A SURVEY FOR:
HARRIS LAND AND TIMBER COMPANY, LLC SHOWING A BOUNDARY RETRACEMENT OF TAX MAP PARCELS #002376, #002377, #002378 BEING THE FORMER LANDS OF ANNA E. BOGGS ALONG WHITE OAK CREEK IN WISE COUNTY, VIRGINIA

N / W / E / S

PLAT OF RECORD
INST #202600165

JEFFERSON
NATIONAL FOREST
TRACT #550-a

WHITE OAK CREEK ROAD
RT 630

30' PRESCRIPTIVE EASEMENT

PARCEL ID #002820
MAP #002 () 002C
BRENDA GARDNER
TRACT #3 (INST #202504993)

* BOUNDARY CALLS "L1" THROUGH "L15" FOLLOW THE CENTER OF WHITE OAK CREEK

PAINTED TREE ON-LINE
30' FROM CORNER

PARCEL ID #002376
MAP #002 () 002A

TRACT #4

POSSIBLE REMNANTS OF ANCIENT SOIL ROAD

APPROX. INTERNAL DIVISION LINE

TIE-LINE
N 42° 44' 10" E, 54.23'
TO EXISTING IRON PIN

IRON PIN

PARCEL ID #002377
MAP #002 () 002D

PARCEL ID #002984
MAP #002 () 006
JARROD & BRANDY FILBACK
REVOCABLE LIVING FAMILY TRUST
INST #202600165

S 74°48'20" E
1996.700'

APPROX. INTERNAL DIVISION LINE

PARCEL ID #002378
MAP #002 () 011

TIE-LINE
S 74° 48' 20" E, 79.0'
TO EXISTING IRON PIN

CORNER IS 3.41'
ON-LINE FROM
FLAGGED 3" BEECH

24" MAPLE ON SPUR

30" OAK ON SPUR

STUMP ON SPUR

18" HICKORY ON SPUR

36" OAK ON SPUR @ PATH INTERSECTION

24" OAK ON POINT

STUMP ON SPUR

STUMP ON SPUR

QUADRUPLE MAPLE ON SPUR

OAK ON SPUR

OAK ON SPUR

OAK ON SPUR

WHITE OAK CREEK

APPROXIMATE POWER LINE LOCATION (UNSPECIFIED EASEMENT WIDTH)

N 13°19'15" W
2072.475'

PARCEL ID's #002376, #002377, #002378
(INST #202601881)
TOTAL AREA = 49.126 ACRES

PARCEL ID #002557
MAP #002 () 007
WILLIE & FANNIE BUSH (HEIRS)
DB 147 PG 248

PARCEL ID #003721
MAP #002 () 012A
JOHN & MARGARET STURGILL
INST #960001695
EXCEPTION #5 (DB 293 PG 551)

PARCEL ID #003500
MAP #002 () 012B
MICHAEL MOODY
ROBERT MOODY
EXCEPTION #4 (DB 293 PG 551)

JEFFERSON
NATIONAL FOREST
TRACT #550-o

SCHEDULE B (II)

9. RIGHT OF WAY EASEMENT PER DB 470 PG 258 COULD NOT BE DEFINITIVELY ASCERTAINED FROM FIELD SURVEY.
11. POSSIBLE RIGHT OF WAY EASMENT TO TOWN OF POUND (DB 480 PG 58) DOES NOT APPEAR TO EFFECT THESE SURVEYED PROPERTIES.
14. POSSIBLE EASEMENT TO APPALACHIAN POWER COMPANY (DB 796 PG 301). UNSURE IF EXISTING POWER LINE CROSSING PROPERTY IS REFERENCED BY THIS EAESMENT.
15. POSSIBLE EASEMENT TO APPALACHIAN POWER COMPANY (INST #201003401), DOES NOT APPEAR TO EFFECT THESE SURVEYED PROPERTIES SINCE IT REFERENCES TAX PARCEL #002375.
16. POSSIBLE EASEMENT TO APPALACHIAN POWER COMPANY (INST #201103290) DOES NOT APPEAR TO EFFECT THESE SURVEYED PROPERTIES SINCE IT REFERENCES TAX PARCEL #002375.

BOUNDARY CALLS

LINE	BEARING	DISTANCE
L1	N 60°47'17" E	70.400'
L2	N 73°06'13" E	102.970'
L3	N 61°33'03" E	29.590'
L4	N 77°14'31" E	153.150'
L5	S 45°51'23" E	28.300'
L6	S 36°35'48" E	87.450'
L7	S 18°12'08" E	108.080'
L8	S 46°51'58" E	80.360'
L9	S 25°58'09" E	5.700'
L10	S 02°13'04" W	52.710'
L11	S 05°52'19" E	37.260'
L12	S 25°10'24" W	20.570'
L13	S 43°10'06" W	36.100'
L14	S 15°16'19" E	28.650'
L15	S 61°31'39" E	8.140'
L16	N 21°11'19" E	113.300'
L17	S 54°17'22" W	184.273'
L18	S 71°20'19" W	160.362'
L19	S 76°33'05" W	130.436'
L20	S 57°06'16" W	186.883'
L21	S 38°17'46" W	166.240'
L22	S 53°16'00" W	228.728'
L23	S 77°32'16" W	168.681'
L24	S 80°20'25" W	193.483'
L25	S 56°26'53" W	271.387'
L26	S 46°03'49" W	169.298'
L27	S 56°49'52" W	211.336'
L28	S 47°31'14" W	239.125'
L29	S 21°29'14" W	129.995'

LEGEND

- ■ = EXISTING CORNER (NOTED)
- ▲ = SET IRON PIN
- O = SURVEY POINT
- = FENCE
- = R-O-W / EASEMENT
- = PARCEL BOUNDARY
- = ADJACENT PARCEL LINE
- = EXISTING STREAM
- = OVERHEAD ELECTRIC

200 0 200 400
SCALE IN FEET

COMMONWEALTH OF VIRGINIA
JORDAN H. KEEN
Lic. No. 3044
LAND SURVEYOR

KEEN SURVEYING
PHONE: 540-239-7543 EMAIL: KEENSURVEYINGLLC@GMAIL.COM

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MAGISTERIAL DISTRICT : ROBERSON			
COUNTY,STATE: WISE ,VA			
SCALE :	1" = 200'	DATE :	7-24-2026
DRAWING NO.	1 OF 1	PROJECT NO.	26-24-H
DESIGNED :	JHK	CHECKED :	JDK

THIS PLAT IS BASED ON A CURRENT SURVEY AND COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE COMMONWEALTH OF VIRGINIA. IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEY WAS PERFORMED ACCORDING TO FIELD EVIDENCE FOUND, EXISTING MAPS, AND / OR DEEDS THAT MAY NOT CLOSE.

NOTES / REVISIONS:

1. TITLE REPORT - OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (4-24-2026)
2. ANY UTILITIES SHOWN ON THIS PLAT ARE BASED ON OBSERVABLE STRUCTURES ABOVE GROUND & DOES NOT REPRESENT ALL UTILITIES THAT MAY EXIST ON SITE.
3. BEARINGS REFERENCED TO DEED OR PLAT OF RECORD (AS NOTED).
4. THIS PROPERTY MAY BE SUBJECT TO RESERVATIONS, EXCEPTIONS, COVENANTS, EASEMENTS AND/OR RIGHT-OF-WAYS OF (OR NOT OF) RECORD WHICH MAY BE DISCLOSED BY AN EXTENDED TITLE EXAMINATION OF AN ATTORNEY.
5. THIS SURVEY REPRESENTS SURFACE BOUNDARIES ONLY AND DOES NOT SIGNIFY MINERAL BOUNDARIES / OWNERSHIP IN ANY WAY.
6. TAX MAP PARCEL #'S FROM WISE COUNTY GEOGRAPHIC INFORMATION SYSTEM.
7. DASHED ADJOINER LINES ARE APPROXIMATE & FOR GENERAL REFERENCE ONLY.

Instrument 202604350
Recorded in the Clerk s Office of
Wise County and the City of Norton
On Oct 23, 2026 at 08:37 AM.
Dezarah Jessee Hall, Clerk
Recorded by: Reagan Dotson