

S:\305\65867-Old_Ridge\002-305-Farley-Huff\DWG\SheetCUP\65867-CUP-2-ALTA.dwg | Plotted on 12/22/2025 9:57 AM | by Ryan Voss

SURVEY NOTES:

- OWNERS OF RECORD:
- | | |
|--|---|
| FARLEY FARMS, LLC
DECEMBER 12, 2018
D.B. 3391, PG. 3023
PARCEL ID: 7881-69-6763 | BRANDON HUFF
D.B. 3376, PG. 358
PARCEL ID: 7882-50-6221 |
|--|---|
- PARCEL ID 7881-69-6763 AREA: ±167.8 ACRES
PARCEL ID 7882-50-6221 AREA: ±37.0 ACRES
TOTAL SURVEYED AREA: ±204.8 ACRES
- THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELDWORK WAS PREFORMED THE WEEK OF AUGUST 26 & SEPTEMBER 2, 2024.
 - THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY JGR TITLE, INC.
 - HORIZONTAL CONTROL IS BASED ON VA STATE PLANE, NAD83 SOUTH ZONE AS DETERMINED BY GPS.
 - THIS PROPERTY LIES IN ZONE X: AREA OF MINIMAL FLOOD HAZARD, ZONE X: AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AND ZONE AE: SPECIAL FLOOD HAZARD AREA WITH BFE OR DEPTH, PER FEMA COMMUNITY PANEL NUMBER 51085C0180C & 51085C0190C, BOTH WITH EFFECTIVE DATES OF JUNE 20, 2024.
 - SUBSTANTIAL FEATURES OBSERVED CONDUCTING THE FIELD SURVEY ARE SHOWN HEREON. SIGNIFICANT EXISTING FEATURES AND IMPROVEMENTS ARE BASED ON LIDAR MAPPING PERFORMED BY TIMMONS GROUP, INC. ON 8-28-24 USING PHOTOGRAMMETRY & LIDAR MEETING 18VAC10-20-382 MINIMUM ACCURACY STANDARDS. THERE MAY BE PHYSICAL FEATURES OR IMPROVEMENTS PRESENT IN WOODED OR OBSCURED AREAS THAT WERE NOT DETECTABLE AND ARE NOT SHOWN. BUILDING LOCATION ARE FROM ROOF LINE AND SHOULD NOT BE USED FOR DESIGN PURPOSES. FEATURES WITHIN 10' OF THE BOUNDARY LINES WERE SUPPLEMENTED BY A PERIMETER FIELD RUN SURVEY PERFORMED BY TIMMONS GROUP ON THE WEEK OF SEPTEMBER 2, 2024.
 - NAMES OF ADJOINING OWNERS SHOWN, BASED ON CURRENT PUBLIC RECORD, TAX RECORDS AND/OR DEEDS.
 - SURVEYED PROPERTIES ARE ZONED A-1 PER HANOVER COUNTY GIS.
 - PORTIONS OF THE BOUNDARIES SHOWN HEREON ARE DEFINED BY CENTERS OF STREAMS, CREEKS OR SWAMPS AS INDICATED HEREON. LOCATIONS OF THE CENTERS FOR SUCH FEATURES WERE BASED ON AERIAL MAPPING AS NOTED HEREON. THE BOUNDARY MAY BE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

LEGAL DESCRIPTION PER TITLE REPORT (PARCEL ID 7881-69-6763):

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS AND RIGHTS APPERTAINING THERETO, IN BEAVERDAM DISTRICT, (FORMERLY ASHLAND DISTRICT), HANOVER COUNTY, VIRGINIA, ON THE NORTHERN SIDE OF THE SOUTH ANNA RIVER, BUT INCLUDING THE ISLAND, DESIGNATED AS TRACT "A-1", ON THE PLAT OF "PLAIN DEALING FARM" MADE BY JAMES T. REDD AND SON, DATED DECEMBER 17, 1897, AND RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT OF HANOVER COUNTY, VIRGINIA, ON FEBRUARY 16, 1898, WITH DEED FROM MARY W. CURRY, ET ALS, TO W. D. THOMAS, OF RECORD IN PLAT BOOK 3, PAGE 72, AND CONTAINING 165-1/2 ACRES, MORE OR LESS, AND AS ALSO SHOWN ON "PLAT OF PARCEL OF LAND LOCATED ABOUT 1-1/2 MILES FROM GUM TREE IN HANOVER COUNTY," SURVEYED AT THE REQUEST OF RALPH C. BAKER, DATED JANUARY 17, 1942, MADE BY W. H. REDD, SURVEYOR, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HANOVER COUNTY, VIRGINIA, IN PLAT BOOK 14, PAGE 33, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR THE METES AND BOUNDS DESCRIPTION OF THE REAL ESTATE HEREIN CONVEYED.

BEING A PART OF THE SAME REAL ESTATE CONVEYED TO EMERSON D. FARLEY, JR. AND MARY S. FARLEY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP AS AT COMMON LAW, BY DEED FROM EMERSON D. FARLEY, JR. AND MARY S. FARLEY, TRUSTEES, (OR ANY SUCCESSOR TRUSTEE) OF THE EMERSON D. FARLEY, JR. REVOCABLE TRUST AGREEMENT DATED JUNE 9, 2015 AND MARY S. FARLEY AND EMERSON D. FARLEY, JR., TRUSTEES (OR ANY SUCCESSOR TRUSTEE) OF THE MARY S. FARLEY REVOCABLE TRUST AGREEMENT DATED JUNE 9, 2015. SAID DEED DATED DECEMBER 12, 2018 AND RECORDED DECEMBER 18, 2018 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HANOVER COUNTY, VIRGINIA IN DEED BOOK 3214, PAGE 1864, AND,

BEING A PART OF THE SAME REAL ESTATE CONVEYED TO EMERSON D. FARLEY, JR. OR MARY S. FARLEY, TRUSTEES (OR ANY SUCCESSOR TRUSTEE) OF THE FARLEY FAMILY REVOCABLE TRUST AGREEMENT DATED DECEMBER 12, 2018, AS BENEFICIARY OF THE REVOCABLE TRANSFER ON DEATH DEED FROM EMERSON D. FARLEY, JR. AND MARY S. FARLEY DATED DECEMBER 12, 2018 AND RECORDED JANUARY 10, 2019 IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 3215, PAGE 1895.

EASEMENTS AND LIENS (TITLE REPORT FOR PARCEL ID 7881-69-6763):

- REAL ESTATE TAXES ARE PAID CURRENT THROUGH THE FIRST HALF OF YEAR 2023. SECOND HALF DUE OCTOBER 5, 2023. **(NOT A SURVEY MATTER)**
- THE PARCEL IS CURRENTLY ENROLLED IN THE LAND USE PROGRAM AND SUBJECT TO ROLLBACK TAXES IF SOLD. **(NOT A SURVEY MATTER)**
- PLAT OF SURVEY OF PARCEL "A1 165 1/2 ACRES" DATED DECEMBER 17, 1897, MADE BY JAMES T. REDD & SON AND RECORDED IN PLAT BOOK 3, PAGE 72. **(NO EASEMENTS TO PLOT)**
- PLAT OF SURVEY DATED JANUARY 17, 1942, MADE BY W. H. REED, H.C.S. AND RECORDED JANUARY 21, 1942 IN PLAT BOOK 14, PAGE 33, PLAT NO. 1. **(NO EASEMENTS TO PLOT)**
- EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY DATED FEBRUARY 25, 1950 AND RECORDED APRIL 1, 1950 IN DEED BOOK 137, PAGE 269. **(AS SHOWN HEREON)**
- EASEMENT TO VIRGINIA NATURAL GAS COMPANY DATED JULY 17, 1990 AND RECORDED JULY 24, 1990 IN DEED BOOK 826, PAGE 74. **(AS SHOWN HEREON)**
- DRAIN DITCHES OR OTHER DRAINAGE FACILITIES CONVEYED TO THE COMMONWEALTH OF VIRGINIA BY DEED DATED MARCH 2, 1967 AND RECORDED FEBRUARY 28, 1968 IN DEED BOOK 274, PAGE 604. **(NO EASEMENTS TO PLOT)**
- THERE ARE NO OPEN DEEDS OF TRUST. **(NOT A SURVEY MATTER)**

PARCEL DESCRIPTION OF PARCEL ID 7881-69-6763 (SURVEYED):

BEGINNING AT AN IRON ROD SET ALONG THE SOUTHERN RIGHT OF WAY OF OLD RIDGE ROAD – STATE ROUTE 738, SAID ROD BEING ±3030 FEET FROM THE INTERSECTION OF OLD RIDGE ROAD – STATE ROUTE 738 AND TAYLORSVILLE ROAD.

THENCE, S 58°00'22" E, A DISTANCE OF 77.38 FEET TO AN IRON ROD SET;

THENCE, S 80°24'52" E, A DISTANCE OF 56.12 FEET TO AN IRON ROD SET;

THENCE, S 83°39'06" E, A DISTANCE OF 96.92 FEET TO AN IRON ROD SET;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 597.96 FEET, A DELTA ANGLE OF 06°02'45", THE CHORD OF WHICH BEARS S 80°30'17" E FOR A CHORD DISTANCE OF 63.07 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 63.10 FEET TO AN IRON ROD SET;

THENCE, S 83°31'39" E, A DISTANCE OF 956.01 FEET TO AN IRON ROD SET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 5704.58 FEET, A DELTA ANGLE OF 03°45'25", THE CHORD OF WHICH BEARS S 81°38'57" E FOR A CHORD DISTANCE OF 373.99 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 374.06 FEET TO AN IRON ROD SET;

THENCE, S 79°46'14" E, A DISTANCE OF 249.37 FEET TO AN IRON ROD SET;

THENCE, S 06°50'15" W, A DISTANCE OF 3703.24 FEET TO A POINT(1);

THENCE, S 06°50'15" W, A DISTANCE OF ±210 FEET TO THE CENTERLINE OF SOUTH ANNA RIVER;

THENCE, NORTHWESTERLY ALONG THE CENTERLINE OF SOUTH ANNA RIVER ±2285 FEET AND HAVING A SURVEY TIE LINE COURSE OF N 73°11'05" W, A DISTANCE OF 2095.92 FEET TO A CONCRETE MONUMENT FOUND ON THE EASTERNMOST PROPERTY LINE FROM SAID PREVIOUS POINT(1);

THENCE LEAVING THE CENTERLINE OF SOUTH ANNA RIVER, N 21°37'35" E, A DISTANCE OF ±212 FEET TO A CONCRETE MONUMENT FOUND;

THENCE, N 21°37'35" E, A DISTANCE OF 608.44 FEET TO AN IRON ROD FOUND;

THENCE, N 14°26'08" E, A DISTANCE OF 480.19 FEET TO AN IRON PIPE FOUND;

THENCE, N 14°59'54" E, A DISTANCE OF 618.71 FEET TO AN IRON PIPE FOUND;

THENCE, N 10°20'17" E, A DISTANCE OF 597.08 FEET TO AN IRON ROD SET;

THENCE, N 10°21'29" E, A DISTANCE OF 915.90 FEET TO A METAL POST FOUND;

THENCE, N 36°49'18" W, THROUGH AN IRON ROD FOUND AT 261.77 FEET, FOR A TOTAL DISTANCE OF 289.55 FEET TO AN IRON ROD SET, SAID ROD BEING THE TRUE AND ACTUAL POINT OF BEGINNING;

SAID PARCEL CONTAINING ±167.8 ACRES OF LAND, MORE OR LESS.

EASEMENTS AND LIENS (TITLE REPORT FOR (PARCEL ID 7882-50-6221):

- REAL ESTATE TAXES ARE PAST DUE FOR YEARS 2019, 2020, 2021, 2022 AND THE FIRST HALF OF YEAR 2023. SECOND HALF DUE OCTOBER 5, 2023. **(NOT A SURVEY MATTER)**
- PLAT OF SURVEY DATED MARCH 7, 1964, MADE BY WILLIAM HUGH REDD AND RECORDED JUNE 5, 1964 IN DEED BOOK 233, AT PAGE 755. **(NO EASEMENTS TO PLOT)**
- DRAIN DITCHES OR OTHER DRAINAGE FACILITIES CONVEYED TO THE COMMONWEALTH OF VIRGINIA BY DEED DATED NOVEMBER 17, 1967 AND RECORDED FEBRUARY 28, 1968 IN DEED BOOK 274, PAGE 607. **(NO EASEMENTS TO PLOT)**
- CREDIT LINE DEED OF TRUST FROM BRANDON HUFF TO W. RICHARD HAIRFIELD AND RONNIE G. GILL, TRUSTEES, DATED MAY 24, 2023 AND RECORDED MAY 25, 2023 IN DEED BOOK 3376, PAGE 361; TO SECURE COLONIAL FARM CREDIT, ACA IN THE AMOUNT OF \$340,000.00. **(NOT A SURVEY MATTER)**
- THERE ARE NO OTHER ITEMS. **(NOT A SURVEY MATTER)**

LEGAL DESCRIPTION PER TITLE REPORT (PARCEL ID 7882-50-6221):

THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, LYING AND BEING IN ASHLAND DISTRICT, HANOVER COUNTY, VIRGINIA, CONTAINING 39.5 ACRES, MORE OR LESS, AS SHOWN BY PLAT MADE BY WILLIAM HUGH REDD ON MARCH 7, 1964, RECORDED IN THE ABOVE REFERENCED CLERK'S OFFICE IN DEED BOOK 233, PAGE 755, BY WHICH PLAT SAID LAND MAY BE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MIDDLE LINE OF VIRGINIA STATE HIGHWAY #688 CORNER WITH LAND SHOWN ON SAID PLAT AS OWNED BY LAWRENCE; THENCE PROCEEDING ALONG SAID MIDDLE LINE AND AN EXTENSION THEREOF SOUTH 31 DEGREES 01 MINUTES 13 SECONDS EAST 629.16 FEET TO A ROD BY AND OLD STAKE IN THE LINE OF LAND SHOWN ON SAID PLAT AS THAT OF RIDOUT; THENCE PROCEEDING ALONG THE LINE OF LAND OF RIDOUT SOUTH 16 DEGREES 08 MINUTES 30 SECONDS WEST 1513 FEET TO A ROD, SOUTH 30 DEGREES 41 MINUTES 47 SECONDS WEST 619 FEET, SOUTH 20 DEGREES 11 MINUTES 30 SECONDS WEST 480 FEET, SOUTH 22 DEGREES 21 MINUTES 24 SECONDS WEST 698 FEET, MORE OR LESS, TO THE MIDDLE LINE OF THE SOUTH ANNA RIVER, THENCE PROCEEDING WESTWARDLY ALONG SAID MIDDLE LINE 510 FEET, MORE OR LESS, WITH THE SAID LAND OF LAWRENCE TO A CORNER; THENCE PROCEEDING ALONG THE LINE OF LAWRENCE NORTH 17 DEGREES 15 MINUTES 55 SECONDS EAST 3610 FEET TO THE MIDDLE LINE OF SAID ROAD AT THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE COMMONWEALTH OF VIRGINIA BY DEED DATED NOVEMBER 17, 1967, RECORDED IN DEED BOOK 274, PAGE 607.

BEING THE SAME REAL ESTATE CONVEYED TO BRANDON HUFF BY DEED FROM HANOVER "40" ASSOCIATES, LIMITED PARTNERSHIP, INCORRECTLY NAMED HANOVER "40" ASSOCIATES, INC., A VIRGINIA LIMITED PARTNERSHIP IN THE PRIOR DEED, DATED MAY 10, 2023 AND RECORDED MAY 25, 2023 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HANOVER COUNTY, VIRGINIA IN DEED BOOK 3376, PAGE 358.

PARCEL DESCRIPTION OF PARCEL ID 7882-50-6221 (SURVEYED):

BEGINNING AT AN IRON ROD LABELED P.O.B. HEREON, SET ALONG THE SOUTHERN RIGHT OF WAY OF OLD RIDGE ROAD – STATE ROUTE 738, SAID ROD BEING ±3030 FEET FROM THE INTERSECTION OF OLD RIDGE ROAD – STATE ROUTE 738 AND TAYLORSVILLE ROAD.

THENCE, S 36°49'18" E, HAVING PASSED THROUGH AN IRON ROD FOUND AT 27.75'; THENCE CONTINUING FOR A TOTAL DISTANCE OF 289.55 FEET TO A METAL POST FOUND;

THENCE, S 10°21'29" W, A DISTANCE OF 915.90 FEET TO AN IRON ROD SET;

THENCE, S 10°20'17" W, A DISTANCE OF 597.08 FEET TO AN IRON PIPE FOUND;

THENCE, S 14°59'54" W, A DISTANCE OF 618.71 FEET TO AN IRON PIPE FOUND;

THENCE, S 14°26'08" W, A DISTANCE OF 480.19 FEET TO AN IRON ROD FOUND;

THENCE, S 21°37'35" W, A DISTANCE OF 608.44 FEET TO A CONCRETE MONUMENT FOUND(1);

THENCE, S 21°37'35" W, A DISTANCE OF ±212 FEET TO THE CENTERLINE OF SOUTH ANNA RIVER;

THENCE, NORTHWESTERLY ALONG THE CENTERLINE OF SOUTH ANNA RIVER ±313 FEET AND HAVING A SURVEY TIE LINE COURSE OF N 52°55'30" W, A DISTANCE OF 367.06 FEET TO A CONCRETE MONUMENT FOUND ON THE EASTERNMOST PROPERTY LINE FROM SAID PREVIOUS CONCRETE MONUMENT(1);

THENCE, N 11°30'36" E, THROUGH A MONUMENT FOUND AT ±210, AN IRON ROD FOUND AT ±1928 FEET, AN IRON ROD FOUND AT ±2793 AND AN IRON ROD AT ±3658 FEET, FOR A TOTAL DISTANCE OF 3670 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY OF OLD RIDGE ROAD;

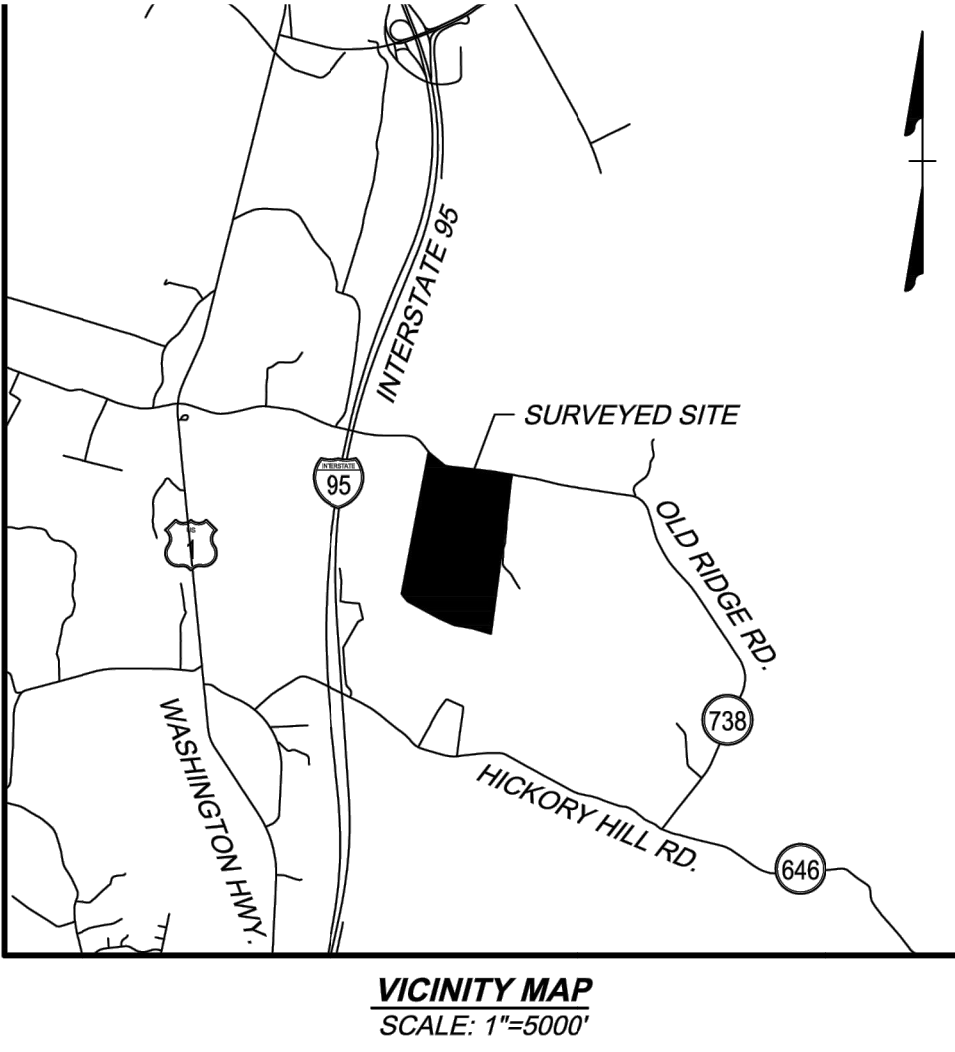
THENCE CONTINUING ALONG THE SOUTHERN RIGHT OF WAY OF OLD RIDGE ROAD – STATE ROUTE 738, S 36°23'09" E, A DISTANCE OF 118.51 FEET TO A POINT;

THENCE, ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 597.96 FEET, A DELTA ANGLE OF 08°35'45", THE CHORD OF WHICH BEARS S 40°41'02" E FOR A CHORD DISTANCE OF 89.63 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.71 FEET TO A AN IRON ROD FOUND;

THENCE, S 34°21'18" E, A DISTANCE OF 110.95 FEET TO AN IRON ROD FOUND;

THENCE, S 58°00'22" E, A DISTANCE OF 15.87 FEET TO A AN IRON ROD SET, SAID IRON ROD BEING THE TRUE AND ACTUAL POINT OF BEGINNING;

SAID PARCEL CONTAINING ±37.0 ACRES OF LAND, MORE OR LESS.



VICINITY MAP
SCALE: 1"=5000'

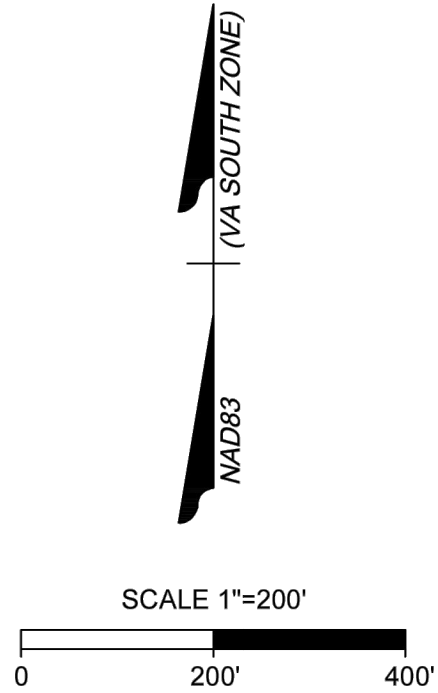
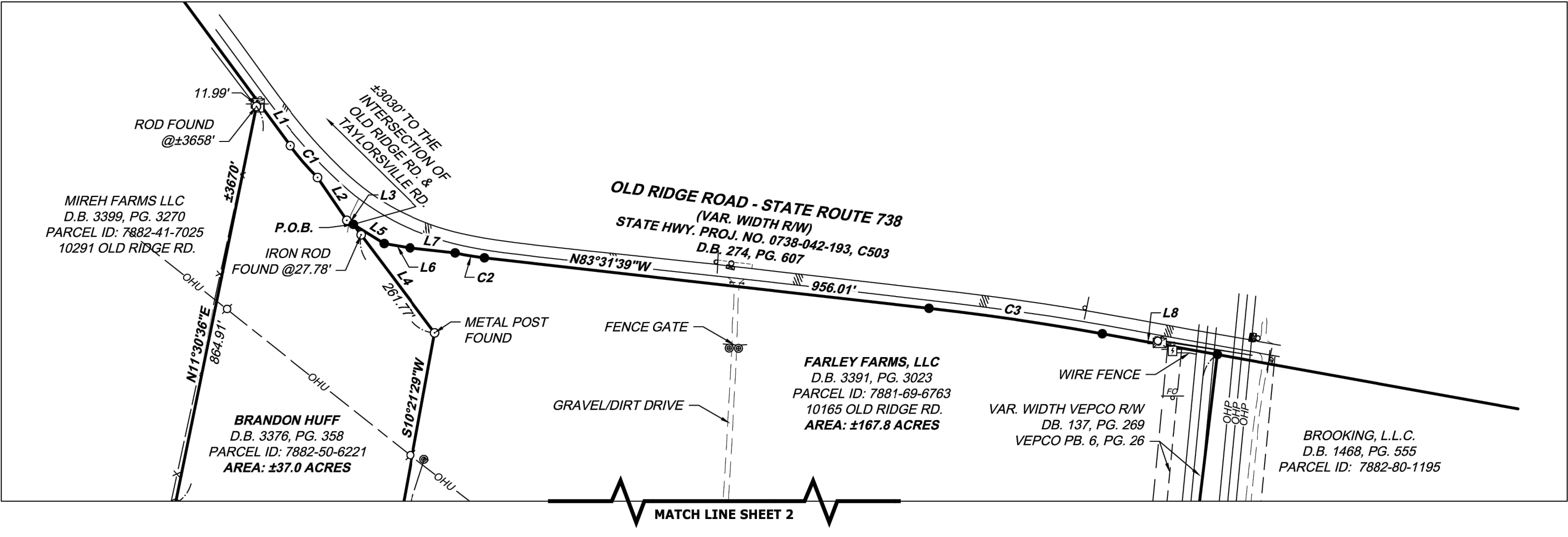
SURVEYOR'S CERTIFICATION:

TO:
JGR TITLE, INC
LS POWER DEVELOPMENT, LLC
FARLEY FAMILY FARMS, LLC
BRANDON HUFF

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,8 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 5, 2024.

DATE OF PLAT OR MAP: SEPTEMBER 13, 2024

GREGORY F. DELANO, LIC. NO.



LEGEND

- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- UTILITY POLE
- GUY ANCHOR
- UTILITY VAULT
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- UNDERGROUND FIBER OPTIC MARKER
- UNDERGROUND GAS MARKER
- BOLLARD
- MAILBOX
- IRON ROD SET

ALTA LAND TITLE SURVEY
OF TWO PARCELS OF LAND
LOCATED SOUTH OF OLD RIDGE
ROAD TOTALING ±204.8 ACRES

OLD RIDGE ROAD COMMERCIAL/ LIGHT-INDUSTRIAL PROJECT OLD RIDGE RD, ASHLAND, VA23005 BEAVERDAM SURVEY ALTA (METES & BOUNDS)	
FARLEY/HUFF SITE	HANOVER COUNTY
DATE: DECEMBER 19, 2025	SCALE: AS SHOWN
DRAWING 2 OF 14	PROJECT: 65867

07/01/2025
10/15/2025
12/19/2025

Concept Plan Submission #1
Community Meeting
Concept Plan Submission #2

THIS DRAWING PREPARED AT THE
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SURVEYOR'S EMAIL: GREG.DELANO@TIMMONS.COM