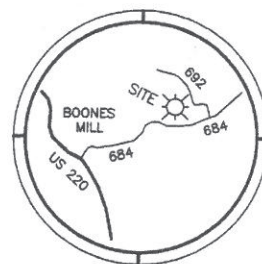
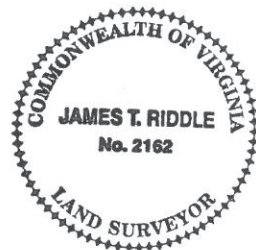


MATCH LINE SEE SHEET 2

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.



LOCATION MAP

Now or Formerly
DARREN R. HARTMAN
DB 544, PG 1416
PLAT DB 487, PG 1149
TAX No. 26-171.4

Now or Formerly
BARRY HARTMAN
KAITLYN HARTMAN
(LIFE ESTATE)
BOONES MILL
BAPTIST CHURCH
WILL BK 128, PG 11
DB 395, PG 1160
PLAT
DB 305, PG 381
TAX No. 26-170

TAX No. 26-169
PLAT
DB 262, PG 761

TRACT 1
63.946 AC.

HARMONY ROAD
VA RTE 692 50' R/W

TRACT 2
25.726 AC.

TRACT 3
6.011 AC.

Now or Formerly
JEFFREY R. DELONG
DB 884, PG 2849
TAX No. 26-171.2

Now or Formerly
CHARLES L. WRAY
RUBY WRAY
DB 111, PG 365
TAX No. 26-93

Now or Formerly
JAMES D. BROWN
LINDA K. BROWN
PLAT DB 841, PG 415

TITLE SOURCE - HARMONY PARTNERS, LLC
DB 1165, PG 1599

REFERENCE - TAX No. 26-171

NOTES:

ALL IRON RODS SET ARE 5/8" REBAR.

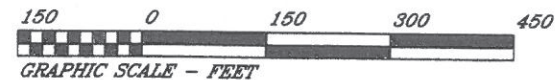
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

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 51087C0185C, DATED 12-16-08

THIS IS TO CERTIFY THAT ON SEPT. 21 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.

LEGEND

IRS = IRON ROD SET
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
U = UTILITY POLE



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

APPROVAL

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

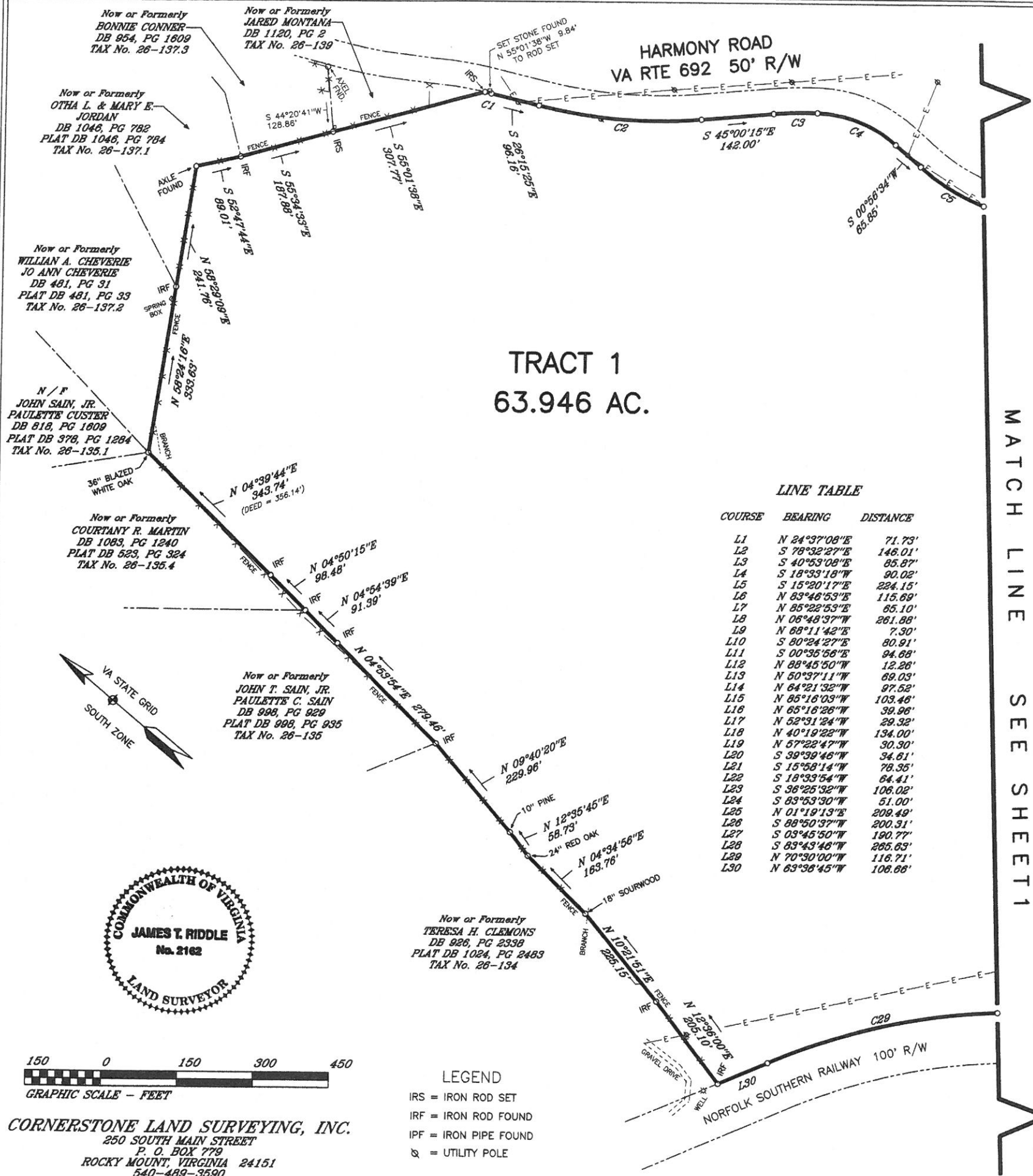
PLAT OF
LARGE LOT SUBDIVISION
PREPARED FOR
HARMONY PARTNERS, LLC

LOCATED IN
BOONE MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SEPTEMBER 21, 2021

SCALE 1" = 150'

SHEET
1 OF 2

FIELD BK 731, JOB No. 21216, DRAWING No. C-4361



LINE TABLE		
COURSE	BEARING	DISTANCE
L1	N 24°37'08"E	71.73'
L2	S 76°32'27"E	146.01'
L3	S 40°53'08"E	85.87'
L4	S 18°33'18"W	90.02'
L5	S 15°20'17"E	224.15'
L6	N 83°46'53"E	115.69'
L7	N 85°22'53"E	65.10'
L8	N 06°48'37"W	261.88'
L9	N 68°11'42"E	7.30'
L10	S 80°24'27"E	80.91'
L11	S 00°35'58"E	94.68'
L12	N 88°45'50"W	12.26'
L13	N 50°37'11"W	69.03'
L14	N 64°21'32"W	97.52'
L15	N 65°16'03"W	103.46'
L16	N 65°16'26"W	39.96'
L17	N 52°31'24"W	29.32'
L18	N 40°19'22"W	134.00'
L19	N 57°22'47"W	30.30'
L20	S 39°39'46"W	34.61'
L21	S 15°58'14"W	78.35'
L22	S 18°33'54"W	64.41'
L23	S 36°25'32"W	106.02'
L24	S 83°53'30"W	51.00'
L25	N 01°19'13"E	209.49'
L26	S 88°50'37"W	200.31'
L27	S 03°45'50"W	190.77'
L28	S 83°43'46"W	265.63'
L29	N 70°30'00"W	116.71'
L30	N 63°36'45"W	108.66'

CURVE TABLE						
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	868.25'	6.46'	12.92'	0°51'10"	12.92'	S 26°41'00"E
C2	990.65'	163.53'	324.14'	18°44'50"	322.70'	S 35°37'50"E
C3	717.66'	43.06'	86.03'	6°52'05"	85.98'	S 41°34'13"E
C4	250.36'	88.65'	170.76'	39°04'45"	167.47'	S 18°35'48"E
C5	446.58'	74.68'	147.98'	18°59'10"	147.31'	S 08°33'01"E
C6	311.07'	18.27'	36.51'	6°43'27"	36.49'	S 21°24'19"E
C7	737.24'	41.17'	82.26'	6°23'34"	82.21'	S 15°21'31"W
C8	612.22'	56.12'	111.93'	10°28'32"	111.78'	S 13°19'02"W
C9	942.04'	91.76'	182.95'	11°07'38"	182.66'	S 02°30'57"W
C10	314.04'	110.80'	213.03'	38°52'01"	206.97'	S 22°28'52"E
C11	631.84'	129.41'	255.29'	23°09'00"	253.56'	S 53°29'22"E
C12	459.78'	42.12'	84.01'	10°28'09"	83.89'	S 70°17'57"E
C13	356.12'	43.44'	86.45'	13°54'29"	86.23'	S 82°29'16"E
C14	330.15'	6.56'	13.12'	2°16'34"	13.12'	N 89°25'13"E
C15	356.53'	72.07'	142.23'	22°51'24"	141.29'	N 79°37'24"E
C16	866.85'	64.65'	129.07'	8°32'27"	128.95'	S 84°40'40"E
C17	560.57'	140.05'	274.47'	28°03'13"	271.74'	S 66°22'50"E
C18	828.14'	104.85'	208.60'	14°25'55"	208.04'	S 45°08'16"E
C19	202.27'	68.31'	131.78'	37°19'22"	129.44'	S 19°15'38"E
C20	1984.24'	31.96'	63.91'	1°54'11"	63.91'	S 84°50'55"W
C21	458.12'	38.92'	77.66'	9°42'46"	77.57'	S 88°42'07"W
C22	583.00'	9.20'	18.39'	1°48'27"	18.39'	S 84°38'00"W
C23	7550.87'	111.38'	222.75'	1°41'25"	222.74'	S 82°53'04"W
C24	822.51'	32.77'	65.50'	4°33'46"	65.48'	S 84°19'14"W
C25	920.13'	43.01'	85.95'	5°21'08"	85.92'	S 89°18'41"W
C26	1120.26'	172.88'	343.06'	17°32'45"	341.72'	N 79°16'22"W
C27	202.25'	48.59'	95.38'	27°01'10"	94.50'	N 84°00'35"W
C28	1898.09'	12.28'	24.57'	0°44'30"	24.57'	N 55°21'24"W
C29	1247.00'	236.59'	467.62'	21°29'09"	464.89'	N 52°52'07"W

OWNER'S CERTIFICATE AND NOTARIZATION

KNOW ALL MEN BY THESE PRESENTS; that I, _____, Authorized Representative for Harmony Partners, LLC, owner of the property shown on this plat, do hereby certify that James T. Riddle surveyed and made this plat with my own free will and consent, and the subdivided parcels of land as shown hereon are within the boundaries of land conveyed to Harmony Partners, LLC in Deed Book 1165, Page 1599, Franklin County.

Harmony Partners, 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 before me and acknowledged the same in my aforesaid jurisdiction on this _____ day of _____, 20____.

My Commission Expires _____
Notary Public

PLAT OF
LARGE LOT SUBDIVISION
PREPARED FOR
HARMONY PARTNERS, LLC

LOCATED IN
BOONE MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SEPTEMBER 21, 2021
SCALE 1" = 150'

SHEET
2 OF 2

FIELD BK 731, JOB No. 21216, DRAWING No. C-4361