



Forest Management · Timber Sales · Appraisals · GPS/GIS Mapping

June 8, 2019

Sid Smyth
Nicholls Auction Marketing Group
1808 Main St.
Victoria, VA 23974

Re: Morris Tract Timber Appraisal

Dear Mr. Smyth:

Enclosed is the timber cruise report and maps for the Morris Tract located on the north side of Spring Road (Rt 692) located in the Patrick Springs Community of Patrick County, Virginia. This property contains two tracts of land: Tract #1 contains 80.57 acres by deed & plat and the deed is recorded in Land Record 14-1881 and the survey plat is recorded in Land Record 14-1882 in the Patrick County Circuit Court Clerk's Office and is tax map number 5113-104-C on the Patrick County Tax Maps. Tract #2 contains 23.463 acres (parcel #5) by deed & plat and the deed is recorded in Land Record 1400171 and the plat is recorded in Plat Cabinet 1-310-H and the tax map number is 5113-00-107B The timber is appraised at the current timber market prices and logging & freight cost. The summary of the timber cruise and appraisal is as follows:

Tract 1 (80.57 Acres Total)	80.57 Acres Timber	\$58,681
Tract 2 (23.463 Acres Total)	11.1 Acres Timber	\$29,108
Total Merchantable Timber Acres & Value	91.67 Acres Timber	\$87,789

Tract 1 contains 80.57 acres of timber heavy to oak & white pine. This timber was selectively logged around 30 years ago whereby most of the larger grade hardwoods were removed. There is a heavy understory of mountain laurel that is suppressing the growth on the trees and there are some steep slopes the timber is growing on. Tract 2 contains 11.1 acres of high quality poplar & oak and lays on gently rolling land next to a small stream. The understory is clean & the timber is growing very good.

The acres on the tract & timber stands were calculated by putting the corners and lines on the maps & then digitizing them along with each stand into a professional GIS program in a computer. Acres are approximate are not guaranteed. Values on the timber were derived at by a professional timber cruise, type and quality of forest products found, topography, & distance to mills. A variable plot timber cruise was done using a Basal Area Factor 15 Prism (BAF 15) & the cruise plots were placed on a 4 chain by 4 chain square grid on Tract 1 and a 3 chain by 3 chain square grid on Tract 2. A chain is equal to 66 feet. All trees on each plot were tallied & measured by species, diameter at breast height (DBH), and merchantable height for each product class. Hardwood sawtimber was cruised to a 12 inch top, Virginia pine sawtimber to a 7 inch top, white pine sawtimber to an 8 inch top, hardwood pallet logs to a 7 inch top, & pulpwood to a 3 inch top. The enclosed timber cruise shows the details of the forest products. Please don't hesitate to call me if you have any questions.

Sincerely,

Kenneth O. Scruggs, CF, RF
Professional Forester

Enclosures

TIMBER CRUISE REPORT

CLIENT NAME:	Nicholls Auction & Etals.	SALE ACRES:	80.57
TRACT NAME:	Morris	CRUISE METHOD:	BAF15, 4 ch x 4 ch
STATE:	VA	NO. PLOTS SAMPLED:	51
COUNTY:	Patrick	DATE:	6/6/2019

SPECIES	PULPWOOD				TOTAL		STUMPAGE	
	STANDING		TOPWOOD		CORDS	TONS	PER UNIT	TOTAL
	CORDS	TONS	CORDS	TONS				
Pine Pulpwood	180	470	11	29	191	499	\$ 6.00	\$ 2,995.49
Soft Hardwood Pulpwood	89	241	22	60	111	301	\$ 6.00	\$ 1,806.21
Hard Hardwood Pulpwood	81	226	10	29	91	256	\$ 4.00	\$ 1,022.35
TOTAL	350	938	44	118	394	1056	\$ 5.52	\$ 5,824.05
PER ACRE	4.4	12	0.5	1	4.9	13		\$ 72.29

SPECIES	SAWTIMBER							STUMPAGE	
	FORM CLASS	NUMBER TREES	AVG DBH	DOYLE BD.FT.	INT'L 1/4 BF/TREE	INT'L 1/4 BD.FT.	TONS	PER UNIT	TOTAL
Virginia Pine	78	262	13.3	16,045	108	28,251	155	\$ 20.00	\$ 3,107.65
									\$ -
									\$ -
White Pine	78	496	16.1	80,207	224	111,036	555	\$ 22.00	\$ 12,213.95
Poplar	78	158	14.8	14,182	150	23,771	143	\$ 40.00	\$ 5,705.04
									\$ -
Red Oak	78	203	16.5	20,983	148	30,021	180	\$ 40.00	\$ 7,205.12
									\$ -
White Oak	78	61	14.6	3,660	96	5,856	35	\$ 40.00	\$ 1,405.39
									\$ -
Chestnut Oak	78	491	15.8	39,401	119	58,293	350	\$ 40.00	\$ 13,990.29
									\$ -
Ash	78	22	14.0	1,064	78	1,729	10	\$ 40.00	\$ 415.00
									\$ -
									\$ -
Misc. Hardwood Crossties	78	263	16.0	23,711	127	33,551	201	\$ 24.00	\$ 4,831.34
Hardwood Pallet Logs	78	688	11.2	16,244	49	34,040	221	\$ 18.00	\$ 3,982.72
TOTAL		2646		215,497		326,549	1851		\$ 52,856.50
PER ACRE		33		2,675		4,053	23.0		\$ 656.03

TOTAL SAWTIMBER & PULPWOOD
TOTAL SAWTIMBER & PULPWOOD PER ACRE

2907	\$ 58,680.55
36	\$ 728.32

TIMBER CRUISE REPORT

CLIENT NAME:	Nicholls Auction & Etals.	SALE ACRES:	11.1
TRACT NAME:	Morris	CRUISE METHOD:	BAF15, 3 ch x 3 ch
STATE:	VA	NO. PLOTS SAMPLED:	13
COUNTY:	Patrick	DATE:	6/6/2019

SPECIES	PULPWOOD				TOTAL		STUMPAGE	
	STANDING		TOPWOOD		CORDS	TONS	PER UNIT	TOTAL
	CORDS	TONS	CORDS	TONS				
Pine Pulpwood	2	5	5	12	7	17	\$ 6.00	\$ 104.10
Soft Hardwood Pulpwood	41	110	16	44	57	154	\$ 6.00	\$ 923.72
Hard Hardwood Pulpwood	4	11	0	0	4	11	\$ 4.00	\$ 42.17
TOTAL	46	125	21	56	67	182	\$ 5.88	\$ 1,069.99
PER ACRE	4.2	11	1.9	5	6.1	16		\$ 96.40

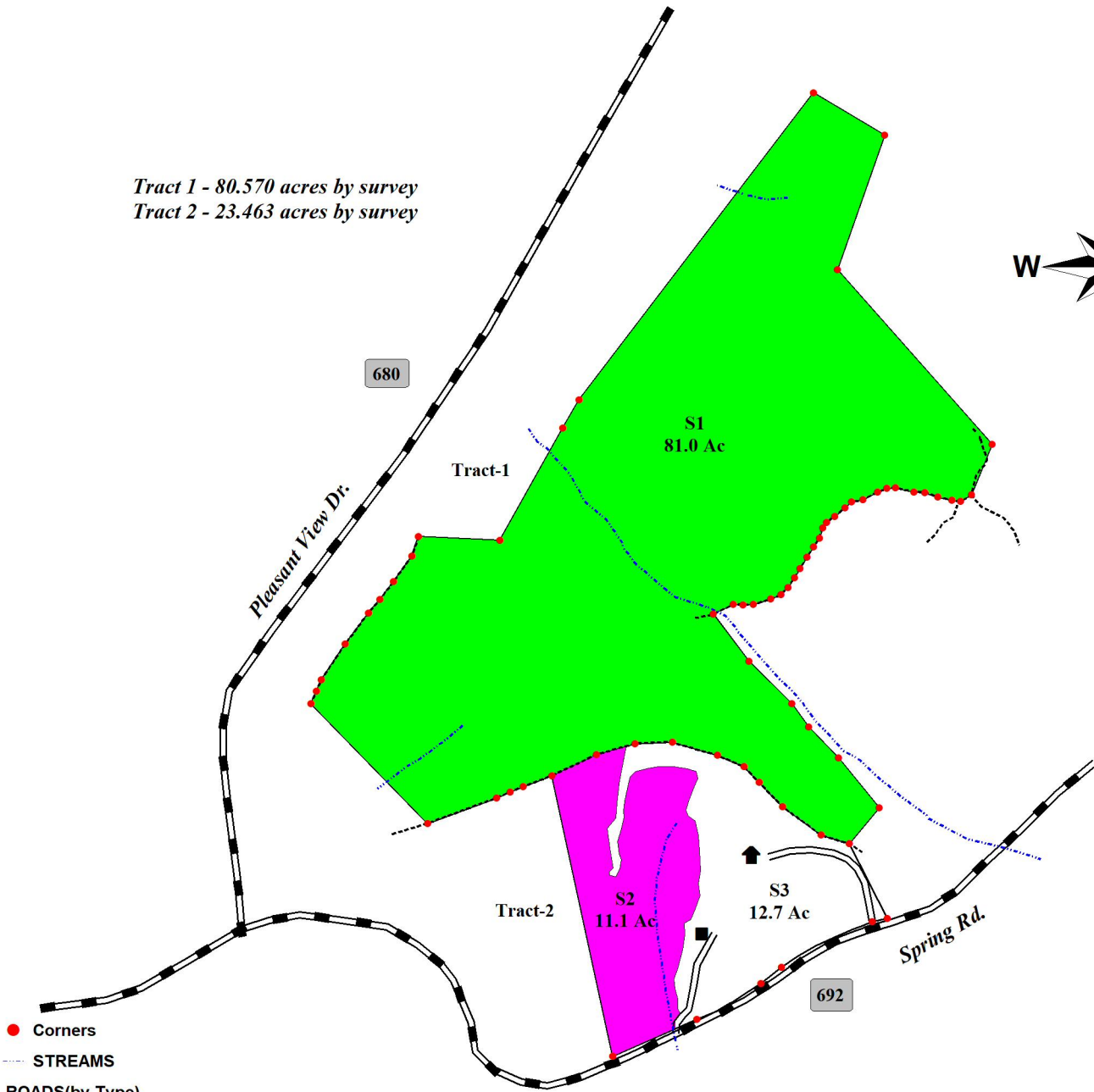
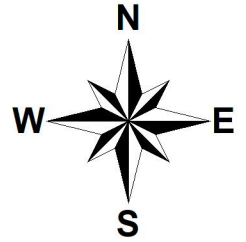
SPECIES	SAWTIMBER							STUMPAGE	
	FORM CLASS	NUMBER TREES	AVG DBH	DOYLE BD.FT.	INT'L 1/4 BF/TREE	INT'L 1/4 BD.FT.	TONS	PER UNIT	TOTAL
Virginia Pine	78	52	13.3	2,474	84	4,334	24	\$ 20.00	\$ 476.71
									\$ -
									\$ -
White Pine	78	26	23.1	11,087	523	13,411	67	\$ 22.00	\$ 1,475.23
Poplar	78	350	17.6	62,412	244	85,210	511	\$ 40.00	\$ 20,450.33
									\$ -
Red Oak	78	9	16.0	862	143	1,312	8	\$ 40.00	\$ 314.82
									\$ -
White Oak	78	92	16.5	9,285	143	13,188	79	\$ 40.00	\$ 3,165.05
									\$ -
Chestnut Oak	78	36	16.1	2,917	119	4,226	25	\$ 40.00	\$ 1,014.31
									\$ -
									\$ -
									\$ -
Misc. Hardwood Crossties	78	21	17.8	2,917	182	3,761	23	\$ 24.00	\$ 541.58
Hardwood Pallet Logs	78	80	12.0	2,653	64	5,128	33	\$ 18.00	\$ 599.98
TOTAL		665		94,608		130,569	770		\$ 28,038.02
PER ACRE		60		8,523		11,763	69.4		\$ 2,525.95

TOTAL SAWTIMBER & PULPWOOD
TOTAL SAWTIMBER & PULPWOOD PER ACRE

952	\$ 29,108.00
86	\$ 2,622.34

Thomas J. Morris & Sara Branch Morris'
MORRIS TRACT
 Mayo River Magisterial District
 Patrick County, VA

Tract 1 - 80.570 acres by survey
 Tract 2 - 23.463 acres by survey

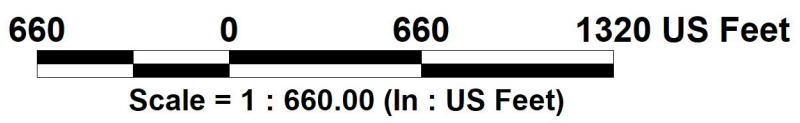


- Corners
- STREAMS
- ROADS(by Type)
 - 'Woods Road'
 - ▬ 'State Road'
 - ≡ 'Driveway'
- STRUCTURES(by Type)
 - ▲ 'House'
 - 'Barn'
- STANDS
 - '1. Timber Area Tract #1'
 - '2. Timber Area Tract #2'
 - '3. Open Tract #2'

Stand #	Acreage	Description
1	80.97	1. Timber Area Tract #1
2	11.08	2. Timber Area Tract #2
3	12.65	3. Open Tract #2

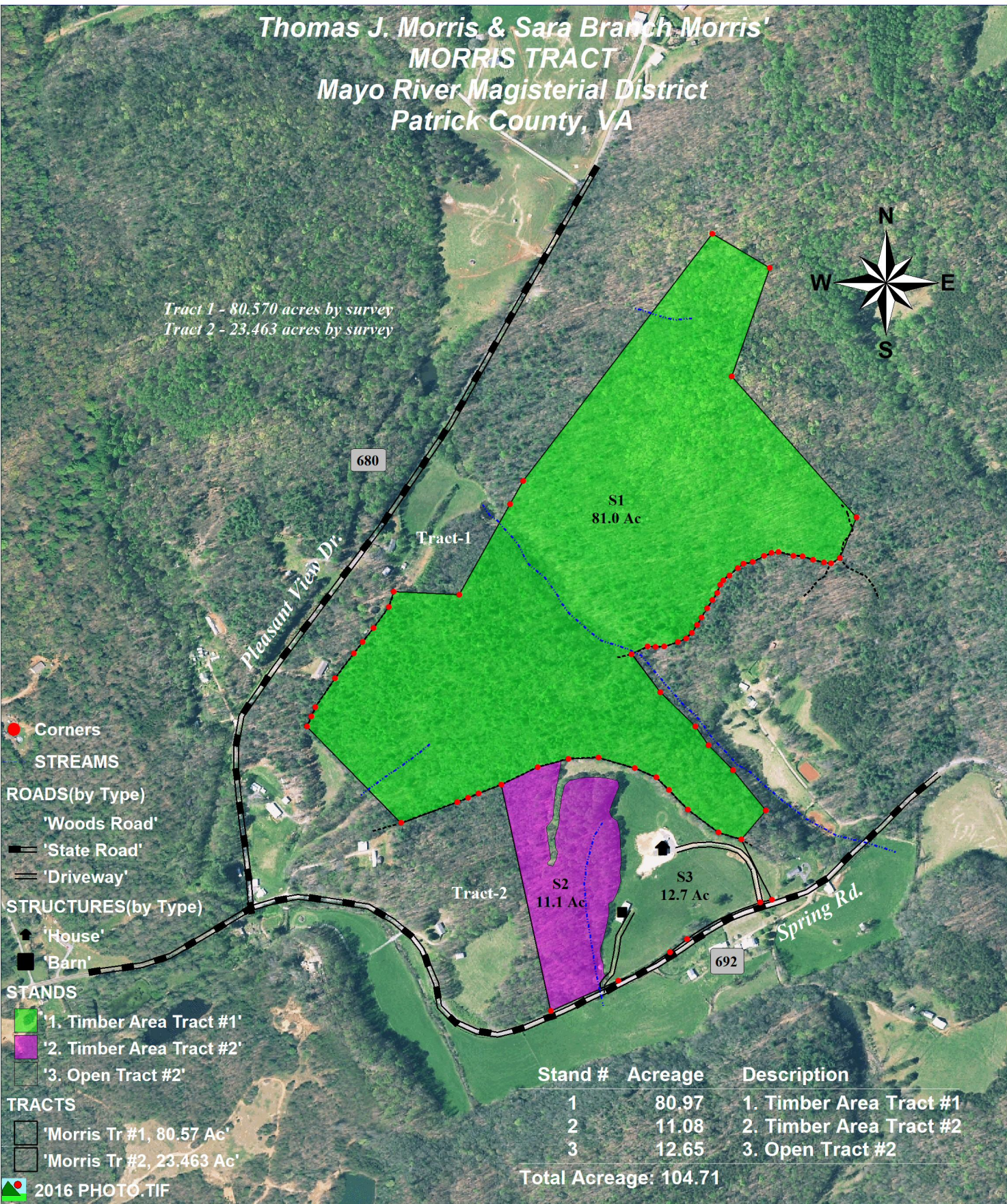
Total Acreage: 104.71

- TRACTS
 - 'Morris Tr #1, 80.57 Ac'
 - 'Morris Tr #2, 23.463 Ac'



Thomas J. Morris & Sara Branch Morris'
MORRIS TRACT
 Mayo River Magisterial District
 Patrick County, VA

Tract 1 - 80.570 acres by survey
 Tract 2 - 23.463 acres by survey

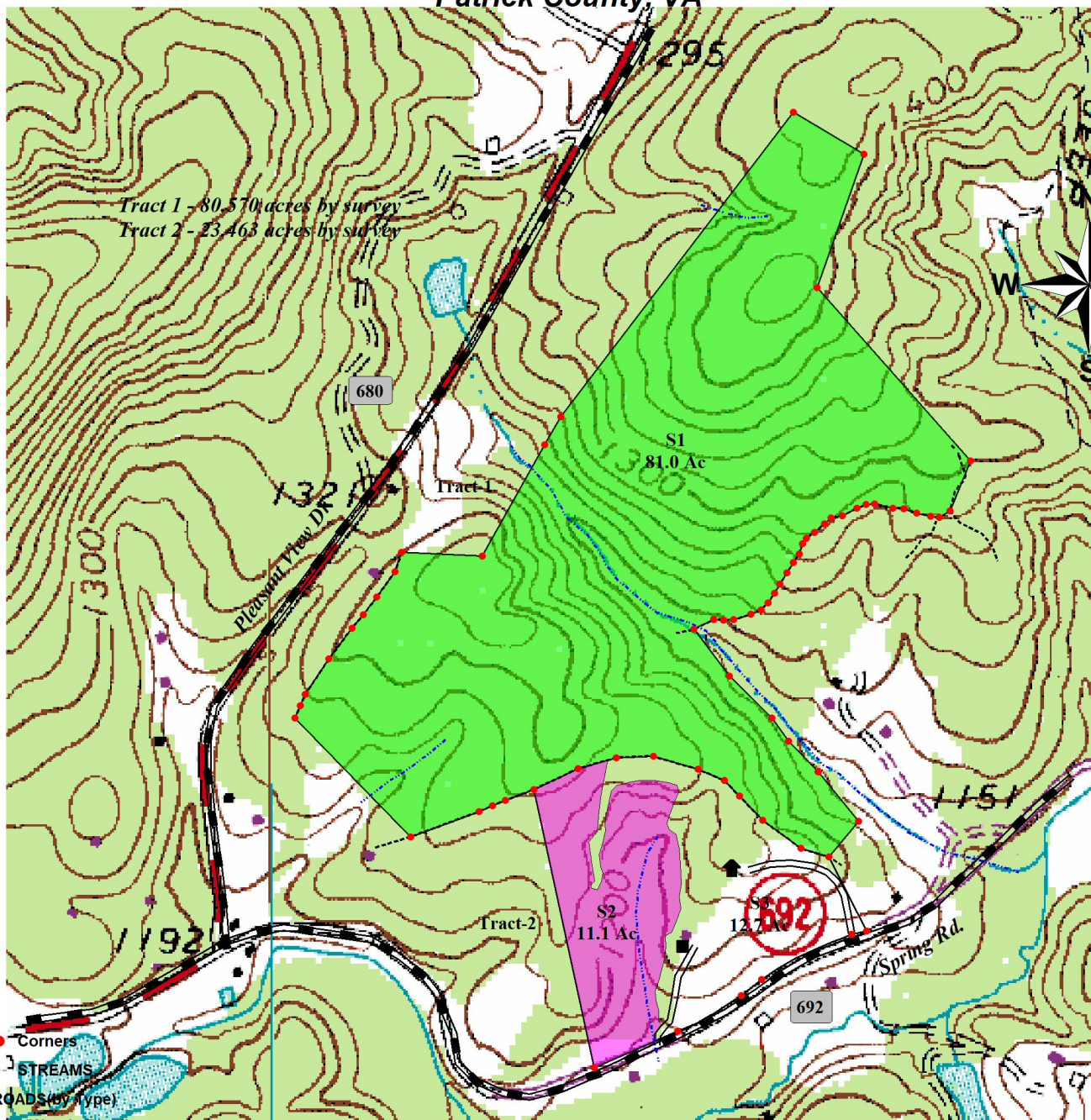


- Corners
- STREAMS
- ROADS(by Type)
 - 'Woods Road'
 - 'State Road'
 - 'Driveway'
- STRUCTURES(by Type)
 - 'House'
 - 'Barn'
- STANDS
 - '1. Timber Area Tract #1'
 - '2. Timber Area Tract #2'
 - '3. Open Tract #2'
- TRACTS
 - 'Morris Tr #1, 80.57 Ac'
 - 'Morris Tr #2, 23.463 Ac'
- 2016 PHOTO.TIF

Stand #	Acreage	Description
1	80.97	1. Timber Area Tract #1
2	11.08	2. Timber Area Tract #2
3	12.65	3. Open Tract #2
Total Acreage: 104.71		

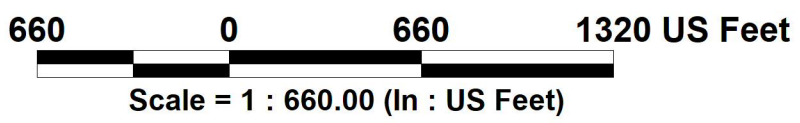


Thomas J. Morris & Sara Branch Morris'
MORRIS TRACT
 Mayo River Magisterial District
 Patrick County, VA

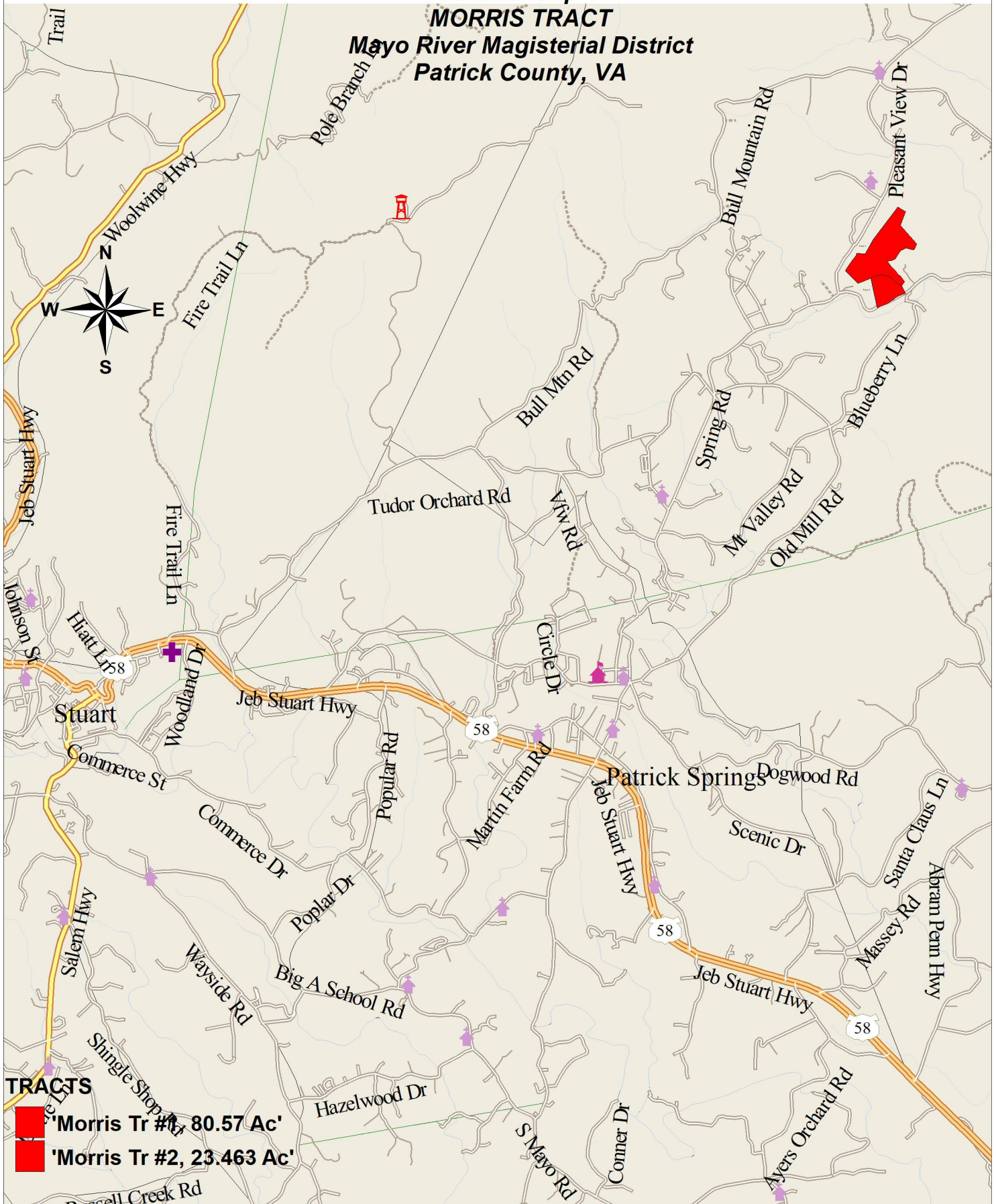


- 'Corners'
- 'STREAMS'
- ROADS (by Type)
 - 'Woods Road'
 - 'State Road'
 - 'Driveway'
- STRUCTURES (by Type)
 - ▲ 'House'
 - 'Barn'
- STANDS
 - '1. Timber Area Tract #1'
 - '2. Timber Area Tract #2'
 - '3. Open Tract #2'
- TRACTS
 - 'Morris Tr #1, 80.57 Ac'
 - 'Morris Tr #2, 23.463 Ac'
- 036080F2.TIF

Stand #	Acreage	Description
1	80.97	1. Timber Area Tract #1
2	11.08	2. Timber Area Tract #2
3	12.65	3. Open Tract #2
Total Acreage: 104.71		



**Location Map To
MORRIS TRACT
Mayo River Magisterial District
Patrick County, VA**



TRACTS
 'Morris Tr #1, 80.57 Ac'
 'Morris Tr #2, 23.463 Ac'

5000 0 5000 10000 US Feet

Scale = 1 : 5000.00 (In : US Feet)

MORRIS THOMAS J OR

SARA BRANCH MORRIS (RS)
4965 SPRING RD
PATRICK SPRINGS VA 24133

AcctNum
23822

DP3 5113.00.104C

0 SPRING RD

N MAYOR
#14-1881 PL#14-1882
RD: Zoning:
CLSC: 05

Patrick County VA 2015 REASSESSMENT

PRN:

23822 .

Topo: ROLLING
Utils:
Strt: PAVED
Deed: LR14-1881
Will:
Plat: 14-1882

MHS:

TracsSz: 80.57
LMAT:
TRAC:

List: / / Info By:
Review: / /
Appeal: / / 2019 Run:04/24/2019 12:47

Values

Assessed Value	101,500	Cost/Acre	1,260
Land:	0	Hsf:	0.00
Bldg:	0	UseVal	0
Othr:	0	DAVExVal	0
Total:	101,500		
Sale:	/ /		
NBHR:	0.00 / 0.00 / 0.00	Tracts:	0

Land	Seg	Description	Mth	Clis	Grd	Size	Depth	BaseRt	AdiRate	Use Value	Mkt Value
	1	WOODLAND	A	22	S	80.57		1800	1260		101518

Building

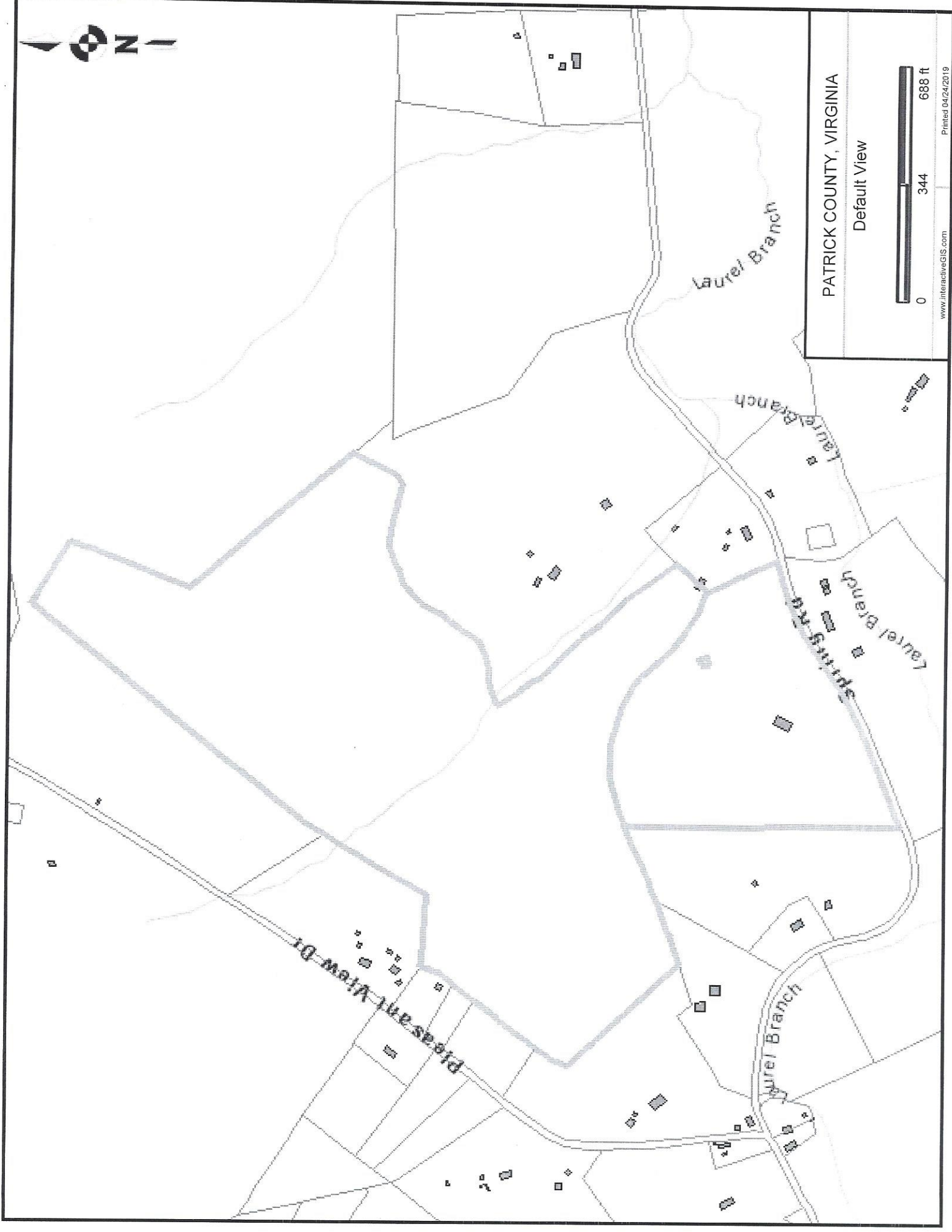
Attic/Basement	Area	Value	Built Ins	Num	Value	Chm	Num	Value	Plmbg	Num	Value	
PC Section	Description	Class	Grd	ExtFin	Heat/AC	Area	StvHgt	WHT	RepCstNew	EffYr	F/E	Value

Other Features

Section	Description	Class	Grd	Comments	StvHt	Area	BaseRt	Cond	YRBlt	Value	
<p>Openings: TotalAm Before Dep: AfterDep:</p>											

Building Info

Cnst: YrBlt:
DBA: YrRmd:
Fuel: YrEff:
Fndt: PhysC:
Roof: FEDDP:
Wall: DEPO: 0
Flor: SndVal:
Rfnt: Rms: BR:



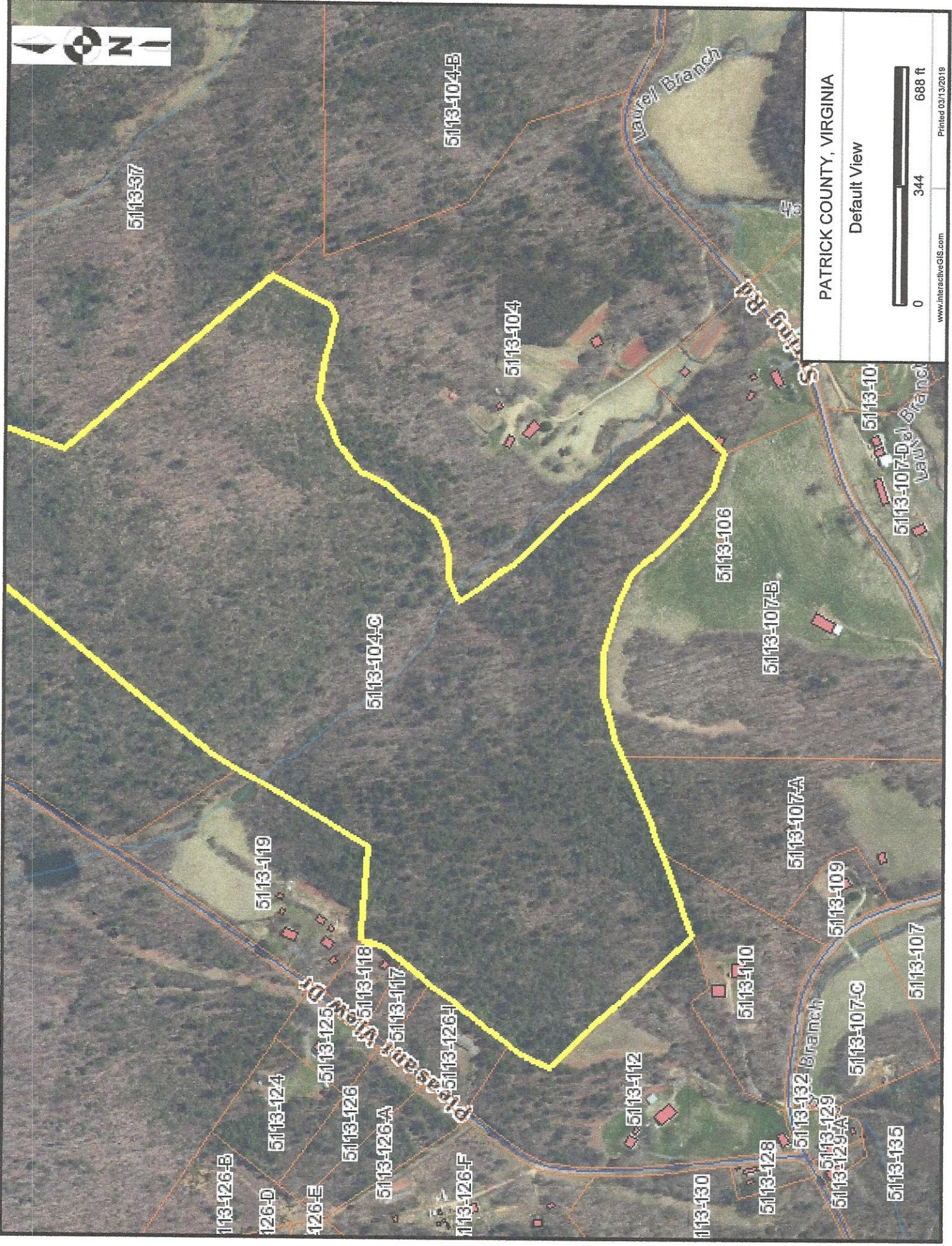
PATRICK COUNTY, VIRGINIA

Default View



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Printed 04/24/2019



PATRICK COUNTY, VIRGINIA

Default View



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Printed 03/13/2019

TITLE REFERENCE:

PLAT SHOWING "80.570 AC. TRACT" IS A PORTION OF THAT PROPERTY ACQUIRED BY LILLIE R. KOGER (DECEASED) AS DESCRIBED IN DEED BOOK 44 PAGE 166 WHICH IS ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PATRICK COUNTY, VIRGINIA. THE LAST INSTRUMENT IN THE CHAIN OF TITLE IS DEED INSTRUMENT #140000752.

NOTES:

1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. SUBJECT PROPERTY, AS SHOWN, IS A PORTION OF PATRICK COUNTY TAX SECTION 5113, PARCEL 104.
4. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A H.U.D. DESIGNATED FLOOD HAZARD ZONE. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL #510252 0090 C-ZONE C) AND HAS NOT BEEN FIELD VERIFIED.
5. CORNERS NOT DESCRIBED ARE POINTS LOCATED ALONG OLD ROAD BEDS AND WOODS ROADS WHERE NOTED ON PLAT.
6. THIS PLAT IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LINE TABLE
POINTS ALONG CENTER OF OLD ROAD BED

LINE	BEARING	DISTANCE
L26	N 66°23'13" W	120.66
L27	N 48°35'24" W	189.54
L28	N 38°31'44" W	138.45
L29	N 36°00'05" W	93.03
L30	N 61°28'00" W	115.78
L31	N 69°09'42" W	187.22
L32	N 85°38'31" W	148.53
L33	S 80°27'34" W	156.88
L34	S 72°09'28" W	205.88
L35	S 70°12'32" W	124.34
L36	S 76°23'30" W	58.54
L37	S 72°24'28" W	59.13
L38	N 25°01'57" E	54.35
L39	N 28°02'43" E	43.74
L40	N 49°58'02" E	184.43
L41	N 43°10'58" E	145.41
L42	N 40°12'18" E	78.09
L43	N 44°24'10" E	95.83
L44	N 44°48'41" E	124.86
L45	N 21°23'02" E	85.00

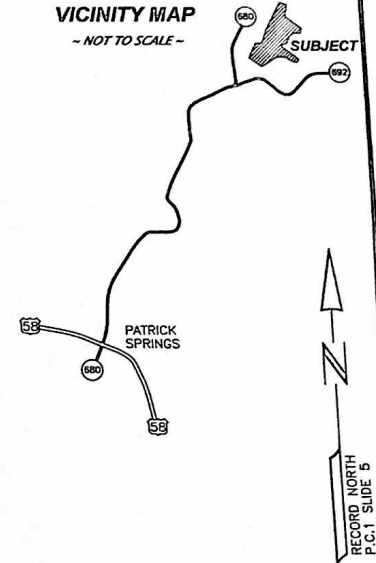
1401882

VIRGINIA: In the Clerk's Office of the Circuit Court of Patrick County, Virginia
 This plat was recorded on Dec 19, 2014 at 11:53 o'clock A.M.
 Tasha SUSAN C. GASPERINI, Clerk
 Susan Gasperini
 ATC
 TAX MAP 5113 PARCEL 37 LIBERTY FARM L.L.C. DEED BOOK 333 PAGE 588

LINE TABLE
POINTS ON SOUTH EDGE OF WOODS ROAD

LINE	BEARING	DISTANCE
L1	N 76°47'28" W	27.42
L2	N 70°23'05" W	64.56
L3	N 68°48'53" W	54.97
L4	N 74°54'25" W	40.17
L5	N 75°50'28" W	79.08
L6	N 81°39'08" W	30.00
L7	S 72°37'27" W	40.88
L8	S 71°52'59" W	71.38
L9	S 73°13'01" W	38.58
L10	S 69°27'22" W	35.61
L11	S 57°11'28" W	58.40
L12	S 52°26'09" W	39.53
L13	S 38°37'06" W	25.65
L14	S 27°10'06" W	43.83
L15	S 32°50'25" W	40.24
L16	S 45°24'53" W	48.85
L17	S 38°57'42" W	59.98
L18	S 34°15'19" W	37.64
L19	S 38°40'14" W	49.07
L20	S 55°49'51" W	36.74
L21	S 71°16'08" W	50.71
L22	S 79°14'22" W	69.10
L23	N 84°46'49" W	33.65
L24	N 88°46'45" W	45.56
L25	S 73°44'51" W	88.15

VICINITY MAP
- NOT TO SCALE -



80.570 AC.

NOTE: ROAD IS COMPLETELY ON SUBJECT PROPERTY-OFFSET 5 FEET FROM CENTERLINE

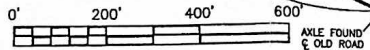
REMAINDER OF TAX MAP 5113 PARCEL 104 ALLEN L. KOGER, ET ALS DEED BOOK 42 PAGE 304 DEED BOOK 44 PAGE 166 DEED INSTR #140000752

TAX MAP 5113 PORTION OF PARCEL 104 TO BE ACQUIRED BY BARRY MARTIN BRENDA K. MARTIN (SEE JOB #663 BY THIS SURVEYOR)

PLAT SHOWING
80.570 AC. TRACT
 PROPERTY OF
 ALLEN L. KOGER
 DOROTHY M. KOGER
 TO BE ACQUIRED BY
THOMAS J. MORRIS
 SARA BRANCH MORRIS
 LOCATED OFF OF VIRGINIA SECONDARY ROUTE #692
 "SPRING ROAD"
 MAYO RIVER MAGISTERIAL DISTRICT
 PATRICK COUNTY, VIRGINIA
 SCALE: 1" = 200' DATE: 5 DECEMBER 2014
 ED REGISTER, LICENSED LAND SURVEYOR
 425 BURNETT ROAD, MEADOWS OF DAN, VA 24120
 PHONE & FAX: (276)-952-1303



TAX MAP 5113 PARCEL 107B THOMAS J. MORRIS SARA BRANCH MORRIS DEED INSTR #140000171 (SEE MAP - P.C.1 SLIDE 310-H)



TAX MAP 5113 PARCEL 105 ALLEN L. KOGER FRANCES H. KOGER DEED BOOK 126 PAGE 3

MORRIS THOMAS J OR

SARA BRANCH MORRIS (RS)
4965 SPRING RD
PATRICK SPRINGS VA 24133

AcctNum
22653

Patrick County VA 2015 REASSESSMENT

DP3 5113.00.107B

List: RL 4/29/2014 Info By: E
Review: / /
Appeal: / / 2019 Run:04/24/2019 12:47

N MAYO R TRACT 5
PL:310-H #14-171
RD: 692
CLSC: 05

Topo: ROLLING
Utils: WELL
Str: PAVED
Deed: -C/R 1X00171
W/ll: *TRACT #5 P/C 1-310-A*
Plat:
MHS:
TRAC:
TractSz: 23.46
LMAT:
TRAC:

Values	Assessed Value	Cost/Acre:	4,786
Land:	112,300	Hsf:	1,862.00
Bldg:	216,800	UseVal	
Other:	1,600	DAVExVal	0
Total:	330,700		0
Sale:	2/07/2014	112,000	
NBHR:	0.00 / 0.00 / 0.00	Tracts:	0

Building Info	YrBlt 2015
Cnst: CONVENTIONAL	
DBA:	YrRmd:
Fuel:	YrEff 2015
Fndt:	PhysC: G
Roof:	FEDP:
Wall:	DEPO: 0
Floor:	SndVal:
Rfmt:	Rms:
	BR:

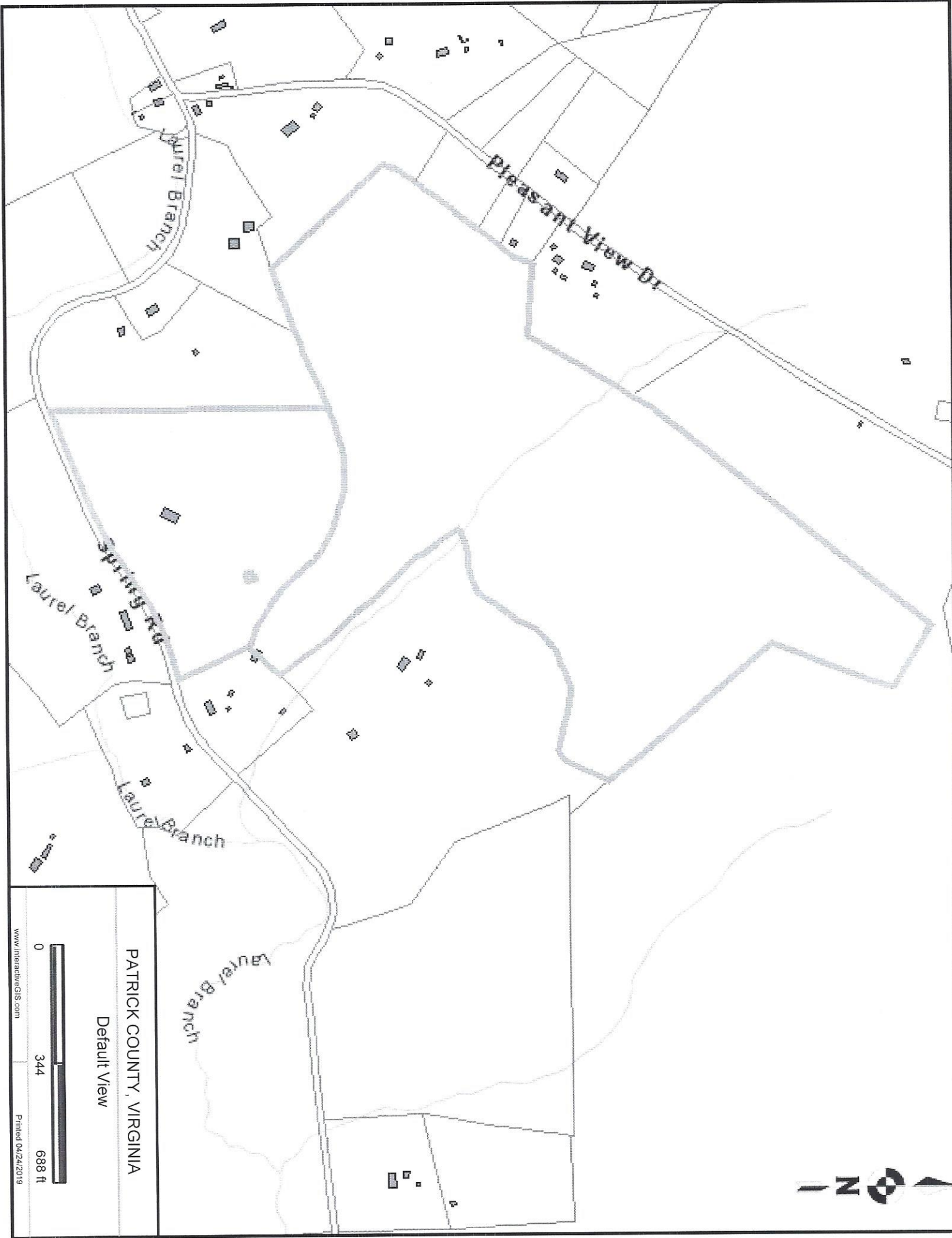
Land	Seg	Description	Mth	Clis	Grd	Size	Depth	Basert	AdiRate	Use Value	Mkt Value
	1	OPEN	A	14	S	4.00		5000	4500		18000
	2	WOODLAND	A	24	C	18.46		5000	4500		83084
	3	BLDG SITE	A	1	S	1.00		11200	11200		11200

Building	Attic/Basement	Area	Value	Built Ins	Num	Value	Chm	Num	Value	Pimbg Num	Value
	W/OUT	1586	26169							3FXBT- 2	7500
										2FXBT- 1	2500

PC Section	Description	Class	Grd	ExtIn	Heat/AC	Area	StyHdt	WHT	RepCstNew	EffYr	F/E	Value
100	1 SINGLE FAMILY		1 B+10		HEAT PUMP	1862	1.00	1.00	154332	2015		154332
100	2 ATT FIN GARAGE		100 B+10			570	1.00	1.00	17675	2015		17675
100	3 OPN FRM PORCH		105 B+10			72	1.00	1.00	1353	2015		1353
100	4 WOOD DECK		112 B+10			240	1.00	1.00	2764	2015		2764
100	5 WOOD DECK		112 B+10			200	1.00	1.00	2303	2015		2303
100	6 OPN FRM PORCH		105 B+10			120	1.00	1.00	2255	2015		2255

Other Features	Section	Description	Class	Grd	Comments	StyHt	Area	Basert	Cond	YrBlt	Value
	1	BARN	68	S	40 X 50	1.00	2000	1.00	3		1600

Openings:
TotAmm Before Dep: 36169 AfterDep: 36169



PATRICK COUNTY, VIRGINIA

Default View



www.interactiveGIS.com

Printed 04/24/2019

THE LINE TO INTERSECTION OF RT 692

LINE	BEARING	DISTANCE
T1	S 84°02'20" W	125.28

LINE TABLE FOR THE CENTERLINE OF PROPOSED NEW 20' INGRESS / EGRESS EASEMENT

LINE	BEARING	DISTANCE
L8	S 76°25'23" E	26.75
L9	S 45°05'31" E	45.86
E1	S 42°23'53" E	27.13
E2	S 22°07'42" E	79.90

CURVE TABLE FOR THE NORTH SIDE OF RT.692

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1163.30	407.45	403.37	S 70°53'14" W	20°04'05"
C2	1384.00	291.64	291.10	S 86°53'23" W	12°04'25"
C3	295.63	508.28	447.94	N 57°49'15" W	86°30'20"
C4	503.23	39.18	39.17	N 10°47'54" W	04°27'30"
C5	503.23	187.93	187.15	N 22°35'19" W	19°07'11"

CURVE TABLE FOR THE SOUTH SIDE OF RT.692

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	322.88	122.89	121.88	S 86°55'14" E	21°46'19"
C2	453.23	340.41	332.47	S 53°25'49" E	43°02'01"
C3	453.23	184.67	183.40	S 20°14'27" E	23°20'44"
C4	345.63	594.22	533.70	S 57°48'15" E	86°30'20"
C5	1434.00	302.18	301.82	N 66°53'23" E	12°04'25"
C6	1113.30	389.94	387.95	N 70°53'14" E	20°04'05"

NOTE:
LINES FROM A TO B ARE WITH THE CENTERLINE OF THE OLD ROAD BED AS IT MEANDERS

LEGEND

- These standard symbols will be found in the drawing.
- FOUND OR SET CORNER AS NOTED
 - ▲ ALL RODS SET ARE 5/8" IN DIAMETER
 - ▲ 6" MAG NAIL FND
 - COMPUTED POINT
 - E— ELECTRIC LINE
 - B— BARB-WIRE FENCE
 - S— DEED LINE / MAP LINE
 - IRS— IRON ROD SET
 - IRF— IRON ROD FOUND

LOCATION MAP NOT TO SCALE

LINE TABLE FOR THE NORTH SIDE OF RT.692

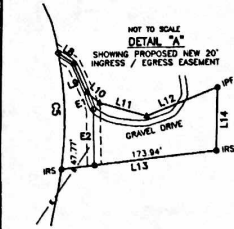
LINE	BEARING	DISTANCE
L1	S 10°51'59" W	35.00
L2	S 12°41'14" W	160.70
L3	S 80°55'16" W	25.00
L4	S 80°55'16" W	61.30
L5	S 60°51'11" W	117.32
L6	S 72°55'35" W	350.09
L7	N 08°34'05" W	79.90
L8	S 76°25'23" E	26.75
L9	S 45°05'31" E	45.86
L10	S 70°30'59" E	24.70
L11	N 85°48'06" E	70.58
L12	N 47°11'20" E	108.31
L13	N 62°53'45" E	221.71
L14	N 19°25'01" W	90.53
L15	S 19°32'41" E	341.67

LINE TABLE FROM A TO B THE CENTERLINE OF THE OLD ROAD BED

LINE	BEARING	DISTANCE
R1	N 73°09'48" E	59.10
R2	N 77°07'58" E	58.54
R3	N 70°57'26" E	124.36
R4	N 72°53'41" E	205.86
R5	N 81°12'02" E	156.88
R6	S 84°54'03" E	148.53
R7	N 68°21'14" E	187.22
R8	S 60°43'32" E	115.78
R9	S 35°15'37" E	93.03
R10	S 37°47'16" E	138.45
R11	S 47°50'56" E	189.54
R12	S 65°38'45" E	120.66
R13	S 54°56'57" E	220.95

LINE TABLE FOR CEMETERY LOT

LINE	BEARING	DISTANCE
L1	S 81°55'10" W	100.00
L2	N 08°04'50" W	100.00
L3	N 81°55'10" E	100.00
L4	S 08°04'50" E	100.00



LINE TABLE FOR THE SOUTH SIDE OF RT.692

LINE	BEARING	DISTANCE
L1	N 09°31'32" E	83.15
L2	N 38°22'51" W	49.59
L3	S 78°02'04" E	193.13
L4	S 74°56'50" E	59.17
L5	S 08°34'05" E	79.90
L6	N 72°55'35" E	350.09
L7	N 60°51'11" E	117.32
L8	N 80°55'16" E	66.33
L9	S 12°41'14" W	183.47
L10	S 04°48'46" E	75.00
L11	S 32°18'46" E	317.04

LINE TABLE FROM C TO D THE CENTERLINE OF DISCONTINUED RT.691

LINE	BEARING	DISTANCE
R1	S 72°07'13" W	17.20
R2	S 60°30'39" W	155.50
R3	S 52°28'45" W	231.70
R4	S 42°37'44" W	37.00
R5	S 31°38'54" W	26.50
R6	S 21°37'24" W	34.50
R7	S 15°31'53" W	180.00
R8	S 24°48'03" W	86.00
R9	S 29°24'20" W	91.40
R10	S 52°25'10" W	43.40
R11	S 70°02'32" W	109.50
R12	S 65°52'18" W	372.67
R13	S 54°21'55" W	50.50
R14	S 44°36'17" W	35.91
R15	S 44°36'17" W	448.71

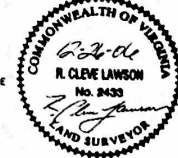
07-19
VIRGINIA: In the Clerk's Office of the Circuit Court of Patrick County
This Plat was received in office and admitted to record on 11/11/2006 at 4:45 o'clock P.M.
Treas: SUSAN C. GASPERINI, Clerk
Susan Gasperini
Del. to Jim Litten

NOTE:
LINES FROM C TO D ARE WITH THE CENTERLINE OF DISCONTINUED STATE ROUTE 691 AS IT MEANDERS
(30' PREScriptive RIGHT OF WAY)
STATE ROUTE 691 FOR 0.90 MILES WAS DISCONTINUED MAINTENANCE BY THE VIRGINIA DEPARTMENT OF HIGHWAYS FOLLOWING THE REGULAR MEETING OF THE BOARD OF SUPERVISORS OF PATRICK COUNTY ON THE 13th DAY OF APRIL, 1953.

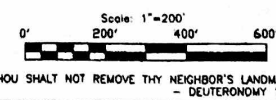
SURVEYOR'S CERTIFICATION:

I hereby certify to the best of my knowledge and belief this survey is correct and has been prepared based upon a current field survey and in accordance with the current standards of a boundary survey as established by the Virginia State Board for Architects, Professional Engineers, Land Surveyors, Certified Interior Designers, and Landscape Architects. (APELSICOLA Board)

Land Surveyor # 2433
Date



- NOTES:
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES UPON THE SUBJECT PROPERTY.
 2. THE SUBJECT PROPERTY IS PARTIALLY WITHIN A F.E.M.A. DEFINED FLOOD ZONE AS OF MAY 15, 1984 F.E.M.A. STUDIES. THE PROPERTY IS WITHIN ZONE A AND ZONE C AS SHOWN ON F.E.M.A. COMMUNITY PANEL NO. 510252 0090 C. (NO FIELD DATA HAS BEEN TAKEN TO VERIFY INFORMATION)
 3. THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHT OF WAYS WHICH MAY OR MAY NOT BE ON RECORD.



PLAT OF SURVEY FOR
JAMES E. LITTEN
AND
ANN C. LITTEN
SHOWING THE DIVISION OF
TAX PARCEL
5113-()-107-
AS SHOWN IN PC.1 SLIDE 292C
LOCATED ON THE NORTH AND SOUTH SIDE OF RT.692
(ONLY NEW DIVISION LINES SURVEYED AT THIS TIME)
MAYO RIVER MAGISTERIAL DISTRICT
PATRICK COUNTY, VIRGINIA
DECEMBER 26, 2006

CURRENT OWNERS and LEGAL REFERENCES:
JAMES E. LITTEN and ANN C. LITTEN
INSTR. # 0600014, PC.1 SLIDE 292C

BOUNDARY HUNTER'S
LAND SURVEYING
4459 IRON BRIDGE ROAD
STUART, VA 24171
278 930 5000

JOB # 060744 (210H)