

**NOTES:**

This plat represents a current field survey by Piedmont Surveying And Design, P.C.

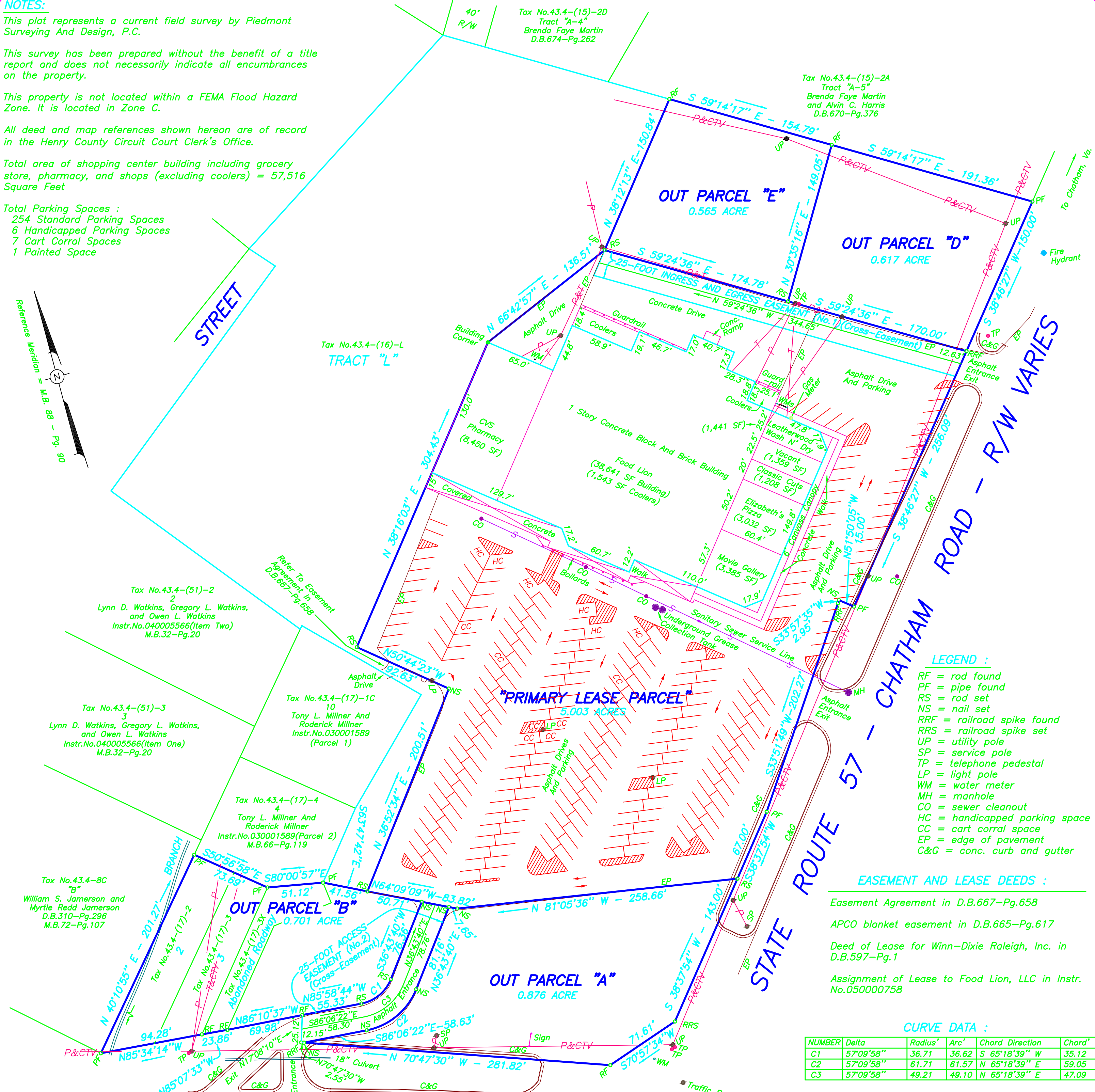
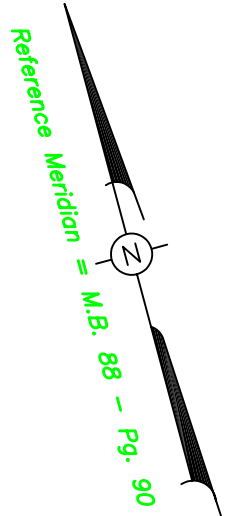
This survey has been prepared without the benefit of a title report and does not necessarily indicate all encumbrances on the property.

This property is not located within a FEMA Flood Hazard Zone. It is located in Zone C.

All deed and map references shown hereon are of record in the Henry County Circuit Court Clerk's Office.

Total area of shopping center building including grocery store, pharmacy, and shops (excluding coolers) = 57,516 Square Feet

Total Parking Spaces :  
 254 Standard Parking Spaces  
 6 Handicapped Parking Spaces  
 7 Cart Corral Spaces  
 1 Painted Space



**LEGEND :**

- RF = rod found
- PF = pipe found
- RS = rod set
- NS = nail set
- RRF = railroad spike found
- RRS = railroad spike set
- UP = utility pole
- SP = service pole
- TP = telephone pedestal
- LP = light pole
- WM = water meter
- MH = manhole
- CO = sewer cleanout
- HC = handicapped parking space
- CC = cart corral space
- EP = edge of pavement
- C&G = conc. curb and gutter

**EASEMENT AND LEASE DEEDS :**

- Easement Agreement in D.B.667-Pg.658
- APCO blanket easement in D.B.665-Pg.617
- Deed of Lease for Winn-Dixie Raleigh, Inc. in D.B.597-Pg.1
- Assignment of Lease to Food Lion, LLC in Instr. No.050000758

**CURVE DATA :**

NUMBER	Delta	Radius'	Arc'	Chord Direction	Chord'
C1	57°09'58"	36.71	36.62	S 65°18'39" W	35.12
C2	57°09'58"	61.71	61.57	N 65°18'39" E	59.05
C3	57°09'58"	49.21	49.10	N 65°18'39" E	47.09

**U. S. ROUTE 58 BUSINESS - A. L. PHILPOTT HIGHWAY**  
 R/W VARIES

**ABANDONED ROADWAY NOTE :**  
 A PORTION OF TAX PARCEL NO. 43.4-(17)-3X IS ALSO SHOWN AS BEING OWNED BY TONY L. MILLNER AND RODERICK MILLNER IN INSTRUMENT NO. 030001589, PARCEL 2.

PLAT OF SURVEY FOR

**LEATHERWOOD CROSSING, INC.**

I certify that the Henry County Subdivision Ordinance does not apply to this plat, because it is a re-survey of land for lease purposes only and does not represent a sub-division of land, and a prior plat showing same is already on record.

Bryan E. Jones, LS 2415

Showing Property Situated On The North Side Of U. S. Route 58 Business And On The West Side Of State Route 57, Collinsville District, Henry County, Virginia.

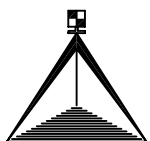
Current Owner : Leatherwood Crossing, Inc.

Legal References : Tax No. 43.4-(16)-L = D.B. 550 - Pg. 370, D.B. 554 - Pg. 171, D.B. 568 - Pg. 522, D.B. 570 - Pg. 704 and Pg. 735, D.B. 572 - Pg. 136, D.B. 580 - Pg. 132, and D.B. 586 - Pg. 453

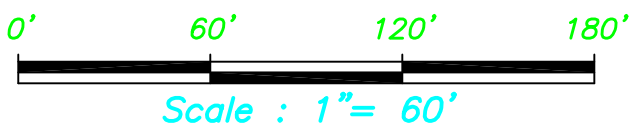
Tax No. 43.4-(17)-2 and 3 = D.B. 577 - Pg. 410

Tax No. 43.4-(17)-3X = Henry County Board Of Supervisor's Minute Book 15 - Pgs. 7 and 8

Map References : M.B. 87 - Pg. 242 (Tract "L"), D.B. 577 - Pg. 413 (Lots 2 and 3), and M.B. 88 - Pgs. 90 and 91 (Lease Parcels)



PIEDMONT SURVEYING AND DESIGN, P.C.  
 3416 VIRGINIA AVE., SUITE 5, COLLINSVILLE, VIRGINIA 24078  
 276-647-4448



August 2, 2006  
 Sheet 1 Of 2

JOB NO.: 06-065

"PRIMARY LEASE PARCEL"

Beginning at an angle point marked by a pipe found in the westerly right-of-way line of State Route 57 leading from U. S. Route 58 to Chatham, Virginia, said point of beginning being 210.00 feet, more or less, northerly from the intersection with U.S. Route 58; thence off said point of beginning and with the west right-of-way line of State Route 57, S 38°37'54" W - 67.00 feet to a point marked by a rod set; thence leaving the right-of-way of State Route 57 and with the following lease line, N 81°05'36" W - 258.66 feet to a point marked by a nail set; thence N 64°09'09" W - 83.82 feet, crossing an access easement to a point marked by a rod set; thence N 36°52'34" E - 200.51 feet to a point marked by a nail set; thence N 50°44'23" W - 92.63 feet to a point marked by a rod set; thence N 38°16'03" E - 304.43 feet to a point at a building corner; thence N 66°42'57" E - 136.51 feet to a point marked by a rod set beside a utility pole, said point marking the northwest corner of a 25-foot ingress and egress easement (No.1); thence S 59°24'36" E - 174.78 feet following the northerly line of said easement to a point marked by a rod set; thence continuing along the northerly line of said easement, S 59°24'36" E - 170.00 feet to a point marked by a railroad spike found at a westerly right-of-way line of State Route 57; thence along said right-of-way S 38°46'58" W - 256.09 feet to a point marked by a pipe found; thence N 51°50'05" W - 15.00 feet to a point marked by a nail set; thence S 33°57'35" W - 2.95 feet to a railroad spike found; thence S 33°51'49" W - 202.27 feet to the point of beginning, and being all of the "Primary Lease Parcel", containing 5.003 acres, and being more particularly shown on Sheet 1 of the "Plat of Survey for Leatherwood Crossing, Inc.", dated August 2, 2006.

OUT PARCEL "A"

Beginning at a point marked by a rod set that marks the intersection of the westerly right-of-way line of State Route 57 and the southerly line of the "Primary Lease Parcel"; thence off said point of beginning and with the westerly lines of State Route 57, S 38°37'54" W - 143.00 feet to a point marked by a railroad spike set; thence S 70°57'34" W - 71.61 feet to a point marked by a rod found in the northerly right-of-way line of U.S. Route 58; thence with that right-of-way line N 70°47'30" W - 281.82 feet to a point marked by a nail set in the south line of a 25-foot access easement (No. 2); thence with the said southerly line of said 25-foot access easement (No. 2), S 86°06'22" E - 58.63 feet to a point marked by a nail set at the beginning of a curve to the left; thence with said curve having a radius of 61.71 feet, an arc length of 61.57 feet, and a chord direction and distance of N 65°18'39" E - 59.05 feet to a point marked by a nail set at the end of said curve in the easterly line of the aforesaid easement; thence continuing with said easterly line of the aforesaid easement, N 36°43'40" E - 81.16 feet to a point marked by a nail set in the southerly line of the "Primary Lease Parcel"; thence with southerly lines of the "Primary Lease Parcel", S 64°09'09" E - 7.65 feet to a point marked by a nail set; thence S 81°05'36" E - 258.66 feet to the point of beginning, and being all of Out Parcel "A", containing 0.876 acre, and being more particularly shown on Sheet 1 of the "Plat of Survey for Leatherwood Crossing, Inc.", dated August 2, 2006.

OUT PARCEL "B"

Beginning at a point marked by a rod found in the north line of a 25-foot access easement (No.2) and in the northerly right-of-way line of U. S. Route 58 West; thence with said right-of-way line, N 86°10'37" W - 69.98 feet to a point marked by a rod found; thence crossing an abandoned roadway N 85°07'33" W - 23.86 feet to a point marked by a rod found; thence N 85°34'14" W - 94.28 feet to a point marked by a pipe found in the northerly right-of-way line of U. S. Route 58 West; thence departing from the aforesaid right-of-way line in a northerly direction along the line of William S. & Myrtle Redd Jamerson, N 40°10'55" E - 201.27 feet to a point marked by a pipe found; thence running with the line of Tony L. Milner & Roderick Milner, S 50°56'58" E - 73.69 feet to a point marked by a pipe found; thence S 80°00'57" E - 51.12 feet to a point marked by a pipe found; thence with a lease line, S 63°47'42" E to a point marked by a rod set; thence with a southerly line of the "Primary Lease Parcel", S 64°09'09" E - 50.71 feet to a point marked by a nail set at the northwest corner of the 25-foot access easement (No. 2); thence with the said 25-foot access easement (No. 2), S 36°43'40" W - 76.36 feet to a point marked by a rod set at the beginning of a curve to the right; thence with said curve having a radius of 36.71 feet, an arc length of 36.62 feet, and a chord direction and distance of S 65°18'39" W - 35.12 feet to a point marked by a rod set at the end of said curve; thence N 85°58'44" W - 55.33 feet to the point of beginning, and being all of Out Parcel "B", containing 0.701 acre, and being more particularly shown on Sheet 1 of the "Plat of Survey for Leatherwood Crossing, Inc.", dated August 2, 2006.

OUT PARCEL "D"

Beginning at a point marked by a railroad spike found in the westerly line of State Route 57, said point being the northeast corner of a 25-foot ingress and egress easement (No. 1) in the westerly right-of-way line of State Route 57; thence off said point of beginning and departing from said westerly right-of-way line of State Route 57 following the northerly line of said easement (No.1) and "Primary Lease Parcel", N 59°24'36" W - 170.00 feet to a point marked by rod set, said point being the southeast corner of Out Parcel "E"; thence with the dividing line between Out Parcel "D" and Out Parcel "E", N 30°35'16" E - 149.05 feet to a point marked by a rod found in the rear line; thence with the rear line and property line of Brenda Faye Martin & Alvin C. Harris, S 59°14'17" E - 191.36 feet to a point marked by a pipe found in the westerly line of State Route 57; thence with that line, S 38°46'27" W - 150.00 feet to the point of beginning, and being all of Out Parcel "D", containing 0.617 acre, and being more particularly shown on Sheet 1 of the "Plat of Survey for Leatherwood Crossing, Inc.", dated August 2, 2006.

OUT PARCEL "E"

Beginning at a point marked by a rod set in the dividing line between Out Parcel "E" and Out Parcel "D"; thence along the northerly line of a 25-foot ingress and egress easement (No.1) and the "Primary Lease Parcel", N. 59°24'36" W - 174.78 feet to a point marked by a rod set, being the northwest corner of said easement; thence along the lease line, N 38°12'13" E - 150.84 feet to a point marked by a rod set in the rear line; thence with the rear line and the property of Brenda Faye Martin & Alvin C. Harris, S 59°14'17" E - 154.79 feet to a point marked by a rod found in the dividing line between Out Parcel "E" and Out Parcel "D"; thence with said dividing line, S 30°35'16" W - 149.05 feet to the point of beginning, and being all of Out Parcel "E", containing 0.565 acre, and being more particularly shown on Sheet 1 of the "Plat of Survey for Leatherwood Crossing, Inc.", dated August 2, 2006.

ACCESS - INGRESS AND EGRESS EASEMENTS (CROSS-EASEMENTS)

No. 1 - Beginning at a point marked by a pipe found in the westerly right-of-way line of State Route 57, said point of beginning being the northeasterly corner of Out Parcel "D"; thence off said point of beginning and with the aforesaid right-of-way line of State Route 57, S 38°46'27" W - 162.63 feet to the centerline of a 25-foot ingress and egress easement; thence with the centerline of the aforesaid 25-foot ingress and egress easement, N 59°24'36" W - 344.65 feet to the end of the aforesaid easement designated as Easement No. 1.

No. 2 - Beginning at a point marked by a railroad spike found in the north right-of-way line of U.S. Route 58, said point of beginning being N 70°47'30" W - 2.55 feet from the southwest corner of Out Parcel "A"; thence along said right-of-way line N 17°08'10" E - 12.15 feet to a point on the centerline of a 25-foot access easement; thence departing from the aforesaid dividng line and with the centerline of the 25-foot access easement, S 86°06'22" E - 58.30 feet to the beginning of a curve to the left, thence with said curve having a centerline radius of 49.21 feet, an arc length of 49.10 feet, and a chord direction and distance of N 65°18'39" E - 47.09 feet to a point marking the end of said curve; thence continuing with the centerline of the 25-foot access easement herein described, N 36°43'40" E - 78.76 feet to the end of aforesaid easement designated easement No. 2.

PLAT OF SURVEY FOR

LEATHERWOOD CROSSING, INC.

Situated On The North Side Of U. S. Route 58 Business And On The West Side Of State Route 57, Collinsville District, Henry County, Virginia.

