

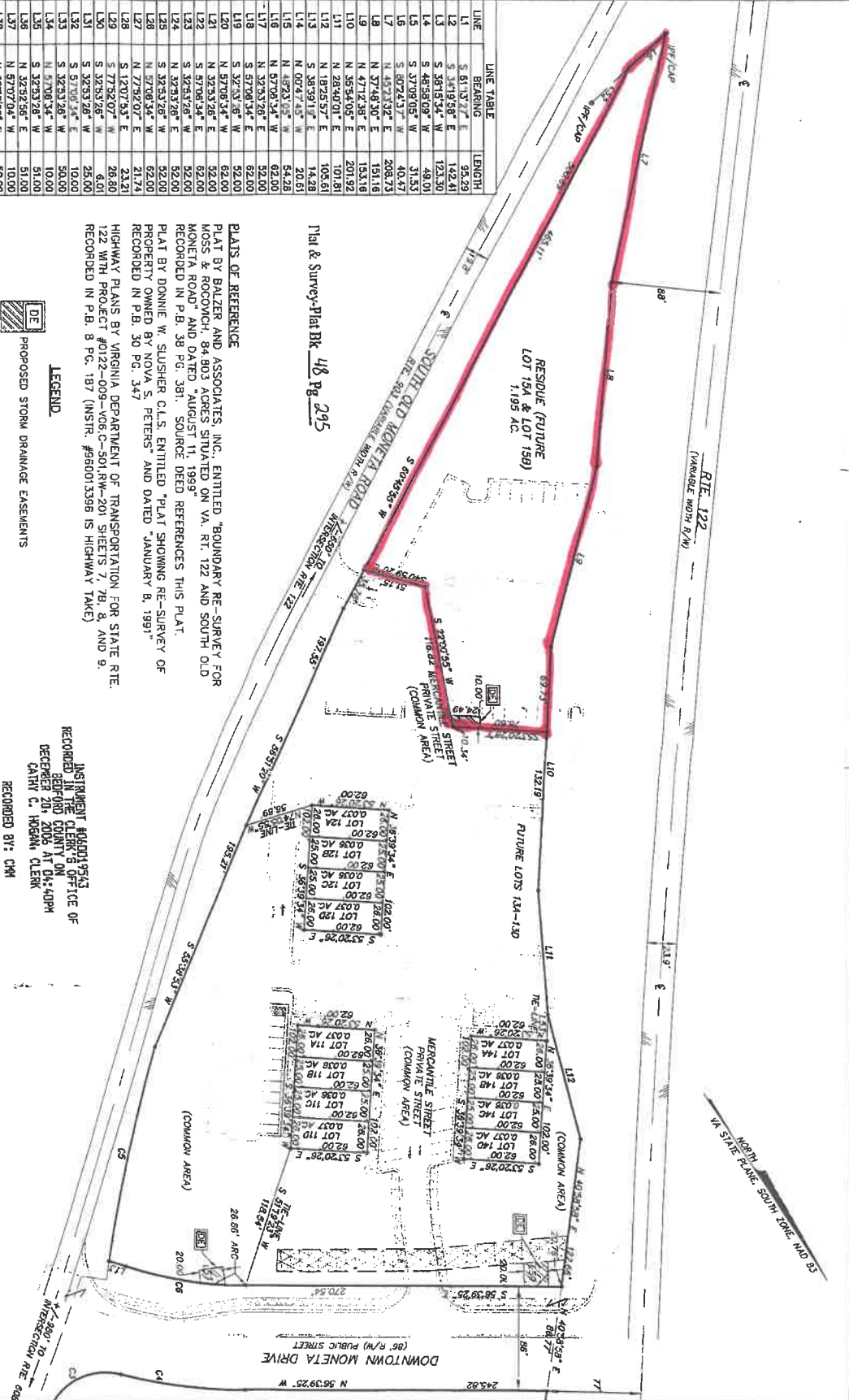
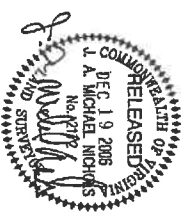
48/295

**HURT & PROFFITT**  
INCORPORATED  
ENGINEERING • SURVEYING • PLANNING  
2524 LANGHORNE ROAD  
LYNCHBURG VA 24505  
800.242.4966 TOLL FREE  
434.847.7796 MAIN  
434.847.0047 FAX

**PLAT SHOWING**  
DIVISION FOR TOWNCENTER  
**DOWNTOWN MONETA EAST**  
LAKES MAGISTERIAL DISTRICT, BEDFORD COUNTY, VIRGINIA

REVISED 12-18-06  
PROJECT NO. 3090119  
CLIENT NO. 3623323  
FILE NO. 58-11302  
DATE: 06-15-2006  
DRAWN BY: JMM  
CHECKED BY: JMM

**HURT & PROFFITT**  
SHEET NO.  
3 OF 3



LINE	BEARING	LENGTH
L1	S 61°13'17\"	93.29
L2	S 1°19'58\"	132.41
L3	S 38°15'34\"	123.30
L4	S 48°58'09\"	48.01
L5	S 37°09'05\"	31.53
L6	S 60°43'37\"	40.37
L7	N 45°13'52\"	208.13
L8	N 37°48'30\"	181.18
L9	N 47°12'38\"	201.92
L10	N 35°34'05\"	108.81
L11	N 28°40'01\"	108.81
L12	S 30°53'57\"	14.28
L13	S 30°53'57\"	20.51
L14	N 40°23'03\"	54.28
L15	N 47°03'34\"	62.00
L16	N 32°33'26\"	62.00
L17	S 57°08'34\"	62.00
L18	S 57°08'34\"	62.00
L19	S 32°33'26\"	62.00
L20	N 57°08'34\"	62.00
L21	N 32°33'26\"	62.00
L22	S 57°08'34\"	62.00
L23	S 32°33'26\"	62.00
L24	N 37°33'29\"	62.00
L25	N 32°33'26\"	62.00
L26	N 57°08'34\"	62.00
L27	N 77°32'07\"	21.74
L28	S 1°20'13\"	23.21
L29	S 1°20'13\"	26.80
L30	S 32°33'26\"	6.01
L31	S 32°33'26\"	25.00
L32	S 57°08'34\"	10.00
L33	S 57°08'34\"	50.00
L34	N 57°08'34\"	10.00
L35	S 32°33'26\"	61.00
L36	N 32°33'26\"	61.00
L37	N 57°08'34\"	10.00
L38	N 32°33'26\"	61.00
L39	S 57°08'34\"	10.00
L40	N 32°33'26\"	23.58
L41	N 32°33'26\"	28.87
L42	N 32°33'26\"	23.21
L43	N 32°33'26\"	21.80
L44	S 1°20'13\"	62.00
L45	N 57°08'34\"	126.50
L46	S 32°33'26\"	35.82
L47	S 32°33'26\"	35.82
L48	S 1°20'13\"	21.90
L49	S 1°20'13\"	23.21
L50	N 12°07'33\"	21.70
L51	S 44°56'18\"	231.50
L52	N 80°17'03\"	42.63
L53	N 35°38'25\"	21.40
L54	N 32°33'26\"	17.43
L55	N 32°33'26\"	22.00
L56	S 57°08'34\"	10.00
L57	S 25°11'4\"	12.82
L58	N 18°23'05\"	21.50
L59	S 31°04'40\"	19.57
L60	N 77°02'58\"	34.36
L61	N 11°20'12\"	5.75
L62	N 3°23'35\"	40.28
L63	N 44°49'25\"	15.16

DELTA	CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
104°42'35\"	C1	107.48	575.00	107.32	S 45°36'52\"
37°39'20\"	C2	181.15	2875.00	181.13	S 20°42'49\"
50°00'	C3	89.28	50.00	67.86	N 84°48'17\"
145°35'21\"	C4	103.00	404.50	102.72	N 49°21'44\"
77°22'23\"	C5	180.48	1402.50	180.38	S 45°01'59\"
180°00'00\"	C6	100.07	318.50	99.66	S 47°38'22\"

**LEGEND**  
 PROPOSED STORM DRAINAGE EASEMENTS  
 PROPOSED SANITARY SEWER EASEMENTS  
 EXISTING STORM DRAINAGE EASEMENTS  
 EXISTING SANITARY SEWER EASEMENTS  
 EXISTING A.P. EASEMENT (NOT PLANS)  
 UTILITY RIGHT-OF-WAY  
 R/W/CA 5/8\"/> REPAIR PVD WITH VDOT CAP  
 OVERHEAD ELECTRIC  
 OVERHEAD TELEPHONE  
 OVERHEAD CABLE TV

**PLATS OF REFERENCE**  
 PLAT BY BALZER AND ASSOCIATES, INC. ENTITLED "BOUNDARY RE-SURVEY FOR MOSS & ROCCOCH, 94.803 ACRES SITUATED ON VA. RT. 122 AND SOUTH OLD MONETA ROAD AND DATED AUGUST 11, 1989"  
 RECORDED IN P.B. 38 P.G. 381. SOURCE DEED REFERENCES THIS PLAT.  
 PLAT BY DONNIE W. SLUSHER C.L.S. ENTITLED "PLAT SHOWING RE-SURVEY OF PROPERTY OWNED BY NOVA S. PETERS" AND DATED "JANUARY 8, 1991"  
 RECORDED IN P.B. 30 PG. 347  
 HIGHWAY PLANS BY VIRGINIA DEPARTMENT OF TRANSPORTATION FOR STATE R.T. 122 WITH PROJECT #0122-009-008-C-501-R/W-201 SHEETS 7, 7B, 8, AND 9. RECORDED IN P.B. 8 P.G. 187 (INSR. #580013596 IS HIGHWAY TAKE)

**INSTRUMENT #060019543**  
 RECORDED IN THE CLERK'S OFFICE OF  
 BEDFORD COUNTY ON  
 DECEMBER 20, 2005 AT 04:40PM  
 CARYL C. HOBAN, CLERK  
 RECORDED BY: CMW

15.737 ACRES (ORIGINAL TOTAL, T#4 210-A-118)  
 -4.945 ACRES (LOTS 3 THRU 12D, 14A-14D)  
 -0.995 ACRES (DOWNTOWN MONETA DRIVE AND ADDITIONAL R/W AREA FOR RIE, 903 HEREBY DEDICATED TO BEDFORD COUNTY FOR ROADWAY PURPOSES)  
 -7.105 ACRES (COMMON AREA)  
 2.692 ACRES (RESIDUE FUTURE LOTS 1, 2, 15A, & 15B)

2.505 ACRES (OPEN SPACE)  
 41.381 ACRES (MAINTENANCE EASEMENT AREA)  
 3.866 ACRES (TOTAL OPEN SPACE)

GRAPHIC SCALE IN FEET  
 1" = 60'  
 0 30 60