

LINE CHART

COURSE	BEARING	DISTANCE
L1	N 39°14'55" E	24.15'
L2	S 46°29'22" E	24.53'
L3	S 48°55'52" E	45.01'
L4	S 34°28'15" E	38.64'
L5	S 26°16'45" W	10.42'
L6	N 50°42'03" W	108.88'

CURVE CHART

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	5689.58'	41.77'	0°25'14"	41.77'	S 39°16'44" W

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 IN ZONE "X", ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BEDFORD COUNTY, VIRGINIA (51019C0240D) 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 PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.
5. THE 0.049 ACRE FILL ENCROACHMENT WAS CREATED WHEN THE ADJOINER, MB DEVELOPMENT, LLC, HIRED A CONTRACTOR TO FILL IN A PORTION OF THE POND SITUATED ON ITS' PROPERTY.

LEGEND

- IRON PIN FOUND (IPF)
- IRON PIN SET
- CORNER NEITHER SET NOR FOUND
- R/W RIGHT-OF-WAY
- X — FENCE
- U — UTILITY POLE
- U — OVERHEAD UTILITY
- G — CENTERLINE
- BF — BOTTOM EDGE OF FILL
- EG — EDGE OF GRAVEL
- EP — EDGE OF PAVEMENT
- RW — RETAINING WALL
- [Hatched] — CONCRETE

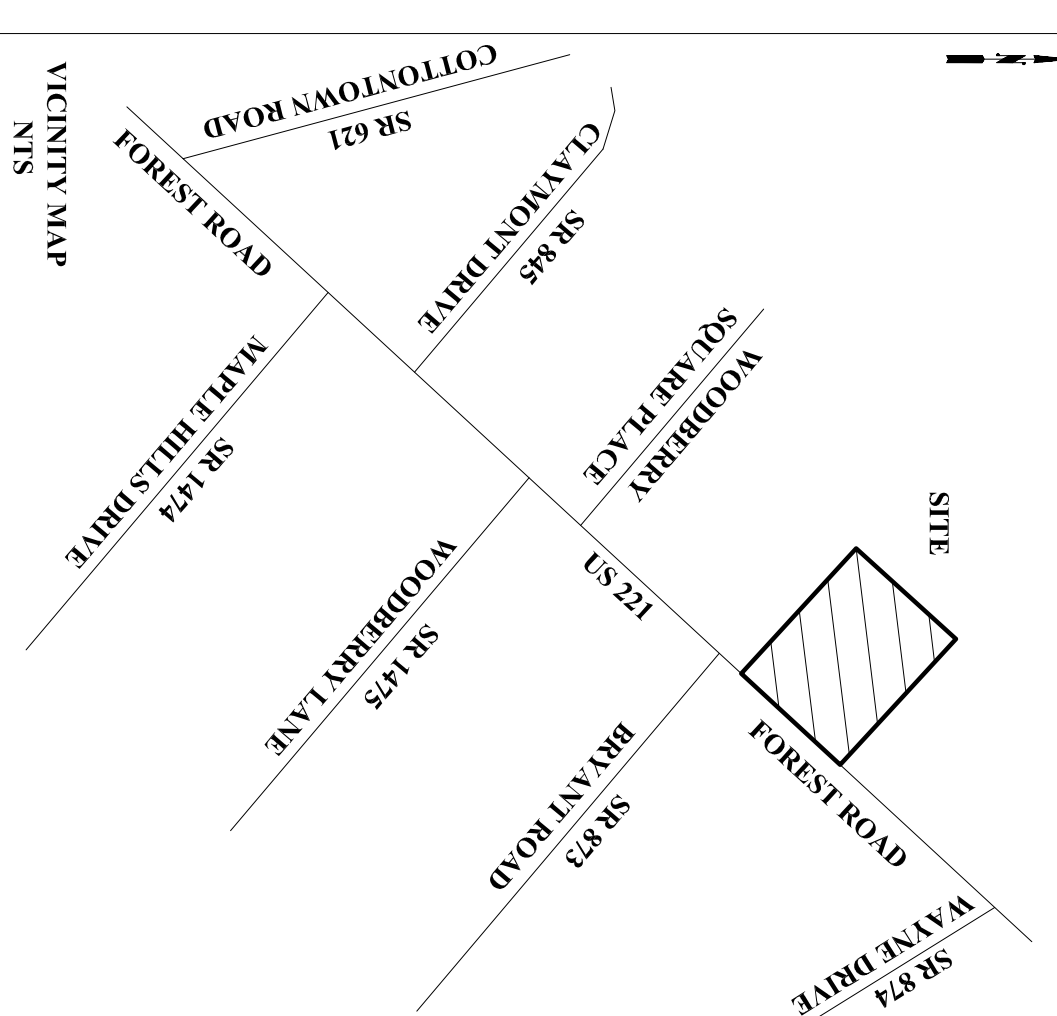
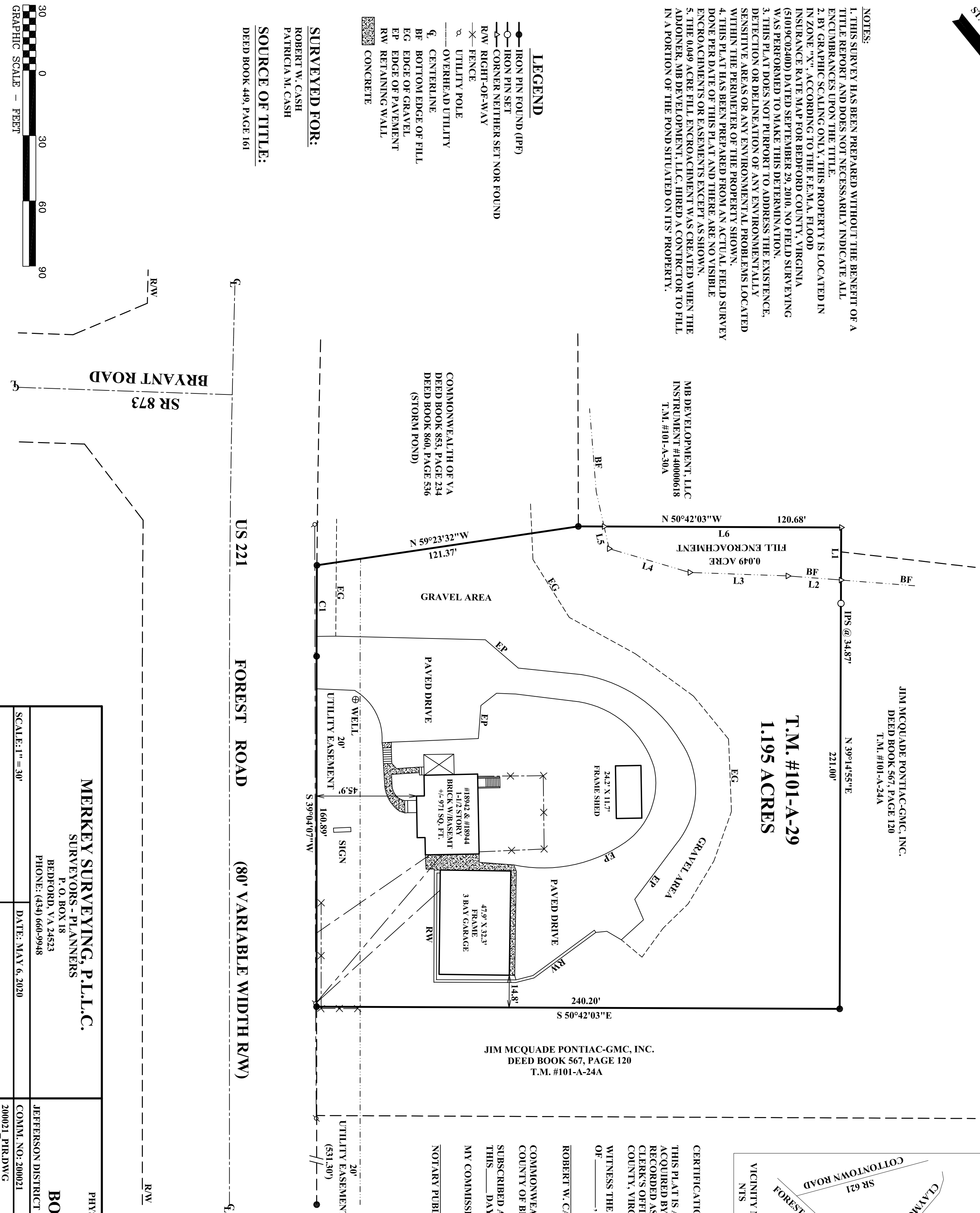
SURVEYED FOR:
 ROBERT W. CASH
 PATRICIA M. CASH

SOURCE OF TITLE:
 DEED BOOK 449, PAGE 161

T.M. #101-A-29
1.195 ACRES

JIM MCQUADE PONTIAC-GMC, INC.
 DEED BOOK 567, PAGE 120
 T.M. #101-A-24A

JIM MCQUADE PONTIAC-GMC, INC.
 DEED BOOK 567, PAGE 120
 T.M. #101-A-24A



CERTIFICATION:

THIS PLAT IS A RESURVEY OF A PORTION OF THE PROPERTY ACQUIRED BY ROBERT W. & PATRICIA M. CASH BY DEED RECORDED AS DEED BOOK 449, PAGE 161 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA.

WITNESS THE FOLLOWING SIGNATURES THIS ____ DAY OF _____, 2020.

ROBERT W. CASH PATRICIA M. CASH

COMMONWEALTH OF VIRGINIA
 COUNTY OF BEDFORD

SUBSCRIBED AND SWORN TO BEFORE ME
 THIS ____ DAY OF _____, 2020.

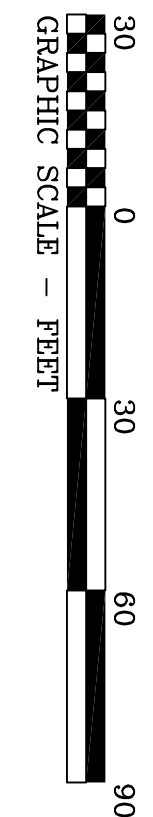
MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

COURTESY COPY

MERKEY SURVEYING, P.L.L.C.
 SURVEYORS - PLANNERS
 P. O. BOX 18
 BEDFORD, VA 24523
 PHONE: (434) 660-9948

PHYSICAL IMPROVEMENT RESURVEY OF
1.195 ACRES,
BOBBY CASH AUTO SITE
 BEDFORD COUNTY, VIRGINIA
 JEFFERSON DISTRICT
 COMM. NO: 200021
 200021_PIR.DWG



SCALE: 1" = 30'

DATE: MAY 6, 2020