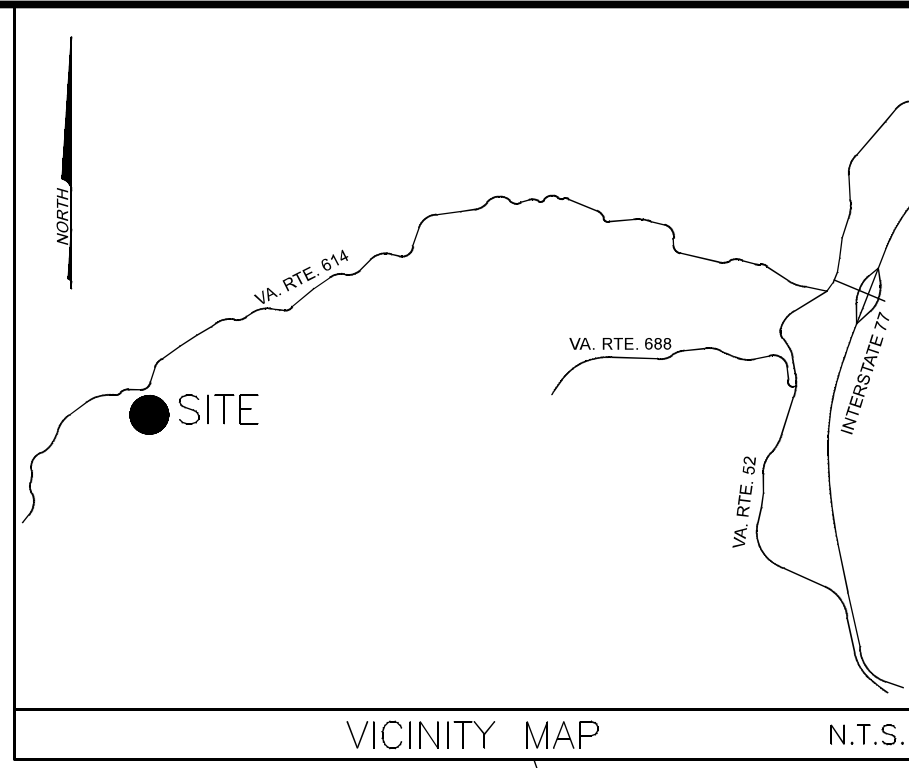


NORTH
VIRGINIA STATE PLANE NAD 83 SOUTH ZONE

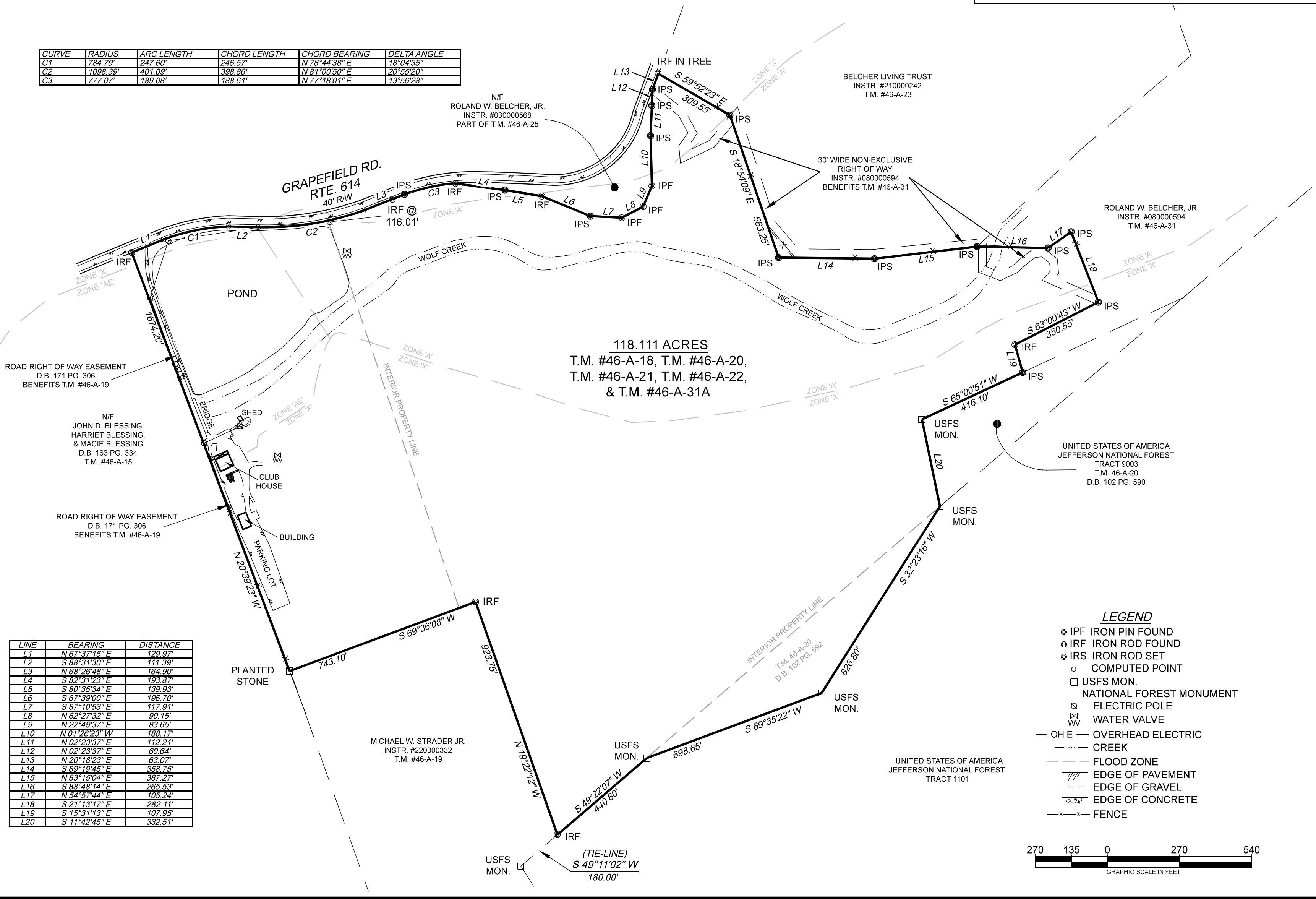
NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. A PORTION OF THE AREA SHOWN HEREON IS LOCATED WITHIN FLOOD HAZARD ZONE 'AE' AND ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #51021C0115C DATED 4-2-2008. THE APPROXIMATE LIMITS OF FLOOD HAZARD ZONE 'AE' AND ZONE 'A' ARE SHOWN HEREON BY SCALING FROM THE AFOREMENTIONED MAP.

SOURCE OF TITLE: 46-A-18, 46-A-20, 46-A-21, 46-A-22, & 46-A-31A
 THE AREA SHOWN WAS ACQUIRED BY ROSELANDS FARMS, LLC FROM WOLF CREEK LAND AND DEVELOPMENT ENTERPRISES, INC. BY DEED DATED OCTOBER 14, 2022 AS RECORDED IN INSTR. #220000603 OF THE CIRCUIT COURT CLERKS OFFICE OF BLAND COUNTY, VIRGINIA.

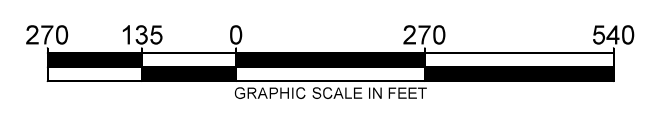


| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 784.79' | 247.60' | 246.57' | N 78°44'38" E | 18°04'35" |
| C2 | 1098.39' | 401.09' | 398.86' | N 81°00'50" E | 20°55'20" |
| C3 | 777.07' | 189.08' | 188.61' | N 77°18'01" E | 13°56'28" |



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 67°37'15" E | 129.97' |
| L2 | S 88°31'30" E | 111.39' |
| L3 | N 68°26'48" E | 164.90' |
| L4 | S 82°31'23" E | 193.87' |
| L5 | S 80°35'34" E | 139.93' |
| L6 | S 67°39'00" E | 196.70' |
| L7 | S 87°10'53" E | 117.91' |
| L8 | N 62°27'32" E | 90.15' |
| L9 | N 22°49'37" E | 83.65' |
| L10 | N 01°26'23" W | 188.17' |
| L11 | N 02°23'37" E | 112.21' |
| L12 | N 02°23'37" E | 60.64' |
| L13 | N 20°18'23" E | 63.07' |
| L14 | S 89°19'45" E | 358.75' |
| L15 | N 83°15'04" E | 387.27' |
| L16 | S 88°48'14" E | 265.53' |
| L17 | N 54°57'44" E | 105.24' |
| L18 | S 21°13'17" E | 282.11' |
| L19 | S 15°31'13" E | 107.95' |
| L20 | S 11°42'45" E | 332.51' |

- LEGEND**
- IPF IRON PIN FOUND
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - COMPUTED POINT
 - USFS MON.
 - NATIONAL FOREST MONUMENT
 - ⊕ ELECTRIC POLE
 - ⊕ WATER VALVE
 - OH E — OVERHEAD ELECTRIC
 - C — CREEK
 - F — FLOOD ZONE
 - P — EDGE OF PAVEMENT
 - G — EDGE OF GRAVEL
 - C — EDGE OF CONCRETE
 - X — FENCE



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PLAT SHOWING
 RE-SURVEY FOR THE PROPERTY OF
ROSELANDS FARMS, LLC.
 ROCKY GAP MAG. DIST., BLAND COUNTY, VIRGINIA

| | |
|-------------|-------------|
| PROJECT NO. | 20221724 |
| FILE NO. | |
| LAT. | 37.165361° |
| LONG. | -81.223460° |
| DATE: | 08/03/2023 |
| DRAWN BY: | ALB |
| CHECKED BY: | MBT |



| | |
|-----------|------|
| SHEET NO. | REV. |
| 1 OF 1 | |

Aug 05, 2023 - 1:33pm Y:\2022\20221724\Survey\CAD\dwg\BND.dwg