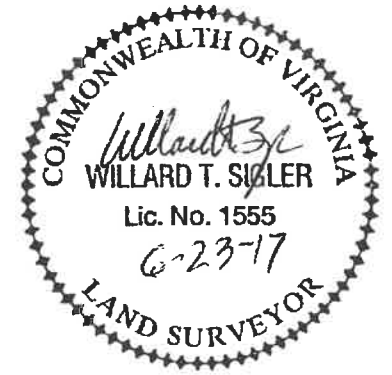
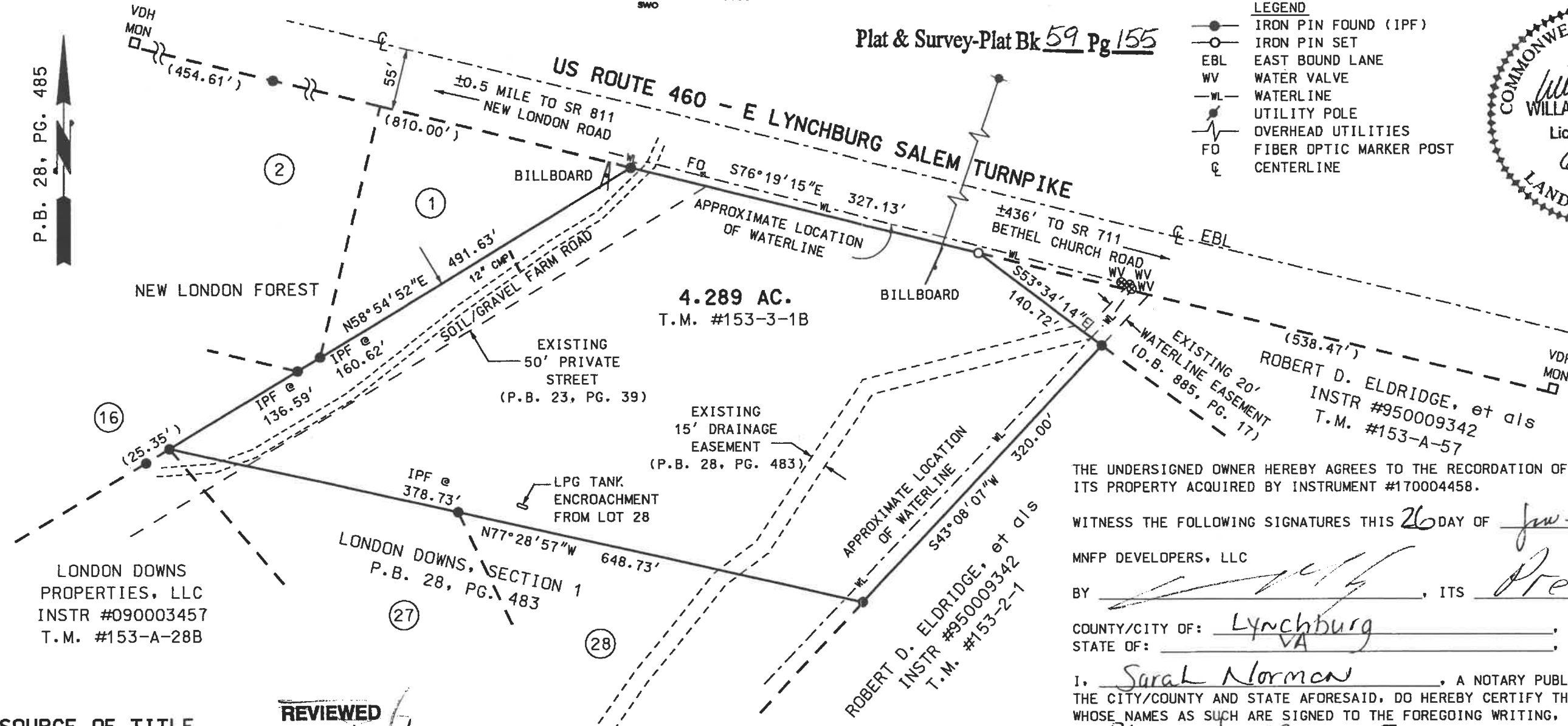


Plat & Survey-Plat Bk 59 Pg 155

- LEGEND**
- IRON PIN FOUND (IPF)
  - IRON PIN SET
  - EBL EAST BOUND LANE
  - WV WATER VALVE
  - WL WATERLINE
  - UP UTILITY POLE
  - OU OVERHEAD UTILITIES
  - FO FIBER OPTIC MARKER POST
  - CL CENTERLINE



P.B. 28, PG. 485



THE UNDERSIGNED OWNER HEREBY AGREES TO THE RECORDATION OF THIS PLAT OF ITS PROPERTY ACQUIRED BY INSTRUMENT #170004458.

WITNESS THE FOLLOWING SIGNATURES THIS 26 DAY OF June, 2017.

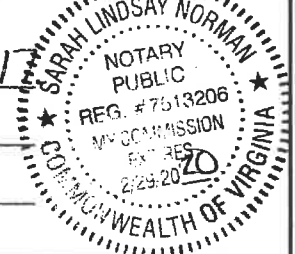
MNFP DEVELOPERS, LLC  
 BY [Signature], ITS Pres

COUNTY/CITY OF: Lynchburg, VA  
 STATE OF: VA, TO WIT:

I, Sarah Norman, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 26 DAY OF June, 2017. HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THE 26 DAY OF June, 2017

MY COMMISSION EXPIRES 02/29/20  
[Signature]  
 NOTARY PUBLIC

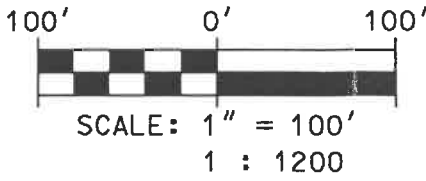


**SOURCE OF TITLE**  
 INSTRUMENT #170004458

**SURVEYED FOR**  
 MNFP DEVELOPERS, LLC

**REVIEWED**  
 Bedford County Subdivision Agent

INSTRUMENT #170004458  
 RECORDED BEDFORD CO CIRCUIT COURT CLERK'S OFFICE  
 Jun 26, 2017 AT 11:15 am  
 CATHY C. HOGAN, CLERK by SWO



- NOTES:**
1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.
  2. BY GRAPHIC SCALING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (NOT IN A DESIGNATED FLOOD HAZARD AREA) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BEDFORD COUNTY, VIRGINIA (51019C0370D) DATED SEPTEMBER 29, 2010. NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
  3. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.
  4. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

**BERKLEY-HOWELL & ASSOC., P.C.**  
 ENGINEERS - SURVEYORS - PLANNERS  
 306 ENTERPRISE DRIVE, SUITE C  
 FOREST, VIRGINIA 24551  
 PHONE: (434)385-7548 FAX: (434)385-6178

BOUNDARY RESURVEY OF  
**LONDON DOWNS RESIDUE TRACT**  
 JEFFERSON DISTRICT - BEDFORD COUNTY, VA

SCALE: 1" = 100'	DATE: MARCH 2, 2017	COMM. NO. 170023	F.B. REF. 16-2
	REV. 6-23-17	REF. 91352	