

RECORD DESCRIPTION :

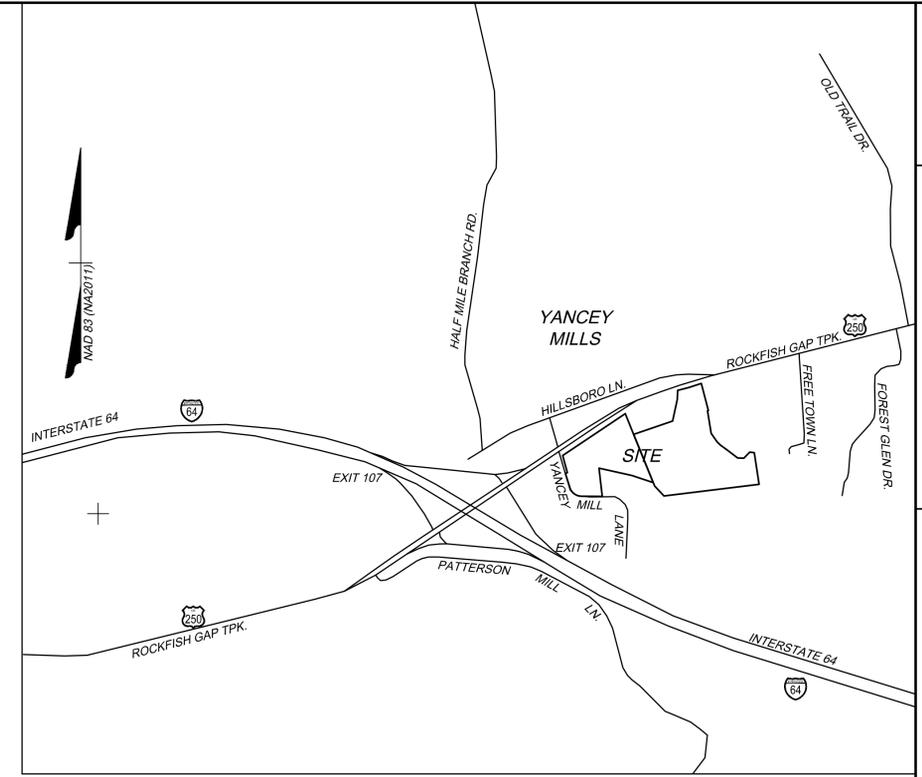
PARCEL ONE
ALL THAT CERTAIN TRACT OR PARCEL OF LAND, CONTAINING 23.24 ACRES, MORE OR LESS, SITUATED ON THE SOUTH SIDE OF U.S. ROUTE NO. 250, ABOUT THIRTEEN MILES FROM CHARLOTTESVILLE, IN THE SAMUEL MILER MAGISTERIAL DISTRICT OF ALBEMARLE COUNTY, VIRGINIA, AS SHOWN ON A PLAT OF WILLIAM S. ROUDABUSH, JR., DATED MARCH, 1964, ATTACHED TO AND RECORDED WITH DEED IN DEED BOOK 398, PAGE 581 (PLAT ON PAGE 584) REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY.
BEING THE SAME REAL ESTATE CONVEYED TO R.A. YANCEY LUMBER CORPORATION, BY DEED FROM SIMCO, INC., A VIRGINIA CORPORATION, DATED APRIL 30, 1964 AND RECORDED JUNE 30, 1964 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE COUNTY, VIRGINIA, IN DEED BOOK 398, PAGE 585.
PARCEL TWO
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE VILLAGE OF HILLSBORO IN ALBEMARLE COUNTY, VIRGINIA, CONTAINING 12.5 ACRES, MORE OR LESS, BEING BOUNDED ON THE NORTH BY JEFFERSON HIGHWAY # 250, ON THE EAST BY D.C. WADE AND ON THE SOUTH AND WEST BY F.W. YANCEY AND STATE HIGHWAY #684, AS SHOWN ON PLAT OF T.W. SAUNDERS, SURVEYOR, OF NELSON COUNTY, DATED APRIL 23, 1951, RECORDED WITH DEED IN DEED BOOK 296, PAGE 192, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY.
BEING A PART (PARCEL 14) OF THE SAME REAL ESTATE CONVEYED TO R.A. YANCEY LUMBER CORPORATION BY DEED FROM R.A. YANCEY, ALSO KNOWN AS RICHARD A. YANCEY AND AS R.A. YANCEY, JR., AND ANNA B. YANCEY, HIS WIFE, DATED JANUARY 1, 1960 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE COUNTY, VIRGINIA IN DEED BOOK 357, PAGE 289.

SCHEDULE B EXCEPTIONS FROM COVERAGE

- GENERAL EXCEPTIONS:**
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **-NOT A SURVEY MATTER**
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **-INCIDENTAL TO SURVEY SHOWN HEREON**
 - EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. **-NOT A SURVEY MATTER**
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS. **-NOT A SURVEY MATTER**
 - TAX OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. **-NOT A SURVEY MATTER**
- SPECIAL EXCEPTIONS:**

- REAL ESTATE TAXES FOR THE SECOND HALF OF THE YEAR 2017 AND SUBSEQUENT YEARS. **-NOT A SURVEY MATTER**
- THE EXACT ACREAGE OR SQUARE FOOTAGE OF THE LAND DESCRIBED IN SCHEDULE A HEREOF IS NOT INSURED.
- TITLE TO THAT PORTION OF THE PREMISES LYING WITHIN THE BOUNDS OF ANY PUBLIC ROAD. **-AFFECTS AS SHOWN**
- EASEMENT TO LONG DISTANCE TELEPHONE COMPANY OF VIRGINIA DATED AUGUST 3, 1900 AND RECORDED DECEMBER 1, 1900 IN DEED BOOK 119, PAGE 42. **-MAY AFFECT, NOT PLOTTABLE**
- EASEMENT TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA DATED JULY 18, 1929 AND RECORDED JUNE 19, 1930 IN DEED BOOK 209, PAGE 64. **-AFFECTS AS SHOWN**
- MATTERS AS SHOWN ON PLAT OF SURVEY DATED APRIL 23, 1951, MADE BY T.W. SAUNDERS, S.N.C., AND RECORDED JULY 6, 1951 IN DEED BOOK 296, PAGE 192, AS FOLLOWS: **-AFFECTS AS SHOWN**
(a) PUBLIC ROAD CROSSING WESTERN AND SOUTHWESTERN PORTION OF PROPERTY.
- EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY DATED OCTOBER 13, 1949 AND RECORDED MARCH 16, 1950 IN DEED BOOK 288, PAGE 91. **-AFFECTS AS SHOWN**
- EASEMENT TO VIRGINIA TELEPHONE & TELEGRAPH COMPANY DATED JULY 23, 1951 AND RECORDED OCTOBER 17, 1951 IN DEED BOOK 297, PAGE 389. **-AFFECTS, NOT PLOTTABLE**
- EASEMENT TO VIRGINIA TELEPHONE & TELEGRAPH COMPANY DATED DECEMBER 30, 1952 AND RECORDED JANUARY 15, 1953 IN DEED BOOK 303, PAGE 476. **-AFFECTS, NOT PLOTTABLE**
- MATTERS AFFECTING 23.24 ACRES AS SHOWN ON PLAT OF SURVEY DATED MARCH 1964, MADE BY WILLIAM S. ROUDABUSH, JR., AND RECORDED JUNE 30, 1964 IN DEED BOOK 398, AT PAGE 581, AS FOLLOWS: **-AFFECTS AS SHOWN**
A) TEL. CABLE EXTENDING INTO PARCEL ON THE EAST AND WEST, CROSSING PREMISES
- EASEMENT TO VIRGINIA TELEPHONE & TELEGRAPH COMPANY DATED MAY 2, 1966 AND RECORDED MAY 25, 1966 IN DEED BOOK 418, PAGE 58. **-DOES NOT AFFECT**
- EASEMENT TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA DATED DECEMBER 5, 1967 AND RECORDED JANUARY 3, 1968 IN DEED BOOK 438, PAGE 374. **-AFFECTS AS SHOWN**
- EASEMENT TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA DATED MARCH 15, 1968 AND RECORDED MAY 8, 1968 IN DEED BOOK 443, PAGE 18. **-AFFECTS AS SHOWN**
- EASEMENT TO VIRGINIA TELEPHONE & TELEGRAPH COMPANY DATED APRIL 16, 1971 AND RECORDED MAY 20, 1971 IN DEED BOOK 487, PAGE 546. **-AFFECTS AS SHOWN**
- EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY DATED SEPTEMBER 30, 1980 AND RECORDED NOVEMBER 26, 1980 IN DEED BOOK 705, PAGE 422. **-AFFECTS AS SHOWN**
- EASEMENT TO CLIFTON FORGE-WAYNESBORO TELEPHONE COMPANY DATED JUNE 8, 1992 AND RECORDED JUNE 12, 1992 IN DEED BOOK 1231, PAGE 436. **-AFFECTS AS SHOWN**
- EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY DATED OCTOBER 15, 1998 AND RECORDED NOVEMBER 2, 1998 IN DEED BOOK 1758, PAGE 174. **-AFFECTS AS SHOWN**
- EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY DATED JUNE 11, 2003 AND RECORDED JULY 18, 2003 IN DEED BOOK 2523, PAGE 289. **-AFFECTS AS SHOWN**
- EASEMENT TO CENTRAL VIRGINIA ELECTRIC COOPERATIVE DATED OCTOBER 28, 2004 AND RECORDED JANUARY 21, 2005 IN DEED BOOK 2907, PAGE 271. **-AFFECTS AS SHOWN**

ALSO DESCRIBED AS:
BEGINNING AT AN IRON ROD SET ON THE SOUTH LINE OF U.S. ROUTE 250, ROCKFISH GAP TURNPIKE, AT ITS INTERSECTION WITH THE EAST LINE OF YANCEY MILL LANE AND LABELED AS P.O.B.
THENCE, ALONG THE SOUTH LINE OF U.S. ROUTE 250, N56° 22' 11"E 887.00' TO AN IRON ROD FOUND AND BEING A CORNER WITH DAVID R. SWALES AND LISA SEVERSON-SWALES;
THENCE, LEAVING THE SOUTH LINE OF U.S.ROUTE 250, ALONG THE LINE OF SWALES, S21° 53' 49"E 260.92' TO AN IRON PIPE FOUND;
THENCE, CONTINUING ALONG THE LINE OF SWALES THE FOLLOWING COURSES,
N71° 16' 43"E 487.00' TO AN IRON ROD FOUND;
N12° 05' 07"E 256.68' TO AN IRON ROD FOUND;
N2° 50' 15"E 109.37' TO A VDOT MONUMENT FOUND (BROKEN) ON THE SOUTH LINE OF U.S. ROUTE 250;
THENCE, ALONG THE SOUTH LINE OF U.S. ROUTE 250 THE FOLLOWING COURSES,
N75° 47' 40"E 139.97' TO AN IRON ROD SET;
N71° 51' 02"E 149.28' TO A VDOT MONUMENT FOUND AND A CORNER WITH OF FROEHLING & ROBERTSON, INC.;
THENCE, LEAVING THE SOUTH LINE OF U.S. ROUTE 250, ALONG THE LINE OF FROEHLING & ROBERTSON, INC. AND 6135 ROCKFISH GAP, LLC, S14° 49' 43"E 328.80' TO AN IRON ROD SET;
THENCE, CONTINUING ALONG THE LINE OF 6135 ROCKFISH GAP, THE FOLLOWING COURSES,
S74° 31' 34"W 9.96' TO AN IRON ROD FOUND;
S9° 09' 42"E 268.87' TO AN IRON ROD FOUND;
S34° 57' 54"E 123.04' TO AN 18" WHITE OAK WITH WIRE FENCE;
S45° 49' 41"E 54.19' TO AN IRON ROD SET;
S54° 19' 45"E 81.00' TO AN IRON ROD FOUND;
S53° 08' 10"E 170.57' TO AN IRON ROD FOUND;
S87° 01' 49"E 73.24' TO AN 18" WHITE OAK (DEAD) WITH WIRE FENCE;
N44° 05' 22"E 100.45' TO AN IRON ROD FOUND, AND BEING A CORNER WITH ERICA L. HASKINS AND JASON K. CRUTCHFIELD;
THENCE, ALONG THE LINE OF HASKINS AND CRUTCHFIELD, THE FOLLOWING COURSES,
S82° 10' 44"E 53.93' TO AN IRON ROD FOUND;
S8° 47' 45"E 376.10' TO AN IRON PIPE FOUND, AND BEING A CORNER WITH ANTHONY ROBERT ASAI AND YANCEY MILLS HOLDINGS, LLC;
THENCE, ALONG THE LINE OF YANCEY MILLS HOLDINGS, THE FOLLOWING COURSES,
S83° 05' 51"W 1130.51' TO AN IRON ROD FOUND;
N43° 42' 34"W 159.92' TO A 24" PINE (CHOPPED) WITH WIRE FENCE;
N22° 06' 11"W 43.36' TO AN IRON ROD FOUND;
N71° 20' 41"W 263.00' TO AN IRON ROD FOUND;
N77° 34' 51"W 399.00' TO AN IRON ROD SET;
S6° 25' 01"E 333.00' TO THE CENTERLINE OF YANCEY MILL LANE, PASSING THROUGH AN IRON ROD FOUND 14.85' FROM THE CENTERLINE OF SAID ROAD;
THENCE, ALONG THE CENTERLINE OF YANCEY MILL LANE, THE FOLLOWING COURSES,
N89° 33' 25"W 241.80' TO A POINT;
ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 183.22', A RADIUS OF 147.10', A DELTA OF 71°21'50", A TANGENT OF 105.63' AND A CHORD OF N53° 52' 29"W 171.61' TO A POINT;
N18° 11' 34"W 175.62' TO A POINT;
THENCE, LEAVING THE CENTERLINE OF YANCEY MILL LANE, N72° 18' 31"E 25.97' TO AN IRON ROD SET ON THE EAST LINE OF YANCEY MILL LANE;
THENCE, ALONG THE EAST LINE OF YANCEY MILL LANE, N15° 23' 39"W 209.02' TO THE TRUE AND ACTUAL POINT OF BEGINNING AND CONTAINING 1,548,476 SQ. FT., 35,548 ACRES.



VICINITY MAP - 1" = 1000'

SURVEY NOTES:

- PROPERTY & ZONING INFORMATION:
(SUBJECT) TMP 55-112:
OWNER: R. A. YANCEY LUMBER CORPORATION
REFERENCE: DEED BOOK 357 PAGE 289
PARCEL ID NUMBER: 05500-00-00-11200
PROPERTY ADDRESS: 6317 ROCKFISH GAP TURNPIKE CROZET, VA 22932
AREA: 12.299 ACRES
ZONING: HEAVY INDUSTRY
(SUBJECT) TMP 55-111B:
OWNER: R. A. YANCEY LUMBER CORPORATION
REFERENCE: DEED BOOK 398 PAGE 585
PARCEL ID NUMBER: 05500-00-00-111B0
PROPERTY ADDRESS: 6317 ROCKFISH GAP TURNPIKE CROZET, VA 22932
AREA: 23.249 ACRES
ZONING: HEAVY INDUSTRY
- DIMENSIONAL ZONING REGULATIONS (PER ALBEMARLE COUNTY CODE) SETBACKS:
FRONTAGE: -10' MINIMUM - 30' MAXIMUM
SIDE AND REAR: -IF ABUTTING LOT IS ZONED RESIDENTIAL, RURAL AREAS, OR THE MONTICELLO HISTORIC DISTRICT- 100'
-IF THE ABUTTING LOT IS ZONED COMMERCIAL OR INDUSTRIAL- NONE PER BUILDING CODE
- THE SURVEY SHOWN HEREON IS BASED ON FIELD SURVEY BY TIMMONS GROUP COMPLETED ON AUGUST 2, 2017
- HORIZONTAL DATUM IS BASED ON NAD83, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO.51003C0237D, PANEL 237 OF 576 EFFECTIVE DATE FEBRUARY 4 2005 AND MAP NO.51003C0240D, PANEL 240 OF 576 EFFECTIVE DATE FEBRUARY 4 2005 THE PROPERTY SHOWN LIES IN UNSHADOWED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, COMMITMENT NUMBER: 731700075 FROM CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE JUNE 23, 2017, 8:00 A.M. SEE SCHEDULE B ITEMS, THIS SHEET.
- THE LANDS SURVEYED ARE THE SAME AS DESCRIBED IN THE REFERENCED TITLE REPORT.
- NO EVIDENCE OF CEMETERY OR BURIAL GROUNDS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELD-WORK.
- ON THE DATE OF THE SURVEY, THERE WAS NO VISUAL EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- SITE UNDER CONSTRUCTION AT TIME OF SURVEY.
- TABLE "A" ITEMS:
a: ITEM 16: EARTH MOVING AND CONSTRUCTION ONGOING FOR CONCRETE WALLS AS INDICATED ON PLAT.
b: ITEM 17: NO CHANGES IN STREET RIGHT OF WAY LINES INDICATED FROM EVIDENCE OBTAINED
c: ITEM 18: NO DELINEATED WETLANDS ON SITE.
d: ITEM 19: NO OFFSITE APPURTENANT EASEMENTS NOTED.



ALTA/NSPS SURVEYOR'S CERTIFICATION

TO: GCP TIMBER HOLDINGS, LLC, CHICAGO TITLE INSURANCE COMPANY, BELL CAPITAL FINANCE & BELL BANK, THEIR SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE '2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS,' JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEM 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2017. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: _____ SIGNATURE: _____

'ALTA/NSPS LAND TITLE SURVEY'
OF 35.548 ACRES
FRONTING ROCKFISH GAP TURNPIKE
TAX MAP PARCELS 55-111B AND 55-112
IN THE
WHITE HALL MAGISTERIAL DISTRICT,
ALBEMARLE COUNTY, VIRGINIA

Date: AUGUST 2, 2017	Scale: 1"=50'
Sheet 1 of 4	J.N.: 40036
Drawn by: PN Huber	Checked by: JCM
Revised:	

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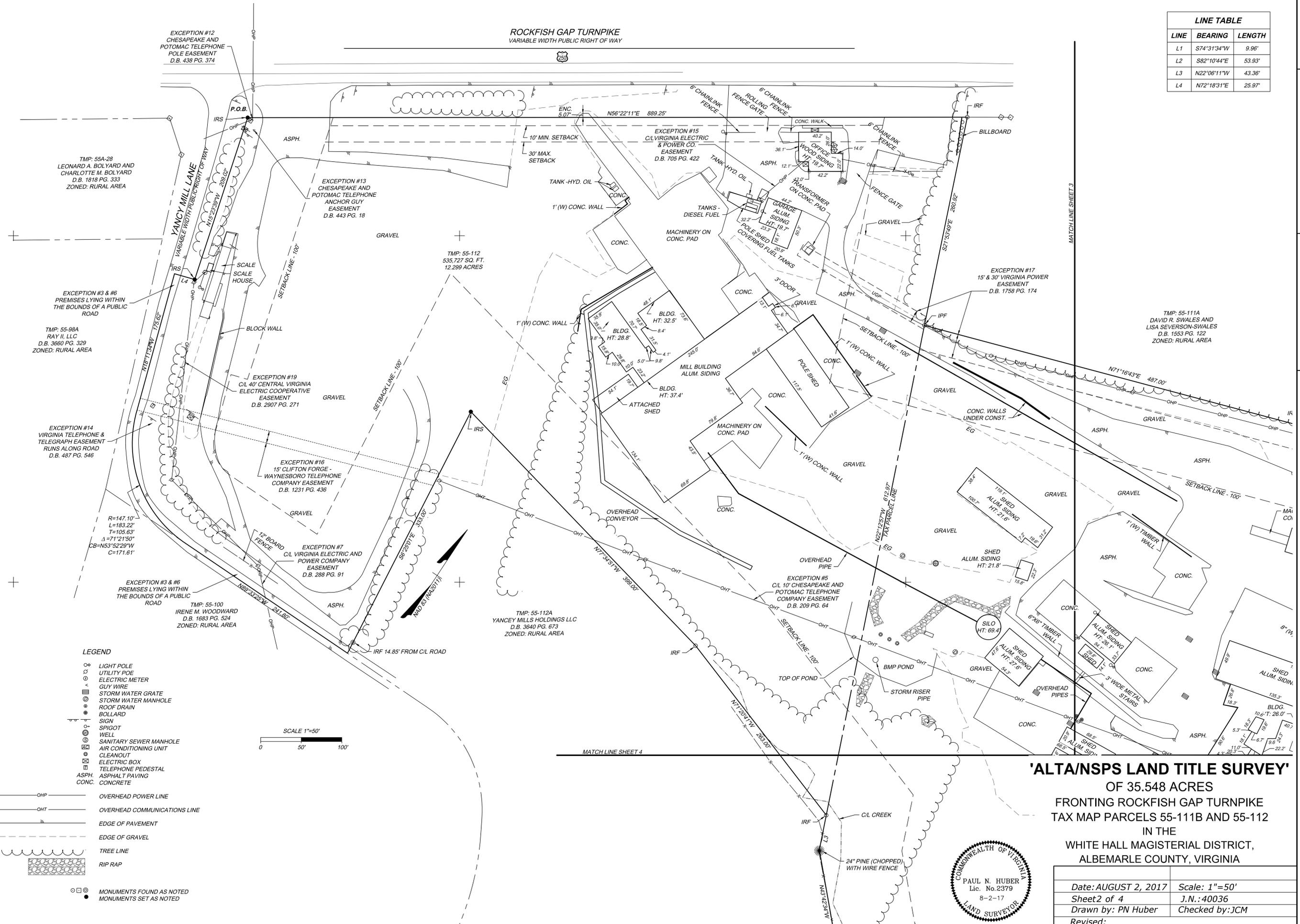
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TIMMONS GROUP

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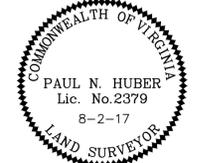
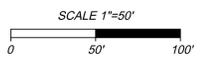
ROCKFISH GAP TURNPIKE
VARIABLE WIDTH PUBLIC RIGHT OF WAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°31'34"W	9.96'
L2	S82°10'44"E	53.93'
L3	N22°06'11"W	43.36'
L4	N72°18'31"E	25.97'



LEGEND

- LIGHT POLE
- UTILITY POE
- ELECTRIC METER
- GUY WIRE
- STORM WATER GRATE
- STORM WATER MANHOLE
- ROOF DRAIN
- BOLLARD
- SIGN
- SPIGOT
- WELL
- SANITARY SEWER MANHOLE
- AIR CONDITIONING UNIT
- CLEANOUT
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- ASPH.
- CONC.
- OHP OVERHEAD POWER LINE
- OHT OVERHEAD COMMUNICATIONS LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- TREE LINE
- RIP RAP
- MONUMENTS FOUND AS NOTED
- MONUMENTS SET AS NOTED



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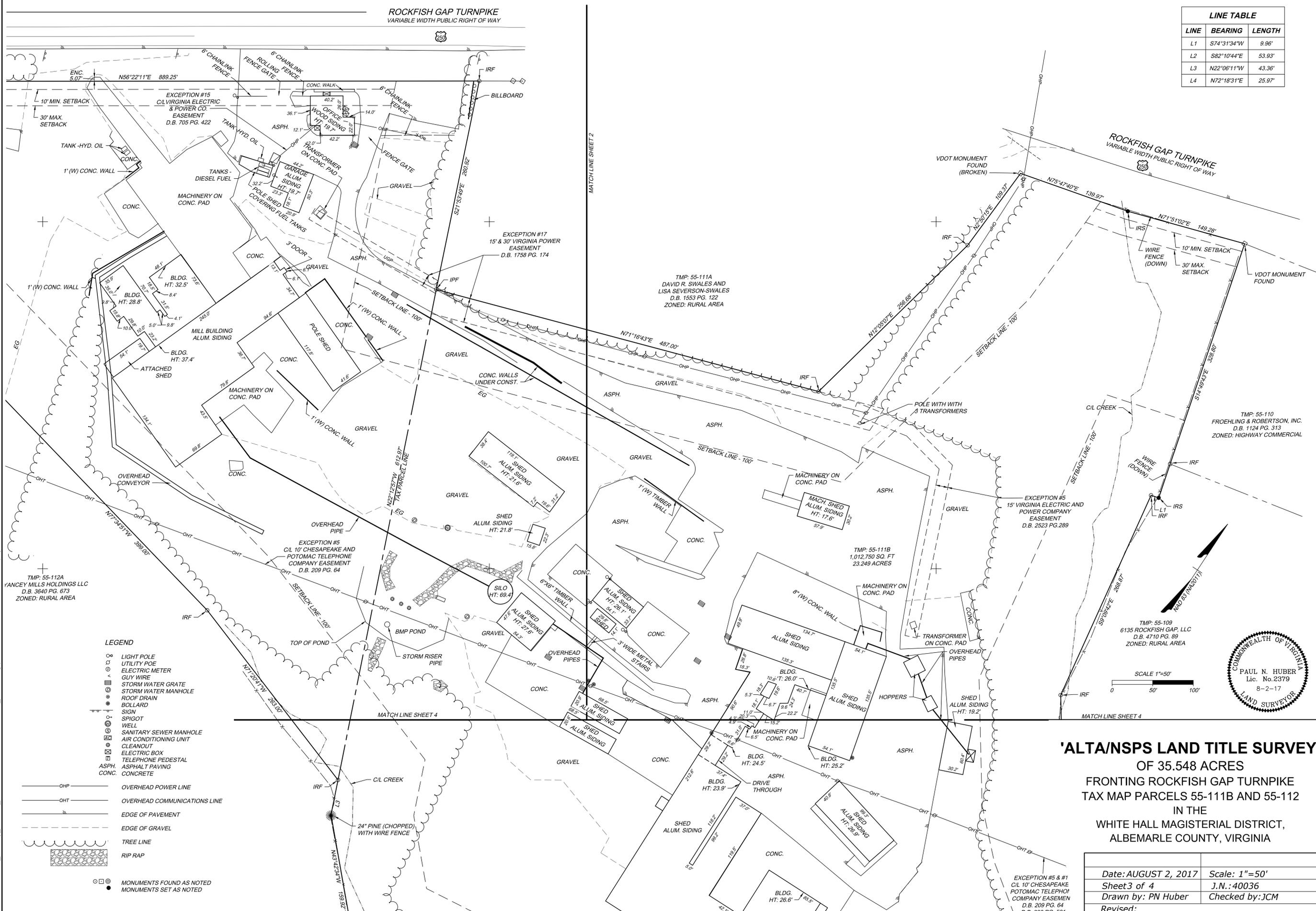
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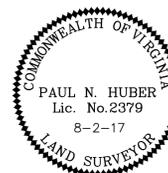
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ROCKFISH GAP TURNPIKE
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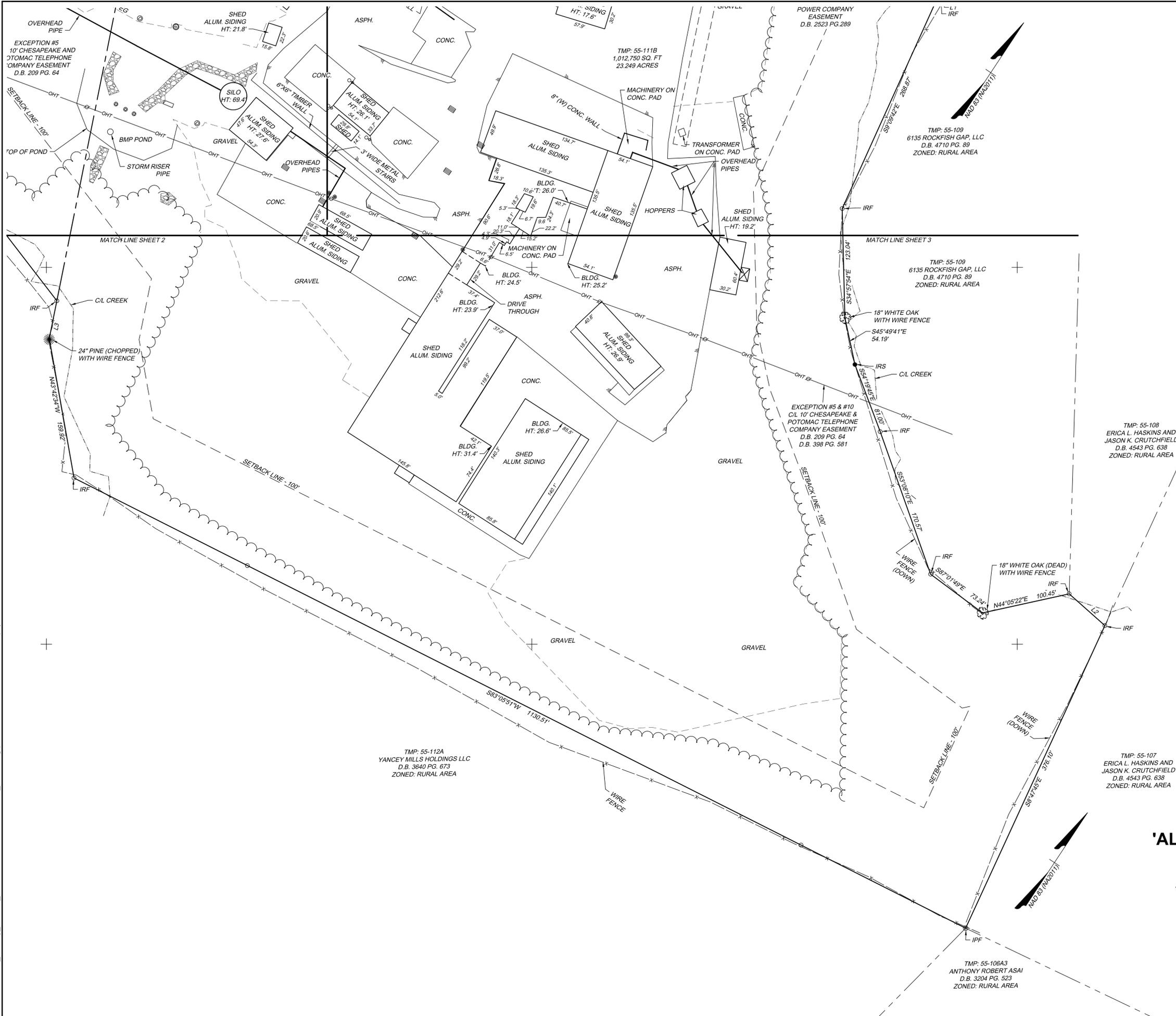
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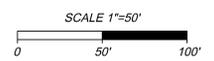
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