DB 884, PG 332
TAX No. 210-153

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

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'



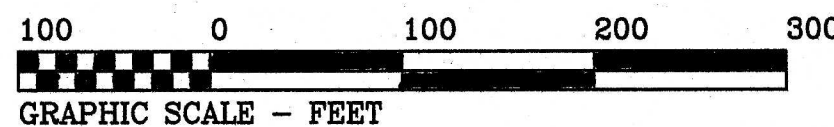
PRELIMINARY

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 BOARD.

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

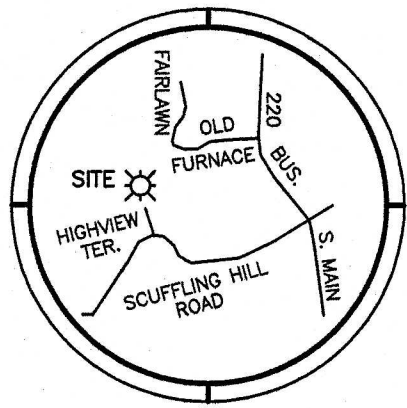


PLAT OF SURVEY
SHOWING
BOUNDARY LINE ADJUSTMENT
PREPARED FOR
ALLOY GROUP, LLC

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

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

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

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

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

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

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

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

MATCH LINE SEE SHEET 1

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 _____ Printed Name _____ Title _____ Date _____

STATE OF _____
OF _____

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 beforeme and acknowledged the same in my aforesaid jurisdiction on this _____ day of _____, 20____.

My Commission Expires _____
Notary Public

APPROVAL
TOWN OF ROCKY MOUNT

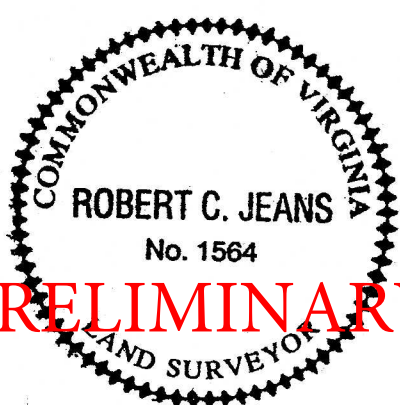
THE TOWN OF ROCKY MOUNT DOES NOT APPROVE
OR ENFORCE RESTRICTIVE COVENANTS.

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

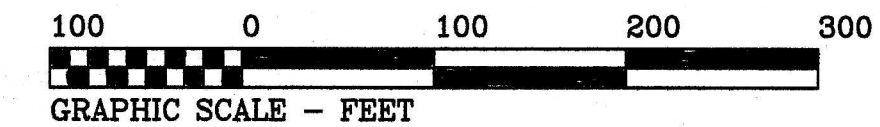
LOCATED IN
TOWN OF ROCKY MOUNT
FRANKLIN COUNTY, VIRGINIA
APRIL 7, 2025
SCALE 1" = 100'

**SHEET
2 OF 2**

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



PRELIMINARY



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°42'38"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	49.28'	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	57.96'	L56	S 71°04'37"W	22.26'
L7	N 12°55'33"E	34.99'	L32	N 71°33'15"E	20.81'	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	95.65'	L59	S 54°01'40"W	20.16'
L10	N 12°24'32"W	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°56'46"E	51.93'	L62	S 13°49'13"E	19.99'
L13	S 81°13'48"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°08'08"E	184.21'	L64	S 00°25'16"E	38.75'
L15	N 02°47'32"E	103.81'	L40	S 55°21'05"E	99.45'	L65	S 26°27'03"E	52.80'
L16	S 43°26'50"E	27.09'	L41	S 36°10'26"W	13.20'	L66	N 84°50'05"E	154.34'
L17	N 43°27'40"E	11.94'	L42	N 75°14'18"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	72.88'	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'			