

**DOE RUN PROPERTIES, LLC  
- AND -  
VIRGINIA PARKWAY ESTATES, LP**

TOTAL AREA: 15.758 ACRES  
*Blue Ridge Parkway - Mile Post 189  
Route 1, Hillsville, Virginia*

DAN RIVER MAGISTERIAL DISTRICT  
PATRICK COUNTY, VIRGINIA

RECORD REFERENCES AND NOTATIONS  
Instrument No. 000001408 DOE RUN LODGE PROPERTIES TO DOE RUN PROPERTIES, LLC  
Instrument No. 000001408 DEED OF CORRECTION TO DOE RUN PROPERTIES, LLC  
Instrument No. 0102281 DOE RUN PROPERTIES, LLC TO VIRGINIA PARKWAY ESTATES, LP  
PB 2 Pg 180 PB 15 Pg 50 PB 15 Pg 57  
DB 287 Pg 728 DB 280 Pg 298 DB 280 Pg 298 DB 280 Pg 291  
DB 230 Pg 289 DB 274 Pg 629 DB 255 Pg 289 DB 251 Pg 159  
DB 218 Pg 190 DB 193 Pg 676 DB 188 Pg 506 DB 134 Pg 506  
60 30 0 60 120 180

**RICHARD D. HODGES, LAND SURVEYOR**  
Post Office Box 189  
Mount Airy, North Carolina 27030-0189  
Telephone: (810) 789-1726  
North Carolina R.L.S. No. L-3048 Virginia C.L.S. No. 1873

SCALE - 1 in. = 60 ft. DATE - 1 SEPTEMBER 2003  
SURVEY BY CSF/VDH DRAWN BY RDM APPROVED BY RDM  
ORIENTED TO MAGNETIC PRECISION = 1 PART IN 20,000  
AREA As Shown FILE No. - D08RUNS DISC No. FB 801

REVISION C: 11 OCTOBER 2003 - RDH

SHEET ONE OF THREE SHEETS

**TABLE ONE**  
BOUNDARIES ALONG SOUTHEAST SIDE  
OF GROUNDHOG HILLS ROAD

A to B:	N 80°48'00" E - 21.67'
B to C:	N 82°18'04" E - 37.52'
C to D:	N 34°07'34" E - 43.72'
D to E:	N 18°04'45" E - 19.51'
E to F:	N 09°57'10" E - 35.02'
F to G:	N 04°26'28" E - 52.16'
G to H:	N 01°41'53" W - 28.58'
H to I:	N 01°20'33" E - 39.77'
I to J:	N 13°15'48" E - 49.53'
J to K:	N 29°04'36" E - 33.46'
K to L:	N 45°26'47" E - 29.70'
L to M:	N 56°34'18" E - 20.44'
M to N:	N 64°12'04" E - 50.15'
N to O:	N 70°33'31" E - 80.03'
O to P:	N 74°44'04" E - 50.30'
P to Q:	N 78°17'58" E - 50.91'

**LEGEND**

- PIP denotes FOUND IRON PIPE
- FRBR denotes FOUND IRON REINFORCING BAR
- PKWY MON denotes FOUND CONCRETE MONUMENT
- NIP denotes NEWLY SET 1" IRON PIPE
- NAL denotes NEWLY SET STEEL NAIL
- NRRR denotes NEWLY SET IRON REINFORCING BAR
- (ALONE) denotes A NON MONUMENTED CORNER
- denotes A POINT ON LINE
- denotes RIGHT-OF-WAY LINE
- denotes UTILITY POLE WITH DIRECTION OF OVERHEAD LINES
- denotes SANITARY SEWER MAIN HOLE WITH DIRECTION OF LINES
- denotes WATER VALVE OR METER WITH DIRECTION OF LINES
- denotes CATCH BASIN WITH DIRECTION OF LINES
- denotes FIRE HYDRANT
- denotes CORRUGATED METAL PIPE
- denotes REINFORCED CONCRETE PIPE
- denotes VITRIFIED CLAY PIPE
- denotes LIGHT POLE
- ☆ denotes FOOT LIGHT

NO DEED

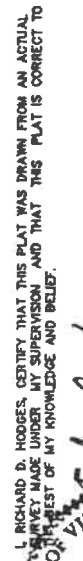
MAIL TO:  
Richard Hodges  
P.O. Box 189  
Mt. Airy, NC  
27030

SUBAN C. CASPERINI, Clerk  
Steve M. Robertson, Deputy Clerk

VIRGINIA: In the Clerk's Office of the Circuit Court of Patrick County  
This Plat was received in office and admitted to record on Oct. 2, 2003, at 11:27 o'clock A.M.

Richard D. Hodges, Certified Public Surveyor  
No. 1873  
DATE: 11/08/2003

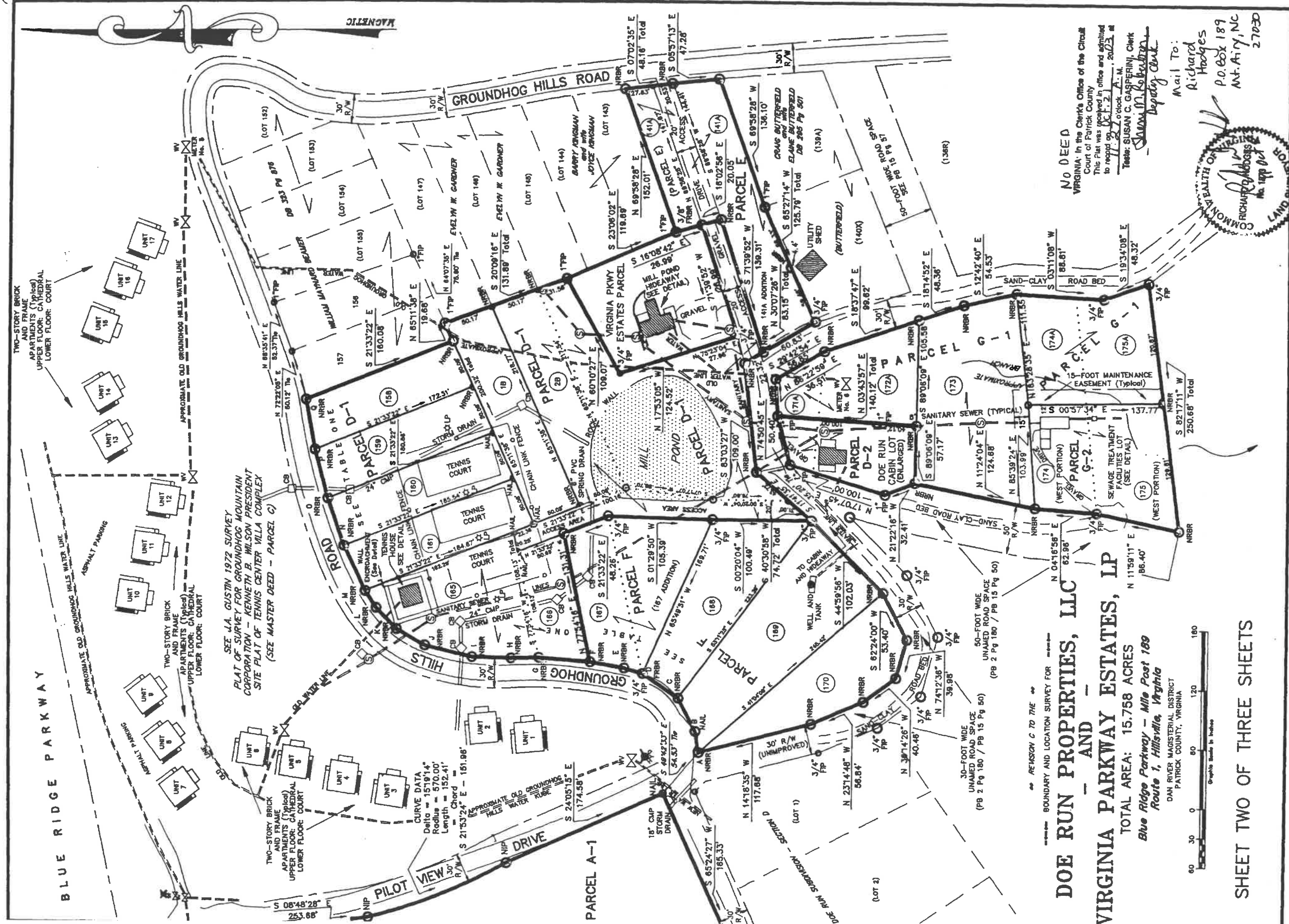
RICHARD D. HODGES, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



(247A)

247A

9176



SEE J.A. GUSTIN 1972 SURVEY  
 PLAT OF SURVEY FOR GROUNDHOG MOUNTAIN  
 CORPORATION - KENNETH B. WILSON PRESIDENT  
 SITE PLAT OF TENNIS CENTER VILLA COMPLEX  
 (SEE MASTER DEED - PARCEL C)

**DOE RUN PROPERTIES, LLC  
 - AND -  
 VIRGINIA PARKWAY ESTATES, LP**

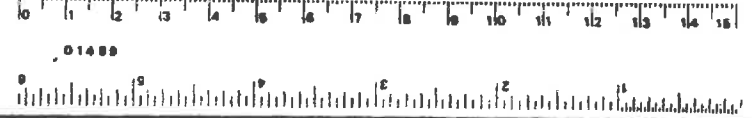
TOTAL AREA: 15.758 ACRES  
 Blue Ridge Parkway - Mile Post 189  
 DAN RIVER MAGISTERIAL DISTRICT  
 PATRICK COUNTY, VIRGINIA



SHEET TWO OF THREE SHEETS

NO DEED  
 VIRGINIA: In the Clerk's Office of the Circuit  
 Court of Patrick County  
 This Plat was received in office and admitted  
 to record on 01/21/2023 at  
 11:27 o'clock A.M.  
 Tester: SUSAN C. GASPERINI, Clerk  
 Susan C. Gasperini  
 Deputy Clerk

Mail To:  
 Richard  
 Hodges  
 P.O. Box 189  
 Mt. Airy, NC  
 27030



SHEET THREE OF THREE SHEETS

REVISION C: 11 OCTOBER 2003 - RDM
AREA As Shown
FILE Num.-DOCKRUMS DISC No. F3 601
ORIENTED TO Magnetic
PRECISION = 1 PART IN 20,000
SURVEY BY CSE/VDH
DRAWN BY <i>dy</i>
APPROVED BY <i>[Signature]</i>
DATE - 1 SEPTEMBER 2003
SCALE - 1" = 60'
North Carolina P.L.S. No. L-3046
Virginia C.L.S. No. 1873
Mount Airy, North Carolina 27030-0189
Telephone : (810) 789-1728
Richard D. Hodges, LAND SURVEYOR

- RECORD REFERENCES AND NOTATIONS
- Instrument No. 00001408 DOE RUN LODGE PROPERTIES TO DOE RUN PROPERTIES, LLC
  - Instrument No. 0102281 DOE RUN PROPERTIES, LLC TO VIRGINIA PARKWAY ESTATES, LP
  - Instrument No. 18974 DEED OF CORRECTION TO DOE RUN PROPERTIES, LLC
- DAN RIVER MAGISTERIAL DISTRICT  
PATRICK COUNTY, VIRGINIA
- Blue Ridge Parkway - Mile Post 189  
Route 1, Hillsville, Virginia

DOE RUN PROPERTIES, LLC  
- AND -  
VIRGINIA PARKWAY ESTATES, LP

TOTAL AREA: 15.758 ACRES  
Blue Ridge Parkway - Mile Post 189  
Route 1, Hillsville, Virginia

BOUNDARY AND LOCATION SURVEY FOR

REVISION C TO THE

PARCEL AREAS TABLE:

- PARCEL A-1: 8.399 ACRES  
MAIN LODGE WITH WEST ADDITION
- PARCEL A-2: 1.037 ACRES  
POOL APARTMENT UNITS PROPERTY
- PARCEL D-1 (TOTAL): 2.557 ACRES  
LOT 158 = 4.315 SQ.FT. (0.191 ACRE)  
LOT 159 = 4.834 SQ.FT. (0.203 ACRE)  
LOT 160 = 8.180 SQ.FT. (0.210 ACRE)  
LOT 161 = 8.255 SQ.FT. (0.212 ACRE)  
LOTS 162 & 166 COMBINED = 19.859 SQ.FT. (0.458 ACRE)  
LOT 18 = 10.989 SQ.FT. (0.252 ACRE)  
REMAINDER = 46.011 SQ.FT. (1.033 ACRES)  
(LOT 28, POND and ACCESS AREAS)
- PARCEL D-2: 0.182 ACRE (7,952 SQ.FT.)  
ENLARGED DOE RUN CABIN LOT (West Portions of Lots 171 & 172)
- PARCEL E: 0.468 ACRE (20,395 SQ.FT.)  
LOT 141A INCLUDING ADDITION AND PORTION OF ACCESS
- PARCEL F (TOTAL): 1.319 ACRES  
LOT 167 WITH ADDITION = 15,330 SQ.FT. (0.352 ACRE)  
LOT 168 = 12.875 SQ.FT. (0.292 ACRE)  
LOT 169 = 17.883 SQ.FT. (0.411 ACRE)  
LOT 170 = 11,455 SQ.FT. (0.264 ACRE)
- PARCEL G-1 (TOTAL): 1.074 ACRES  
LOT 171 & 172A COMBINED = 10,821 SQ.FT. (0.244 ACRE)  
LOT 173 = 21,234 SQ.FT. (0.487 ACRE)  
LOTS 174 & 175A COMBINED = 14,940 SQ.FT. (0.343 ACRE)
- PARCEL G-2: 0.369 ACRE (16,063 SQ.FT.)  
SEWAGE TREATMENT FACILITIES LOT
- VIRGINIA PARKWAY ESTATES, LP PARCEL:  
0.353 ACRE (15,379 SQ.FT.)  
MILL POND HIDEAWAY LOT (David B. Scott Survey - 1989)

- NOTES:
- 1 - PARCELS A THROUGH F SHOWN HEREON INCLUDE THE LANDS DESCRIBED IN THE JUNE 11, 1989 "MASTER DEED", AS CORRECTED BY A DEED OF CORRECTION FROM DOE RUN LODGE PROPERTIES PARTNERSHIP TO DOE RUN PROPERTIES, LLC RECORDED IN PG 2 PG 180. THE HEREIN CLERK'S OFFICE BEING VARIOUS AREAS SHOWN ON THE 1981 SURVEY BY DEWEY ALDERMAN ENTITLED "H. H. WEBB LOTS" RECORDED IN PG 2 PG 180. INFORMATION SET THE 1979 and 1980 SURVEYS BY J.A. GUSTIN & ASSOCIATES FOR C.I. PLANNING CORPORATION RECORDED IN PG 15 PG 50 and PG 57. DEED OF CORRECTION IS TO BE RECORDED AS INSTRUMENT NO. 0102281 IN THE PATRICK COUNTY CLERK'S OFFICE FOR ADDITIONAL INFORMATION SEE THE 1979 and 1980 SURVEYS BY J.A. GUSTIN & ASSOCIATES FOR C.I. PLANNING CORPORATION RECORDED IN PG 15 PG 50 and PG 57. PARCELS G-1 and G-2 SHOWN HEREON INCLUDE LANDS DESCRIBED IN THE FEBRUARY 22, 1980 DEED FROM HOOGLIND ESTATES, INC. TO DOE RUN LODGE PROPERTIES RECORDED IN DB 218 PG 190 IN THE PATRICK COUNTY CLERK'S OFFICE. THE SAME BEING THE MAJORITY OF LANDS DESIGNATED AS "TRACT C" ON THE ABOVE REFERENCED GUSTIN SURVEY - PG 15 PG 50; AND FURTHER BEING DESIGNATED AS ALL OF PARCEL D ON THE ABOVE REFERENCED DEED OF CORRECTION (See Note One).
  - 2 - THE V.P.E. PARCEL SHOWN HEREON CONSISTS OF THE MILL POND HIDEAWAY LOT AS DESCRIBED IN THE JULY 31, 2001 DEED FROM DOE RUN PROPERTIES, LLC TO VIRGINIA PARKWAY ESTATES LIMITED PARTNERSHIP RECORDED AS INSTRUMENT NO. 0102281 IN THE PATRICK COUNTY CLERK'S OFFICE. THE SAME BEING A SOUTHEASTERN PORTION OF LANDS DESIGNATED AS "TRACT B" ON THE ABOVE REFERENCED GUSTIN PLAT - PG 5 PG 50.
  - 3 - ALL LANDS SHOWN HEREON ARE PROVIDED ACCESS VIA THE ROADWAYS SYSTEM AS SHOWN HEREON AND AS ESTABLISHED ON THE 1981 H.H. WEBB LOTS PLAT (PG 2 PG 180). PARCELS D THROUGH F AND THE MILL POND HIDEAWAY LOT ARE PROVIDED ADDITIONAL ACCESS VIA THE NEW 30-FOOT WIDE ACCESS EASEMENT AS SHOWN AND DESCRIBED HEREON ACROSS LOT 141A AND SAID MILL POND HIDEAWAY LOT.
  - 4 - INTERNAL LOTS AND NUMBERS SHOWN HEREON BY BROKEN (DOTTED) LINES INDICATE VARIOUS LOTS FROM THE ABOVE REFERENCED PLAT OF THE H. H. WEBB LOTS RECORDED IN PG 2 PG 180.
  - 5 - THE 20-FOOT WIDE ACCESS OR ROAD SPACE SHOWN HEREON ACROSS PARCEL D-1 IS SHOWN ON THE WEBB LOTS PLAT (PG 2 PG 180). SAID SPACE HAS NEVER BEEN IMPROVED NOT USED FOR ACCESS BY ANY ADJOINING LANDS, AND IS INCLUDED AS PART OF SAID PARCEL D-1 BY THIS SURVEY.
  - 6 - THE ROUTES AND POSITIONS OF VARIOUS UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN HEREON ARE APPROXIMATE, BASED ON SURVEYED LOCATION OF GROUND SURFACE FEATURES AND INFORMATION AVAILABLE ON VARIOUS PLATS AND DRAWINGS SUPPLIED BY MAINTENANCE PERSONNEL. ALL UNDERGROUND UTILITY LINES MUST BE VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
  - 7 - THIS PROPERTY IS SUBJECT TO THE ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON; TO UTILITY EASEMENTS AS MAY EXIST ALONG PUBLIC UTILITY LINES AND TO ANY AND ALL RIGHT(S)-OF-WAY AND/OR EASEMENT(S) WHICH ARE NOT APPEARANT FROM A VISUAL INSPECTION.
  - 8 - THIS SURVEY IS A BOUNDARY AND AS-BUILT SURVEY WHEREBY VARIOUS LOTS AND TRACTS AS DESCRIBED ON THE DEWEY ALDERMAN SURVEY AND SUBDIVISION (No Deeds Found) AND TO ANY AND ALL RIGHT(S)-OF-WAY AND/OR EASEMENT(S) WHICH ARE NOT APPEARANT FROM A VISUAL INSPECTION.
  - 9 - THE MASTER DEED AND DEED OF CORRECTION. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION NOR REQUIRED ANY APPROVAL BY PATRICK COUNTY AUTHORITIES. ENTITLED: "H. H. WEBB LOTS - GROUNDHOG HILL" RECORDED IN PG 2 PG 180 (1981) ARE MODIFIED AND/OR COMBINED AND GROUPED IN PARCELS RELATIVE TO THE SURVEY.

No Deed  
Mail To:  
Richard Hodges  
P.O. Box 189  
Mt. Airy, NC 27030

Susan C. Gasperini, Clerk  
Court of Patrick County  
The File was received in office and admitted to record on Oct. 21, 2003 at 11:27 a.m.

