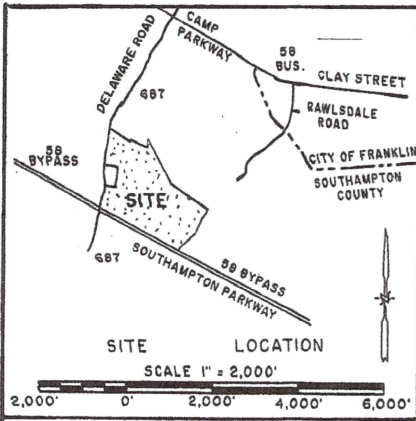


Cedar Hills Land**Revised Layout**

Cedar Hills Values with Revised Layout.xls

June 16, 2026

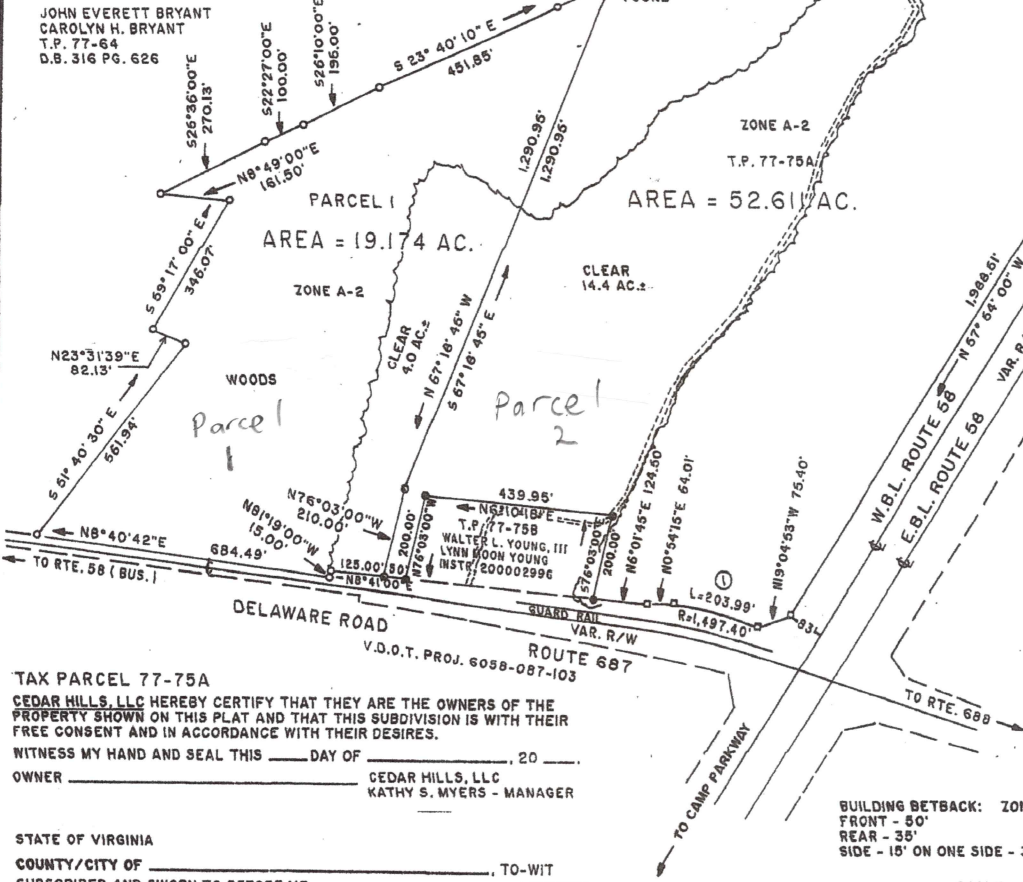
	<u>Acres</u>	<u>Location</u>	<u>Recorded</u>
Parcel 1	19.17	Southampton County	Plat Book 39, Page 172
Parcel 2	52.61	Southampton County	Plat Book 39, Page 172
Parcel 3	59.52	Southampton County	Plat Book 39, Pages 174-176
Parcel 4	69.66	Southampton County	Plat Book 39, Pages 174-176
Parcel 5	26.14	Southampton County	Plat Book 39, Pages 174-176
Parcel 6	24.20	Southampton and Franklin	Plat Book 39, Page 177
Parcel 7	8.52	Southampton and Franklin	Plat Book 39, Page 177
Parcel 8	16.17	Southampton and Franklin	Plat Book 39, Page 177
Parcel 9	11.28	Southampton County	Plat Book 39, Pages 174-176
Parcel 10	34.78	Southampton County	Plat Book 39, Pages 174-176
Parcel 11	30.81	Southampton County	Plat Book 39, Pages 174-176
Parcel 12	36.39	Southampton County	Plat Book 39, Page 173
Parcel 13	6.74	Franklin	Plat Book 39, Page 166
TOTALS	<u><u>395.99</u></u>		



CEDAR HILLS, LLC T.P. 77-62
 INSTR. 130000176 P.B. 34 PG. 24

V.D.O.T. - ROUTE 58 BYPASS

JOHN EVERETT BRYANT
 CAROLYN H. BRYANT
 T.P. 77-64
 D.B. 316 PG. 626



THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY.

THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 510315 0315 D. DATED MARCH 17, 2026.

- REFERENCE - INSTR. 130000176 P.B. 34 PG. 24
- - DENOTES IRON PIN FOUND
 - - DENOTES IRON AXLE FOUND
 - ⊕ - DENOTES 5/8" X 24" REBAR SET
 - - DENOTES COMPUTED POINT
 - - DENOTES V.D.O.T. MON. FOUND

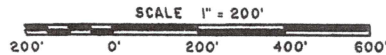
AREA TABLE

T.P. 77-75A = 71.785 AC.
 LESS PARCEL 1 = 19.174 AC.
 REMAINING AREA T.P. 77-75A = 52.611 AC.

① CURVE DATA

Δ	=	7° 48' 19"
R	=	1,497.40'
T	=	102.15'
L	=	203.99'
C	=	203.83'
C.B.	=	N 18° 01' 32" E

BUILDING SETBACK: ZONE A-2
 FRONT - 50'
 REAR - 35'
 SIDE - 15' ON ONE SIDE - 35' FOR BOTH



THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE _____ AGENT OR REPRESENTATIVE OF GOVERNING BODY _____

TAX PARCEL 77-75A

CEDAR HILLS, LLC HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THIS SUBDIVISION IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

OWNER _____ CEDAR HILLS, LLC
 KATHY S. MYERS - MANAGER

STATE OF VIRGINIA

COUNTY/CITY OF _____, TO-WIT
 SUBSCRIBED AND SWORN TO BEFORE ME _____, A NOTARY PUBLIC IN AND FOR THE COUNTY/CITY OF _____, STATE OF VIRGINIA. THIS _____ DAY OF _____, 20____.
 MY COMMISSION EXPIRES _____
 GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____.

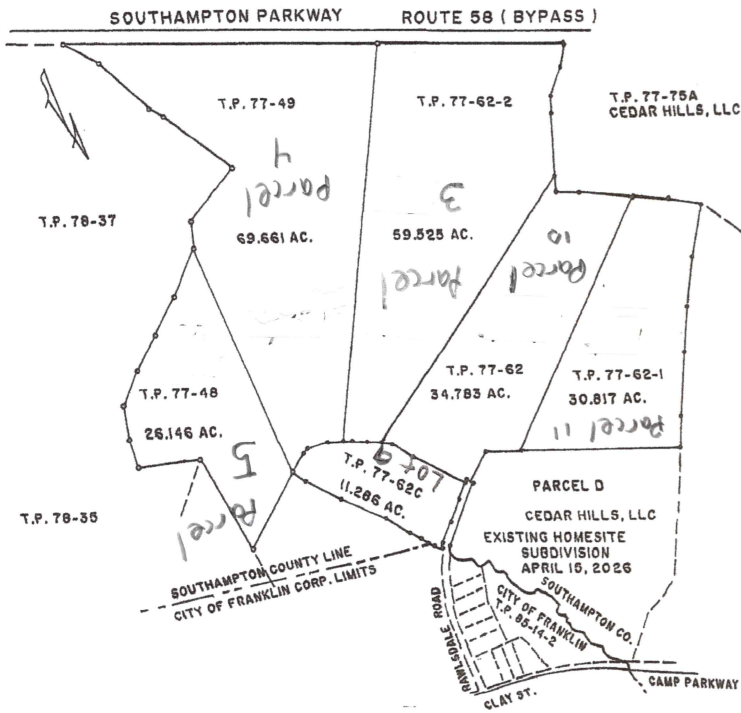
NOTARY REGISTRATION NO. _____ NOTARY PUBLIC _____

PLAT SHOWING MINOR SUBDIVISION OF TAX PARCEL 77-75A, PROPERTY OF

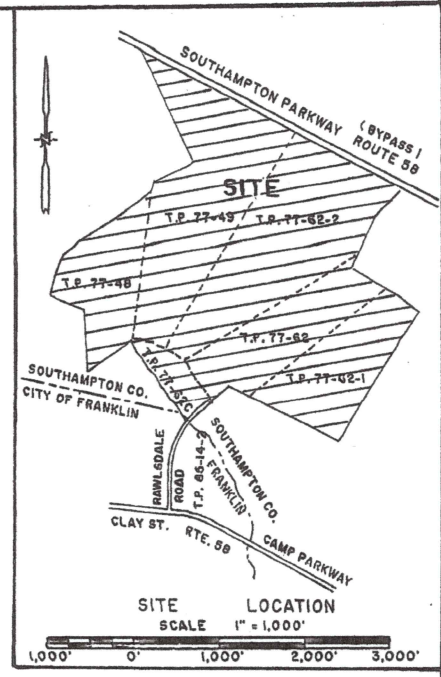
CEDAR HILLS, LLC
 LOCATED ON DELAWARE ROAD
 FRANKLIN MAGISTERIAL DISTRICT
 SOUTHAMPTON COUNTY, VIRGINIA
 SCALE 1" = 200' APRIL 17, 2026

*Recorded in
 Plat Book
 39, Page 172*

J. D. VANN - LAND SURVEYING
 25085 NEW MARKET ROAD
 COURTLAND, VIRGINIA 23837
 TEL. NO. 757-562-4923



DETAIL VIEW OF PROPERTY SURVEYED FOR THIS PLAT
SCALE 1" = 600'



AREA TABLE

T.P. 77-62-1 = 1.44 AC.
REVISED T.P. 77-62-1 = 30.817 AC.
T.P. 77-62-2 = 1.62 AC.
REVISED T.P. 77-62-2 = 59.525 AC.
T.P. 77-48 = 10.59 AC. (TAXED)
REVISED T.P. 77-48 = 26.146 AC.
T.P. 77-49 = 10.59 AC. (TAXED)
REVISED T.P. 77-49 = 69.661 AC.
REVISED T.P. 77-62C = 11.286 AC. (NO TAXED AREA)
T.P. 77-62 = 281.63 AC. (TAXED)
REVISED T.P. 77-62 = 34.783 AC.

CEDAR HILLS, LLC HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THIS SUBDIVISION IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.
OWNER _____ CEDAR HILLS, LLC
KATHY S. MYERS - MANAGER

STATE OF VIRGINIA
COUNTY/CITY OF _____, TO-WIT
SUBSCRIBED AND SWORN TO BEFORE ME _____, A NOTARY PUBLIC
IN AND FOR THE COUNTY/CITY OF _____, STATE OF VIRGINIA.
THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES _____
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____.
NOTARY REGISTRATION NO. _____ NOTARY PUBLIC _____

I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AT THE DIRECTION OF THE OWNERS AND IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY CEDAR HILLS, LLC. THE LAST INSTRUMENT OF TITLE BEING INSTRUMENT 130000176. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES WITHIN THE COUNTY OF SOUTHAMPTON, VIRGINIA, REGARDING THE PLATTING WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.
GIVEN UNDER MY HAND THIS 4TH DAY OF MAY, 2026.

STATE REGISTERED LAND SURVEYOR

*3 pages
Recorded in Plat Book
39, Pages 174 - 176*

THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.
DATE _____ HIGHWAY ENGINEER _____
DATE _____ AGENT OR REPRESENTATIVE OF GOVERNING BODY _____

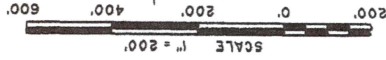
THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY.

THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 510315 0315 D, DATED MARCH 17, 2026.

REFERENCE - INSTR. 130000176
P.B. 34 PG. 24

BOUNDARY LINE ADJUSTMENT ON THE PROPERTY OF
CEDAR HILLS, LLC
LOCATED ON RAWLS DALE ROAD
FRANKLIN MAGISTERIAL DISTRICT
SOUTHAMPTON COUNTY, VIRGINIA
SCALE 1" = 200' MAY 4, 2026

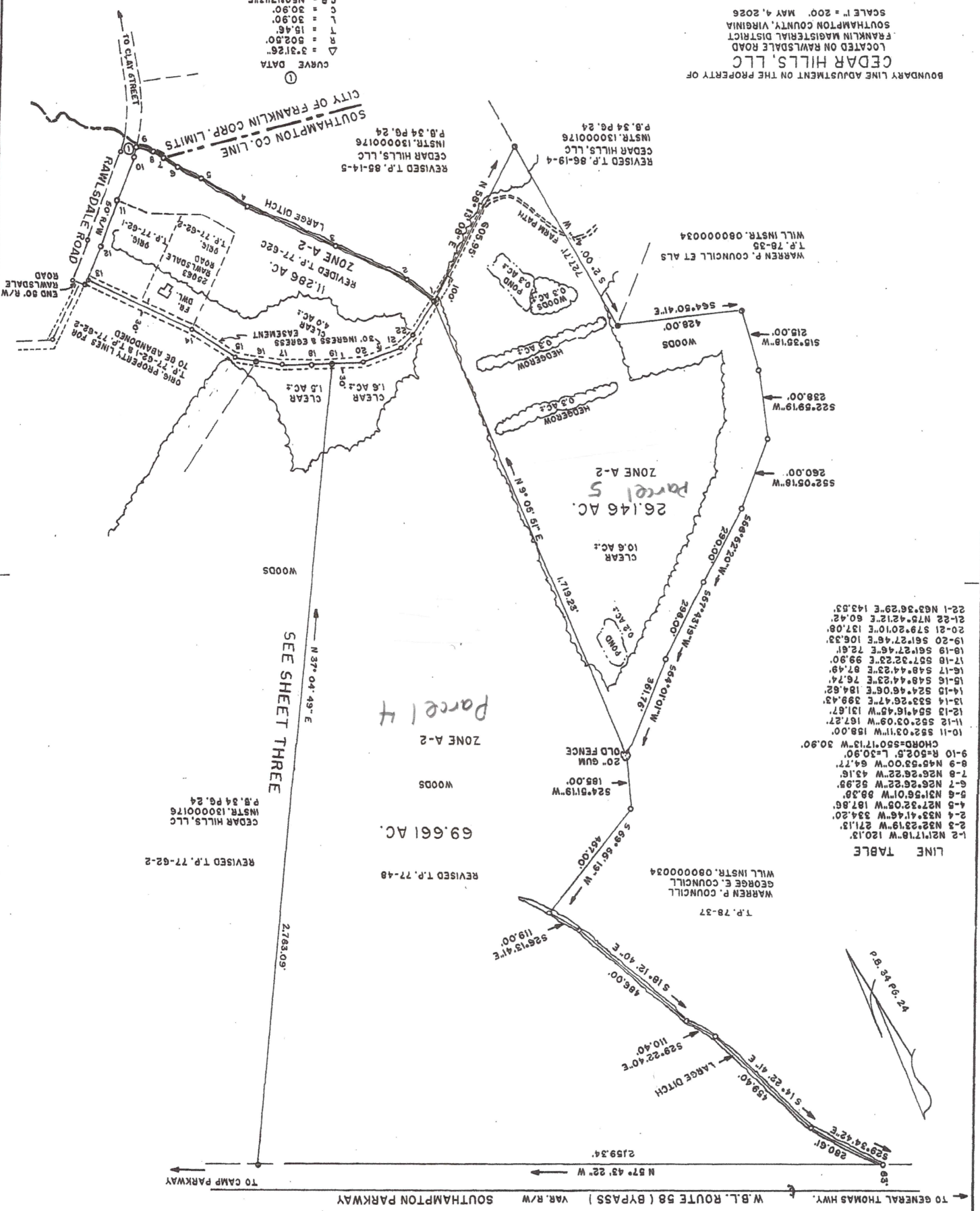
J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923



BOUNDARY LINE ADJUSTMENT ON THE PROPERTY OF
CEDAR HILLS, LLC
 LOCATED ON RAWLSDALE ROAD
 FRANKLIN MAGISTERIAL DISTRICT
 SOUTHAMPTON COUNTY, VIRGINIA
 SCALE 1" = 200'
 MAY 4, 2026
 REFERENCE - INSTR. 13000176
 P.B. 34 PG. 24
 DENOTES IRON PIN FOUND
 DENOTES 5/8" X 24" REBAR SET
 O - DENOTES COMPUTED POINT

J. D. VANN - LAND SURVEYING
 25085 NEW MARKET ROAD
 COURTLAND, VIRGINIA 23837
 TEL. NO. 757-562-4923

CURVE DATA
 Δ = 331.26"
 = 502.50"
 = 18.46"
 = 30.90"
 = 30.90"
 C = 30.90"
 L = 30.90"
 C.B. = N50°17'13"E



LINE TABLE

1-2	N21°17'18"W	120.13
2-3	N32°23'19"W	271.13
2-4	N37°41'46"W	334.20
4-5	N27°32'05"W	187.86
5-6	N21°56'01"W	89.38
6-7	N26°26'22"W	52.98
7-8	N26°26'22"W	43.16
8-9	N45°53'00"W	64.77
9-10	R=502.5'	L=30.90'
10-11	CHORD=550.17	113"W 30.90'
11-12	S52°03'11"W	158.00'
12-13	S54°16'48"W	131.67'
13-14	S53°26'47"E	399.43'
14-15	S24°46'06"E	184.62'
15-16	S48°44'23"E	76.74'
16-17	S48°44'23"E	97.48'
17-18	S57°32'23"E	99.90'
18-19	S61°27'46"E	72.61'
19-20	S79°20'10"E	106.33'
20-21	S79°20'10"E	137.08'
21-22	N75°42'12"E	60.42'
22-1	N63°26'29"E	143.53'

TO GENERAL THOMAS HWY. W.B.L. ROUTE 58 (BYPASS) VAR. R/W SOUTHAMPTON PARKWAY TO CAMP PARKWAY

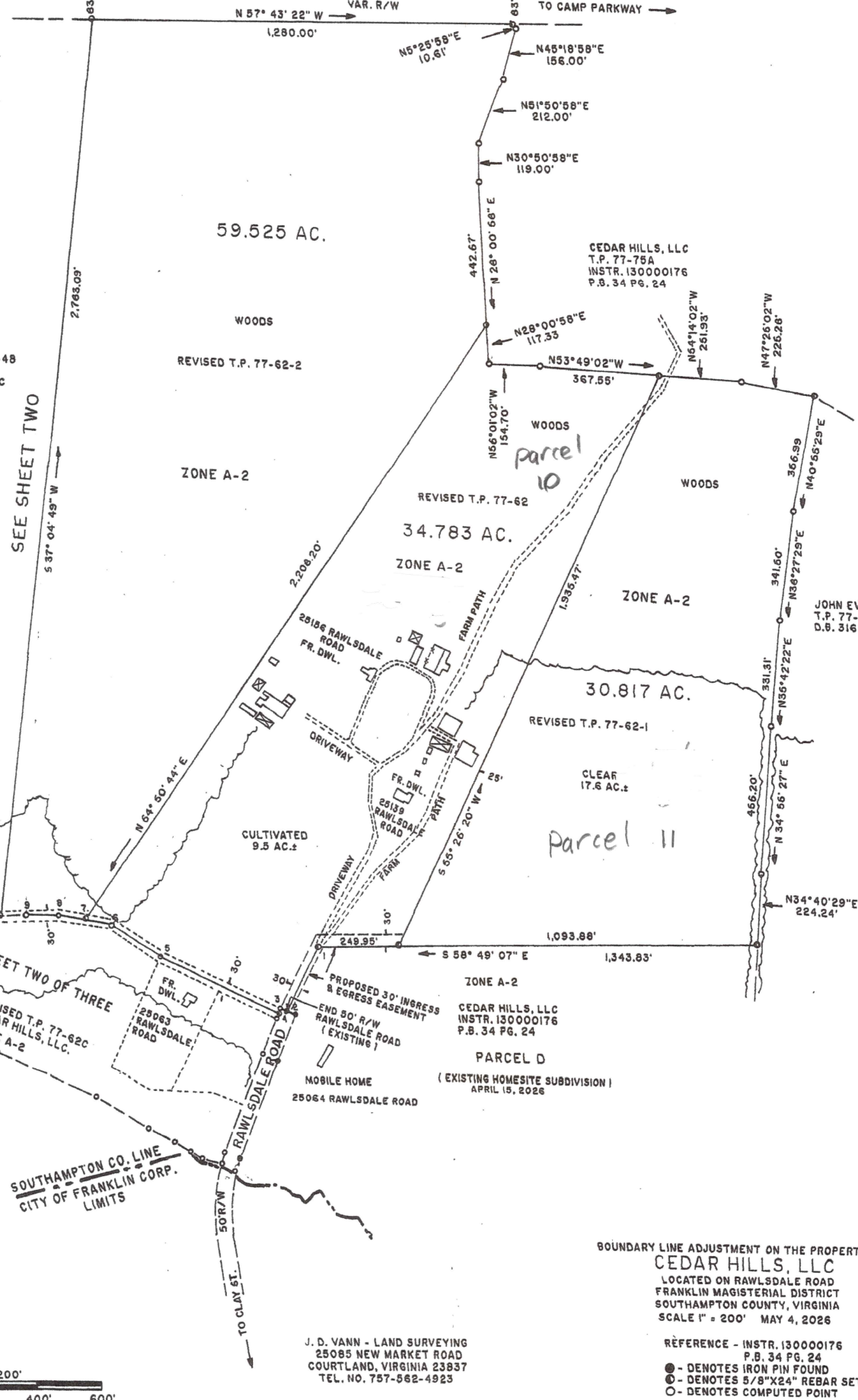
SEE SHEET THREE

Parcel 4

Parcel 5

P.B. 34 PG. 24

TO GENERAL THOMAS HWY. W.B.L. ROUTE 58 (BYPASS) SOUTHAMPTON PARKWAY TO CAMP PARKWAY



59.525 AC.

CEDAR HILLS, LLC
T.P. 77-75A
INSTR. 130000176
P.B. 34 PG. 24

REVISED T.P. 77-62-2

ZONE A-2

REVISED T.P. 77-62
34.783 AC.
ZONE A-2

ZONE A-2

JOHN EVERETT BRYANT
T.P. 77-64
D.B. 316 PG. 626

30.817 AC.

REVISED T.P. 77-62-1

CLEAR 17.6 AC.±

Parcel 11

CULTIVATED 9.5 AC.±

CEDAR HILLS, LLC
INSTR. 130000176
P.B. 34 PG. 24

PARCEL D
(EXISTING HOMESITE SUBDIVISION)
APRIL 15, 2026

J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923

BOUNDARY LINE ADJUSTMENT ON THE PROPERTY OF
CEDAR HILLS, LLC
LOCATED ON RAWLSDALE ROAD
FRANKLIN MAGISTERIAL DISTRICT
SOUTHAMPTON COUNTY, VIRGINIA
SCALE 1" = 200' MAY 4, 2026

REFERENCE - INSTR. 130000176
P.B. 34 PG. 24
● - DENOTES IRON PIN FOUND
○ - DENOTES 5/8"X24" REBAR SET
○ - DENOTES COMPUTED POINT

REVISED T.P. 77-48
CEDAR HILLS, LLC

SEE SHEET TWO

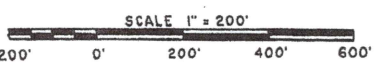
30' INGRESS & EGRESS
EASEMENT IS ALONG
FARM PATH.

SEE SHEET TWO OF THREE
REVISED T.P. 77-62C
CEDAR HILLS, LLC.
ZONE A-2

SOUTHAMPTON CO. LINE
CITY OF FRANKLIN CORP.
LIMITS

LINE TABLE

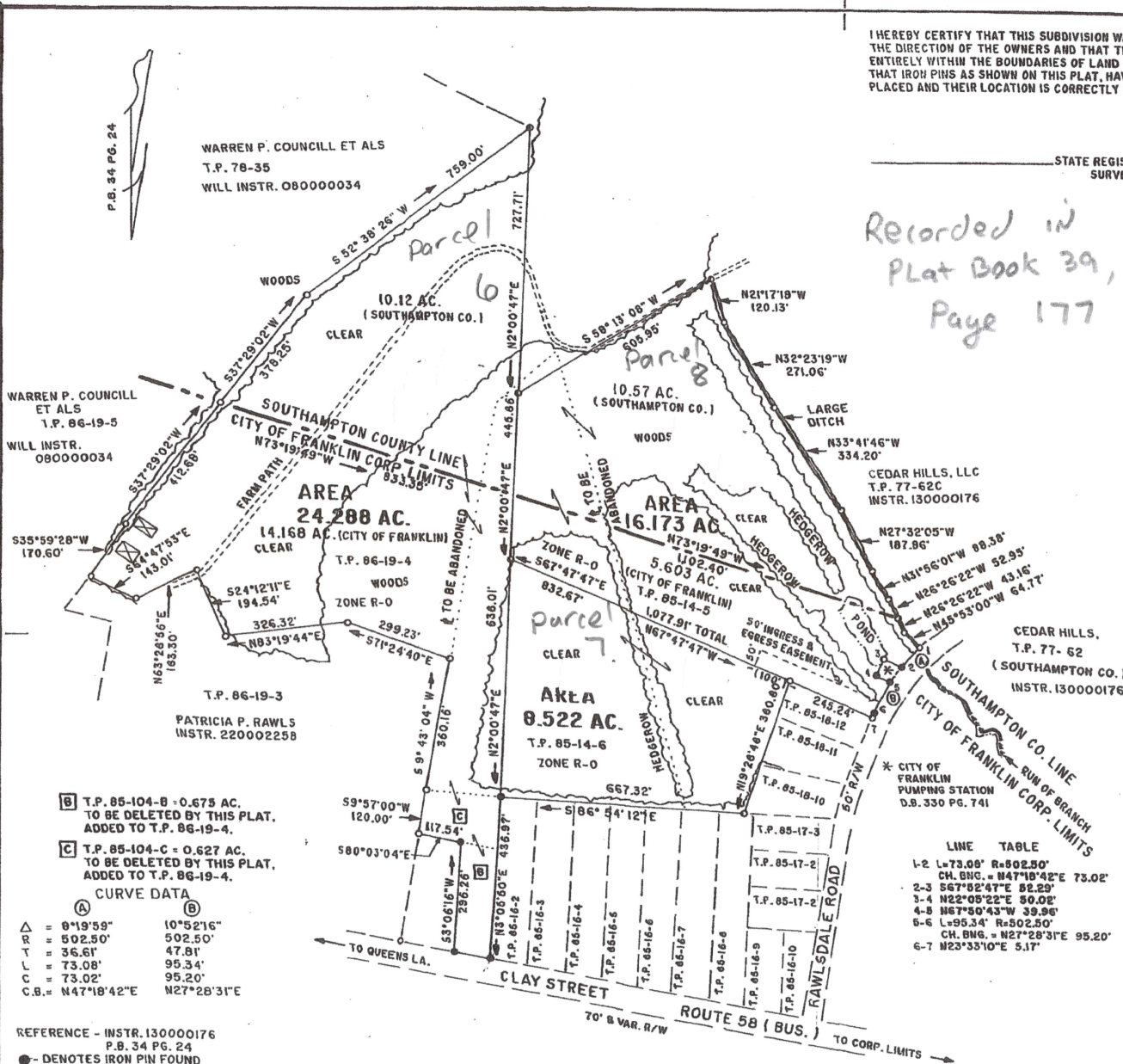
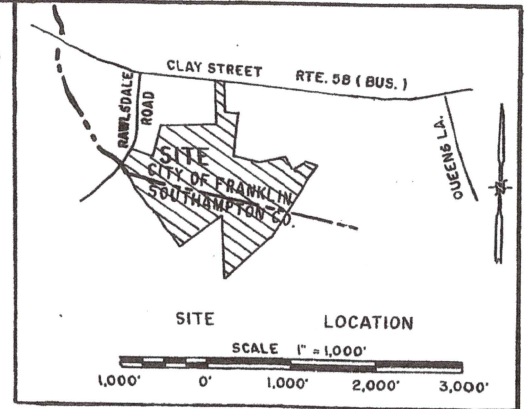
1-2	N57°53'28"E	220.00'
2-3	S33°26'54"E	13.22'
3-4	N54°16'45"E	14.93'
4-5	S33°26'47"E	399.43'
5-6	S24°48'06"E	184.62'
6-7	S48°44'23"E	76.74'
7-8	S48°44'23"E	87.49'
8-9	S57°32'23"E	99.90'
9-10	S61°27'46"E	72.61'



I HEREBY CERTIFY THAT THIS SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNERS AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY THEM AND THAT IRON PINS AS SHOWN ON THIS PLAT, HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION IS CORRECTLY SHOWN.

STATE REGISTERED LAND SURVEYOR

Recorded in
Plat Book 39,
Page 177



THIS SUBDIVISION OF PROPERTY, AS IT APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 20____
OWNER _____ CEDAR HILLS, LLC
KATHY S. MYERS - MANAGER

STATE OF VIRGINIA _____ OF _____, TO-WIT
I, _____, A NOTARY PUBLIC IN AND FOR THE
AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO
THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY
_____ AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 20____
MY COMMISSION EXPIRES ON _____, 20____
NOTARY REGISTRATION NO. _____
_____ NOTARY PUBLIC

THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS SUBDIVISION, AS IT APPEARS ON
THIS PLAT, CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE
SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED. BY SUCH APPROVAL THE
UNDERSIGNED DO NOT CERTIFY TO THE CORRECTNESS OF THE STREETS, BOUNDARIES
OR OTHER LINES AS SHOWN ON THIS PLAT.

DATE _____
CITY OF FRANKLIN PLANNING COMMISSION

LINE TABLE

1-2	L=73.68' R=592.50'
	CH. BNG. = 847°18'42"E 73.02'
2-3	S67°52'47"E 82.29'
3-4	N22°05'22"E 50.02'
4-8	N67°50'43"W 39.96'
6-6	L=95.34' R=502.50'
	CH. BNG. = N27°28'31"E 95.20'
6-7	N23°35'10"E 51.7'

- B** T.P. 85-104-B - 0.675 AC.
TO BE DELETED BY THIS PLAT.
ADDED TO T.P. 86-19-4.
- C** T.P. 85-104-C - 0.627 AC.
TO BE DELETED BY THIS PLAT.
ADDED TO T.P. 86-19-4.

CURVE DATA

A	B
Δ = 8°19'59"	10°52'16"
R = 502.50'	502.50'
T = 36.61'	47.81'
L = 73.08'	95.34'
C = 73.02'	95.20'
C.B. = N47°18'42"E	N27°28'31"E

REFERENCE - INSTR. 130000176
P.B. 34 PG. 24

- - DENOTES IRON PIN FOUND
- ⊙ - DENOTES 5/8" X 24" REBAR SET
- - DENOTES COMPUTED POINT

THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X"
AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-
PANEL NO. 510060 0015 E, DATED MARCH 17, 2026 AND
COMMUNITY-PANEL NO. 510315 0315 D, DATED MARCH 17, 2026.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND
OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.
NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY.

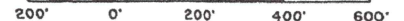
AREA TABLE

T.P. 85-14-5 = 10.91 AC. (TAXED)
AREA IN SOUTHAMPTON CO. = 10.57 AC.
AREA IN CITY OF FRANKLIN = 5.603 AC.
REVISED AREA T.P. 85-14-5 = 16.173 AC.

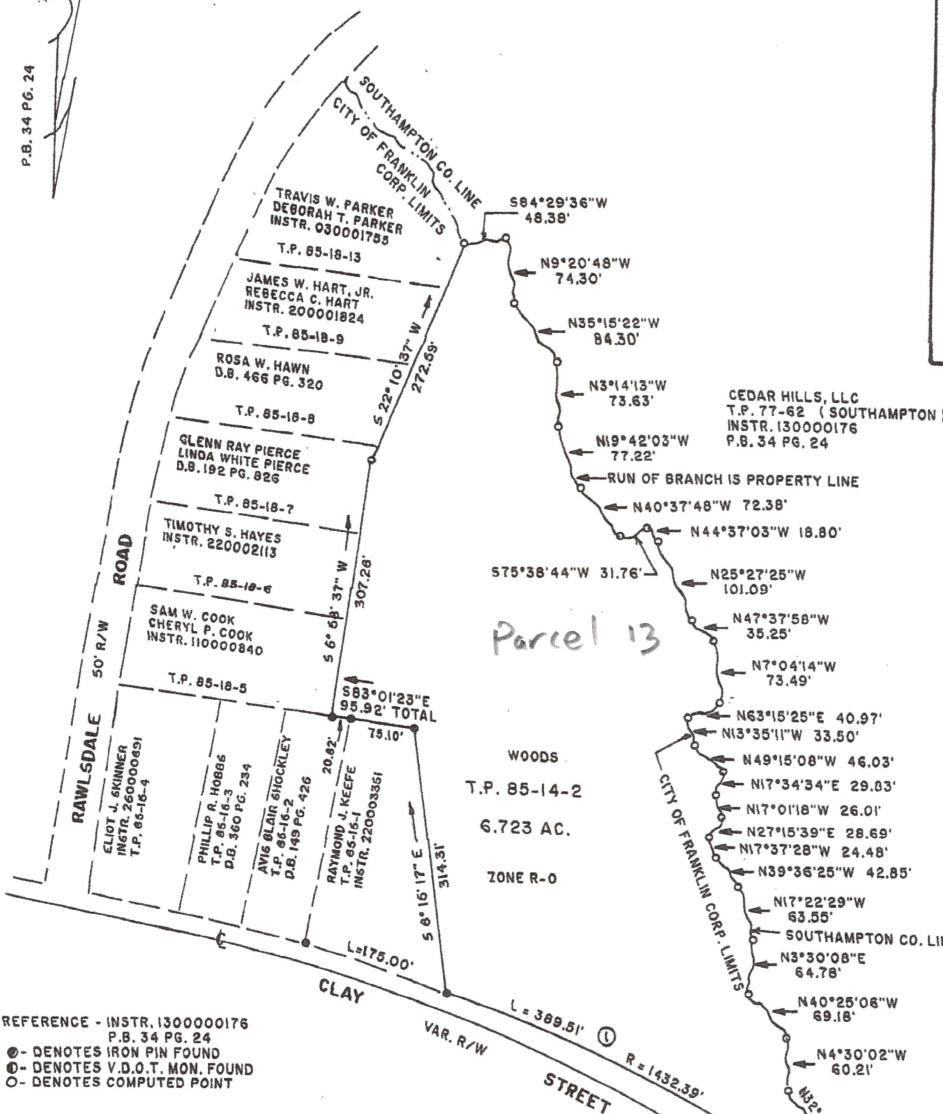
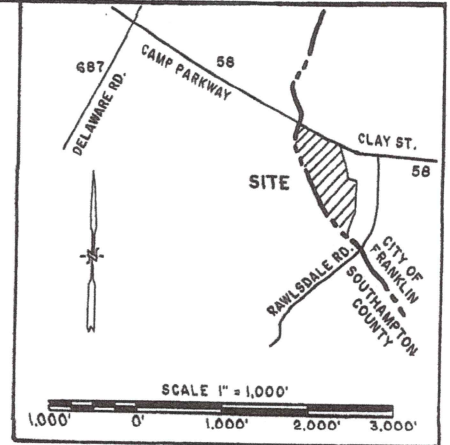
T.P. 85-14-6 = 10.62 AC. (TAXED)
REVISED AREA T.P. 85-14-6 = 8.522 AC.

T.P. 86-19-4 = 20.94 AC. (TAXED)
AREA IN SOUTHAMPTON CO. = 10.12 AC.
PLUS T.P. 85-104-B, T.P. 85-104-C & T.P. 86-19-4 = 14.168 AC.
REVISED T.P. 86-19-4 = 24.288 AC.

SCALE 1" = 200'



P.B. 34 PG. 24



Recorded in
PB 39, PG 166

REFERENCE - INSTR. 1300000176
P.B. 34 PG. 24

- - DENOTES IRON PIN FOUND
- - DENOTES V.D.O.T. MON. FOUND
- - DENOTES COMPUTED POINT

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY.

THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 510060 0015 E, DATED MARCH 17, 2026.

①
CURVE DATA

Δ = 15°34'50"
R = 1,432.39'
T = 195.96'
L = 389.51'
C = 388.31'
C.B. = S66°42'06"E

PLAT SHOWING TAX PARCEL 85-14-2, PROPERTY OF
CEDAR HILLS, LLC
LOCATED ON CLAY STREET
CITY OF FRANKLIN, VIRGINIA
SCALE 1" = 100' . APRIL 20, 2026

J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23087
TEL. NO. 757-562-4923

