

NOTES:

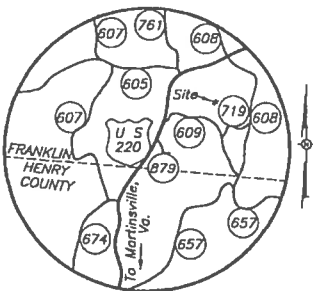
This plat represents a current field survey by Piedmont Surveying And Design, P.C.

This survey has been prepared without the benefit of a title report and does not necessarily indicate all encumbrances on the property.

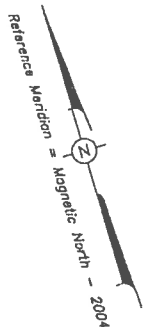
This property is not located within a FEMA Flood Hazard Zone. It is located in Zone X.

All deed and map references shown hereon are of record in the Franklin County Circuit Court Clerk's Office, unless noted otherwise.

RS = 5/8" rod set, RF = rod found, PF = pipe found



VICINITY MAP
Scale: 1" = 2 Miles±



Tax No. 111-165
Michael R. Schmidt
D.B.750-Pg.1596
M.B.4-Pg.128

Tax No. 111-139
East Hudson Realty Investors, Inc.
D.B.696-Pg.877
Tract No. One

Tax No. 119-12
David R. Price
& Bonnie W. Price
D.B.363-Pg.1662
Map in D.B.274-Pg.347

Tax No. 119-5
Warren Kant Willard
D.B.425-Pg.927
M.B.7-Pg.130

Tax No. 119 - 8

± 71.313 ACRES

Tax No. 119-5.1
Parcel "B"
Deborah D. Ferguson
D.B.808-Pg.2774
Map in D.B.352-Pg.1433

Tax No. 119-5.2
Parcel "A"
Wayne Lambert
& Susie Lambert
D.B.352-Pg.1431
Map in D.B.352-Pg.1433

Tax No. 119-6
Donald L. Clark, Sr.
& Judy Marie C. Clark
D.B.580-Pg.940

Tax No. 119-11.1
Katherine Holley Hopkins
D.B.580-Pg.613

Tax No. 119-9
Velma F. Young
D.B.125-Pg.209
Tract No. 2

Tax No. 119-9
Velma F. Young
D.B.125-Pg.209
Tract No. 1

± DESCRIPTION OF THE
CENTERLINE OF THE BRANCH:

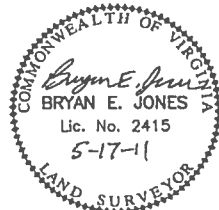
NUMBER	DIRECTION	DISTANCE
L1	S 33°32'11" W	92.73'
L2	S 10°44'03" E	12.66'
L3	S 40°40'05" W	55.56'
L4	S 32°27'06" E	35.15'
L5	S 13°20'59" W	93.62'
L6	S 06°33'30" E	34.71'
L7	S 48°00'03" E	32.94'
L8	S 17°45'22" W	40.45'
L9	S 34°24'34" W	37.17'
L10	S 17°01'32" E	29.64'
L11	S 23°36'29" W	22.35'
L12	S 09°04'50" W	50.15'
L13	S 53°56'51" W	18.66'
L14	S 31°01'33" W	22.89'
L15	S 10°44'09" W	27.28'
L16	S 21°03'14" E	47.56'
L17	S 05°30'53" E	46.14'

PLAT OF SURVEY
FOR THE
ESTATE OF
THOMAS ED KEYS

Showing Property Situated Off The Northeast Side Of Country Ridge Road, Snow Creek District, Franklin County, Virginia.

Current Owner : The Estate Of Thomas Ed Keys
Legal References : D.B. 162 - Pg. 188 (Described In D.B. 57 - Pg. 462), and W.B. 100 - Pg. 377

July 29, 2005
REVISED: May 17, 2011
To update information for recording only, Survey current to July 29, 2005.



I certify that the Franklin County Subdivision Ordinance does not apply to this plat, because it is a re-survey of land for which a prior deed is already on record.

Bryan E. Jones, LS 2415

0' 200' 400' 600'
Scale: 1" = 200'



PIEDMONT SURVEYING AND DESIGN, P.C.
3416 VIRGINIA AVE., SUITE 5, COLLINSVILLE, VIRGINIA 24078
276-647-4448

JOB NO.: 04-099

Tax Nos. 119 - 36 and 54
172.492 ACRES
Refer To Plat Of Survey For The Estates Of Thomas Ed Keys And Eva Martin Keys, dated July 29, 2005, prepared by Piedmont Surveying And Design, P.C.

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