

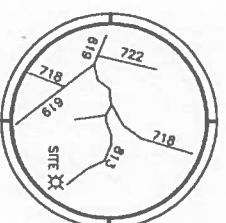
CURRENT OWNER - SHIRLEY WALKER
(SOURCE OF TITLE) WILL BK 131, PG 2144
SEE WILL BK 91, PG 988
SEE DB 181, PG 365
REFERENCE - TAX No. 89-9

Now or Formerly
E. D. ZIRNGER, JR.
BETTY C. ZIRNGER
SUSAN Z. TONCE
DB 1215, PG 68
DB 1156, PG 1486 (PLAT)
TAX No. 89-10.1A

Now or Formerly
THOMAS F. & DENISE R.
REAVIS
DB 1077, PG 1527
DB 1077, PG 1528 (PLAT)
TAX No. 89-10.1 & 89-9.1

Now or Formerly
PRIME LAND & TIMBER, INC.
DB 1128, PG 541
DB 868, PG 1598 (PLAT)
TAX No. 89-12

LOCATION MAP



74.879 ACRES
TAX No. 89-9

Now or Formerly
MICKEY A. & JESSICA L.
PHILLIPS
DB 1086, PG 2087
TAX No. 89-7

Now or Formerly
ELVIS N. & PAULEL P.
MITCHER
DB 1067, PG 876
TAX No. 89-8

Now or Formerly
PRIME LAND & TIMBER, INC.
DB 1128, PG 541
DB 868, PG 1598 (PLAT)
TAX No. 89-12

NOTES:
THIS IS A RE-SURVEY OF AN EXISTING LOT
IS EXEMPT FROM THE FRANKLIN COUNTY
SUBDIVISION ORDINANCE.
ALL IRON RODS SET ARE 6/8" 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 THE PROPERTY
SHOWN HEREON IS NOT LOCATED WITHIN
THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
ZONE X, FEMA PANEL 51067C0375C, DATED 12/16/08

THIS IS TO CERTIFY THAT ON AUGUST 21,
2024, 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.

CORNERSTONE LAND SURVEYING, INC.
850 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-469-5580



LINE TABLE
ALONG STATE ROUTE 813 R/W

COURSE	BEARING	DISTANCE
L-1	S 72°42'48"E	83.92'
L-2	S 76°11'07"E	54.22'
L-3	S 74°51'04"E	58.53'
L-4	S 69°40'07"E	68.38'
L-5	S 64°20'39"E	64.72'
L-6	S 57°42'07"E	43.15'
L-7	S 51°28'15"E	70.97'
L-8	S 45°30'50"E	46.82'
L-9	S 38°48'20"E	47.26'
L-10	S 31°09'40"E	20.08'
L-11	S 24°54'39"E	41.71'
L-12	S 18°46'59"E	57.08'
L-13	S 14°38'38"E	57.85'
L-14	S 12°06'37"E	62.70'
L-15	S 08°54'55"E	54.42'
L-16	S 05°28'11"E	52.62'
L-17	S 01°21'26"W	52.08'
L-18	S 10°26'50"W	53.19'
L-19	S 15°15'14"W	128.69'
L-20	S 15°17'52"W	86.40'
L-21	S 04°35'57"W	70.23'
L-22	S 08°27'43"E	49.03'
L-23	S 81°32'17"E	50.00'
L-24	N 08°27'43"W	43.31'
L-25	N 04°35'57"E	58.84'
L-26	N 15°17'52"E	61.72'
L-27	N 15°15'14"E	130.79'
L-28	N 10°26'50"E	58.28'
L-29	N 01°21'26"E	59.05'
L-30	N 05°28'11"W	57.10'
L-31	N 08°54'55"W	57.31'
L-32	N 12°06'37"W	65.21'
L-33	N 14°38'38"W	60.76'
L-34	N 18°46'59"W	61.55'
L-35	N 24°54'38"W	47.12'
L-36	N 31°09'40"W	25.26'

LINE TABLE
ALONG CENTER OF
BIG CHESTNUT CREEK

COURSE	BEARING	DISTANCE
L-37	S 20°22'25"W	118.69'
L-38	S 09°59'50"W	83.32'
L-39	S 12°52'09"E	187.82'
L-40	S 06°32'44"E	264.83'
L-41	S 18°28'50"W	172.28'
L-42	S 08°58'48"W	211.65'
L-43	S 02°00'10"W	181.72'
L-44	S 00°08'51"W	150.70'
L-45	S 07°20'54"W	181.39'
L-46	S 16°22'17"W	298.21'
L-47	S 33°08'48"W	60.62'

PLAT SHOWING PROPERTY
TO BE ACQUIRED BY
JOHN W. PEACHEY
LOCATED IN
SNOW CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
AUGUST 21, 2024
SCALE 1" = 160'

FIELD BK 785, JOB No. 24223, DRAWING No. C-5057