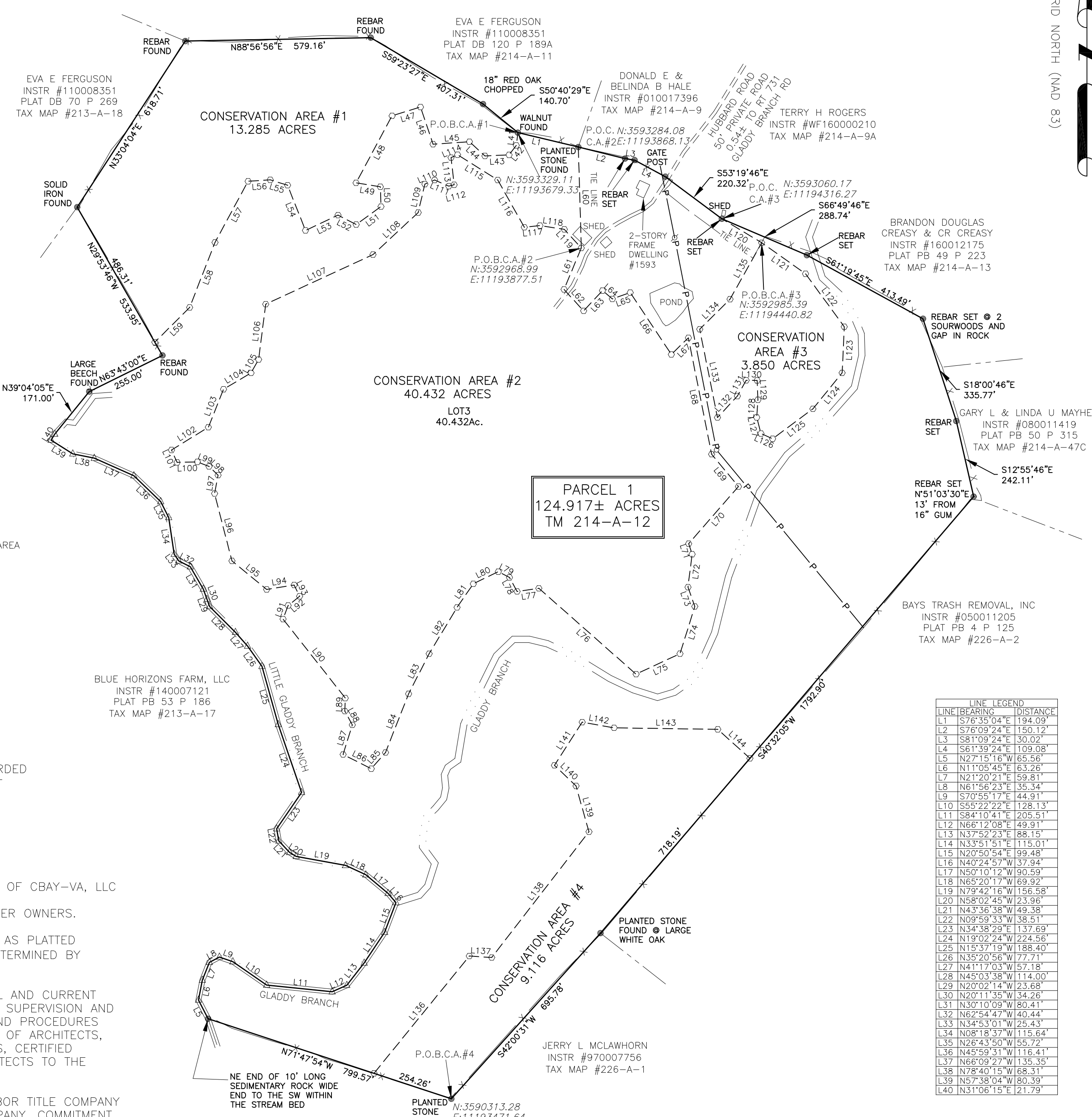


LINE	BEARING	DISTANCE
L41	S06°49'17"W	40.18'
L42	S37°31'28"W	37.37'
L43	S87°29'08"W	75.45'
L44	N47°20'59"W	65.63'
L45	S86°04'59"W	113.81'
L46	N18°38'49"W	122.50'
L47	S72°49'51"W	93.19'
L48	S28°13'57"W	237.37'
L49	S80°48'59"E	76.89'
L50	S01°40'16"E	61.88'
L51	S5°02'18"W	95.40'
L52	N62°41'29"W	63.90'
L53	S64°48'21"W	112.15'
L54	N21°43'20"W	151.83'
L55	N72°35'29"W	56.61'
L56	S86°15'25"W	69.42'
L57	S28°24'17"W	217.06'
L58	S21°17'22"W	217.87'
L59	S45°05'12"W	153.55'
L60	S01°42'19"E	315.23'
L61	S22°42'12"W	140.26'
L62	S42°31'50"E	90.59'
L63	N43°05'22"E	86.52'
L64	S49°42'45"E	40.28'
L65	N70°26'15"E	59.21'
L66	S33°39'01"E	231.80'
L67	N45°41'25"E	74.08'
L68	S11°19'59"E	370.51'
L69	S39°36'14"E	130.98'
L70	S41°00'56"W	236.30'
L71	S17°42'09"E	34.71'
L72	S07°13'20"W	103.76'
L73	S19°40'15"E	63.82'
L74	S17°26'59"W	154.50'
L75	S65°02'28"W	151.36'
L76	N48°32'43"W	404.75'
L77	S81°52'37"W	68.67'
L78	N28°48'43"W	49.88'
L79	N62°55'48"W	39.33'
L80	S64°04'26"W	86.53'
L81	S34°32'28"W	89.39'
L82	S31°04'37"W	168.87'
L83	S27°09'11"W	140.64'
L84	S21°29'03"W	196.95'
L85	S41°24'34"W	67.32'
L86	N63°15'16"W	98.49'
L87	N17°14'35"E	96.74'
L88	N28°19'43"W	48.82'
L89	N02°02'31"E	40.66'
L90	N38°14'00"W	314.11'
L91	N20°41'33"E	45.28'
L92	N51°11'35"E	46.00'

LINE	BEARING	DISTANCE
L93	N25°52'01"W	39.07'
L94	S80°52'47"W	87.24'
L95	N50°33'46"W	140.19'
L96	N14°29'01"W	217.09'
L97	N10°48'12"E	58.51'
L98	N46°10'54"W	39.21'
L99	N68°34'34"W	39.08'
L100	S88°36'24"W	63.10'
L101	N24°31'35"W	42.56'
L102	N58°19'37"E	135.35'
L103	N21°45'50"E	127.61'
L104	N59°20'09"E	99.89'
L105	N29°33'54"E	48.01'
L106	N07°15'08"E	174.23'
L107	N65°13'16"E	369.21'
L108	N47°03'04"E	192.54'
L109	N13°15'25"E	91.31'
L110	N67°14'00"E	33.05'
L111	S66°23'21"E	48.04'
L112	N75°43'40"W	17.58'
L113	N06°30'43"W	85.45'
L114	N66°38'05"E	22.12'
L115	S57°53'43"E	148.28'
L116	S29°19'12"E	169.17'
L117	N83°58'35"E	49.10'
L118	S81°18'40"E	76.85'
L119	S42°25'23"E	78.88'
L120	S59°01'04"E	145.27'
L121	S54°40'56"E	167.62'
L122	S36°13'55"E	204.96'
L123	S02°39'17"W	144.15'
L124	S39°07'54"W	144.69'
L125	S53°25'50"W	157.06'
L126	N65°31'38"W	39.55'
L127	N14°42'59"W	52.16'
L128	N03°35'43"E	54.95'
L129	N02°06'40"W	60.66'
L130	N89°23'56"W	34.45'
L131	S28°59'00"W	56.29'
L132	S42°54'19"W	91.35'
L133	N11°23'23"W	281.03'
L134	N45°17'03"E	133.41'
L135	N29°18'06"E	202.03'
L136	N39°07'24"E	471.84'
L137	S86°13'51"E	69.86'
L138	N37°44'00"E	496.30'
L139	N15°45'33"W	148.65'
L140	N46°12'16"W	93.02'
L141	N32°40'00"E	159.92'
L142	S79°58'26"E	101.10'
L143	S89°10'30"E	323.78'
L144	S48°05'28"E	135.28'



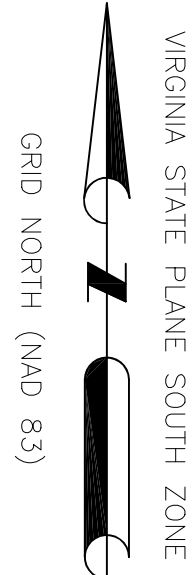
- P.O.B.C.A. POINT OF BEGINNING CONSERVATION AREA
- P.O.C.C.A. POINT OF COMMENCEMENT CONSERVATION AREA
- x — WIRE FENCE
- P — OVERHEAD POWER LINE
- — — — — STREAM LINE

**PARCEL 1**  
124.917± ACRES  
TM 214-A-12

SOURCE OF TITLE:  
CURRENT OWNER: NORMA RUTH ROGERS  
INSTRUMENT NUMBER 160002251 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA.

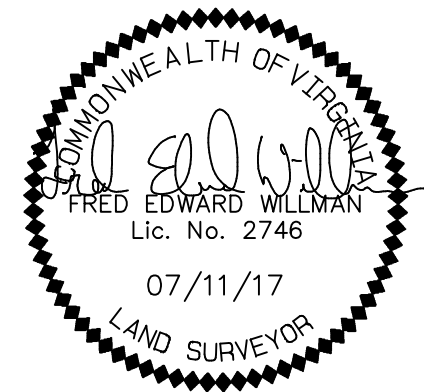
- NOTES:
- THIS PLAT WAS PREPARED AT THE REQUEST OF CBAY-VA, LLC
  - ALL ADJOINING OWNERS ARE NOW OR FORMER OWNERS.
  - BY GRAPHIC SCALING ONLY THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "X" AS DETERMINED BY F.E.M.A. AND SHOWN ON THEIR MAP.
  - THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD AND AERIAL SURVEY MADE UNDER MY SUPERVISION AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF.
  - TITLE COMMITMENT PROVIDED BY SAFE HARBOR TITLE COMPANY AGENT FOR CHICAGO TITLE INSURANCE COMPANY. COMMITMENT NUMBER: SHTC17-828 EFFECTIVE DATE OF JULY 6, 2017 AT 8:00 A.M.

LINE	BEARING	DISTANCE
L1	S76°35'04"E	194.09'
L2	S76°09'24"E	150.12'
L3	S81°09'24"E	30.02'
L4	S61°39'24"E	109.08'
L5	N27°15'16"W	65.56'
L6	N11°05'45"E	63.26'
L7	N21°20'21"E	59.81'
L8	N61°56'23"E	35.34'
L9	S70°55'17"E	44.91'
L10	S55°22'22"E	128.13'
L11	S84°10'41"E	205.51'
L12	N66°12'08"E	49.91'
L13	N37°52'23"E	88.15'
L14	N33°51'51"E	115.01'
L15	N20°50'54"E	99.48'
L16	N40°24'57"W	37.94'
L17	N50°10'12"W	90.59'
L18	N65°20'17"W	69.92'
L19	N79°42'16"W	156.58'
L20	N58°02'45"W	23.96'
L21	N43°36'38"W	49.38'
L22	N09°59'33"W	38.51'
L23	N34°38'29"E	137.69'
L24	N19°02'24"W	224.56'
L25	N15°37'19"W	188.40'
L26	N35°20'56"W	77.71'
L27	N41°17'03"W	57.18'
L28	N45°03'38"W	114.00'
L29	N20°02'14"W	23.68'
L30	N20°11'35"W	34.26'
L31	N30°10'09"W	80.41'
L32	N62°54'47"W	40.44'
L33	N34°53'01"W	25.43'
L34	N08°18'37"W	115.64'
L35	N26°43'50"W	55.72'
L36	N45°59'31"W	116.41'
L37	N66°09'27"W	135.35'
L38	N78°40'15"W	68.31'
L39	N57°38'04"W	80.39'
L40	N31°06'15"E	21.79'



**PLAT SHOWING BOUNDARY SURVEY OF PARCEL 1 AND CONSERVATION AREAS 1,2,3 & 4 PROPERTY OF NORMA RUTH ROGERS**

LAKES MAGISTERIAL DISTRICT  
BEDFORD COUNTY, VIRGINIA



950 Airport Road  
Lynchburg, Virginia 24502  
Ph: 434-610-4334  
www.accupointsurveying.com

SCALE:	1" = 250'
ASD JOB #:	2017-206
FILE #:	2017-206.dwg
PARCEL ID:	TM # 214-A-12
DATE:	JULY 11, 2017

**BOUNDARY & CONSERVATION AREA SURVEY**

LEGAL DESCRIPTION CONSERVATION AREA #1

AN EASEMENT DESIGNATED CONSERVATION AREA #1 BEING A PORTION OF PARCEL 1 AS RECORDED BY INSTRUMENT NUMBER 160002251 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA, LYING IN SAID BEDFORD COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A WALNUT FOUND WITH A COORDINATE OF NORTH 3593329.11 EAST 11193679.33 ON THE NORTHERN BOUNDARY OF THE PARENT TRACT; THENCE S 06°49'17" W A DISTANCE OF 40.18 FEET TO A POINT; THENCE S 37°31'28" W A DISTANCE OF 37.37 FEET TO A POINT; THENCE S 87°29'08" W A DISTANCE OF 75.45 FEET TO A POINT; THENCE N 47°20'59" W A DISTANCE OF 65.63 FEET TO A POINT; THENCE S 86°04'59" W A DISTANCE OF 113.81 FEET TO A POINT; THENCE N 18°38'49" W A DISTANCE OF 122.50 FEET TO A POINT; THENCE S 72°49'51" W A DISTANCE OF 93.19 FEET TO A POINT; THENCE S 28°13'57" W A DISTANCE OF 237.37 FEET TO A POINT; THENCE S 80°48'59" E A DISTANCE OF 76.89 FEET TO A POINT; THENCE S 01°40'16" E A DISTANCE OF 61.88 FEET TO A POINT; THENCE S 54°02'16" W A DISTANCE OF 95.40 FEET TO A POINT; THENCE N 62°41'29" W A DISTANCE OF 63.99 FEET TO A POINT; THENCE S 64°48'21" W A DISTANCE OF 112.15 FEET TO A POINT; THENCE N 21°43'20" W A DISTANCE OF 151.83 FEET TO A POINT; THENCE N 72°35'29" W A DISTANCE OF 56.61 FEET TO A POINT; THENCE S 86°15'25" W A DISTANCE OF 69.42 FEET TO A POINT; THENCE S 28°24'17" W A DISTANCE OF 217.06 FEET TO A POINT; THENCE S 21°17'22" W A DISTANCE OF 217.87 FEET TO A POINT; THENCE S 45°05'12" W A DISTANCE OF 153.55 FEET TO A POINT; THENCE N 29°53'46" W A DISTANCE OF 486.31 FEET TO A SOLID IRON FOUND; THENCE N 33°04'04" E A DISTANCE OF 618.71 FEET TO A REBAR FOUND; THENCE N 88°56'56" E A DISTANCE OF 579.16 FEET TO A REBAR FOUND; THENCE S 59°23'27" E A DISTANCE OF 407.31 FEET TO AN 18" RED OAK CHOPPED; THENCE S 50°40'29" E A DISTANCE OF 140.70 FEET TO THE POINT OF BEGINNING, SAID ABOVE DESCRIBED CONSERVATION AREA CONTAINS 13.285 ACRES, MORE OR LESS.

LEGAL DESCRIPTION CONSERVATION AREA #2

AN EASEMENT DESIGNATED CONSERVATION AREA #2 BEING A PORTION OF PARCEL 1 AS RECORDED BY INSTRUMENT NUMBER 160002251 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA, LYING IN SAID BEDFORD COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A PLANTED STONE FOUND WITH A COORDINATE NORTH 3593284.08 EAST 11193868.13 ON THE NORTHERN BOUNDARY OF THE PARENT TRACT; THENCE S 01°42'19" E A DISTANCE OF 315.23 FEET TO A POINT WITH A COORDINATE OF NORTH 3592968.99 EAST 11193877.51 THE POINT OF BEGINNING; THENCE S 22°42'12" W A DISTANCE OF 140.26 FEET TO A POINT; THENCE S 42°31'50" E A DISTANCE OF 90.59 FEET TO A POINT; THENCE N 43°05'22" E A DISTANCE OF 86.52 FEET TO A POINT; THENCE S 49°42'45" E A DISTANCE OF 40.28 FEET TO A POINT; THENCE N 70°26'15" E A DISTANCE OF 59.21 FEET TO A POINT; THENCE S 33°39'01" E A DISTANCE OF 231.80 FEET TO A POINT; THENCE N 45°41'25" E A DISTANCE OF 74.08 FEET TO A POINT; THENCE S 11°19'59" E A DISTANCE OF 370.51 FEET TO A POINT; THENCE S 39°36'14" E A DISTANCE OF 130.98 FEET TO A POINT; THENCE S 41°00'55" W A DISTANCE OF 236.30 FEET TO A POINT; THENCE S 17°42'09" E A DISTANCE OF 34.71 FEET TO A POINT; THENCE S 07°13'20" W A DISTANCE OF 103.76 FEET TO A POINT; THENCE S 19°40'15" E A DISTANCE OF 63.82 FEET TO A POINT; THENCE S 17°26'59" W A DISTANCE OF 154.50 FEET TO A POINT; THENCE S 65°02'28" W A DISTANCE OF 151.36 FEET TO A POINT; THENCE N 48°32'43" W A DISTANCE OF 404.75 FEET TO A POINT; THENCE S 81°52'37" W A DISTANCE OF 68.67 FEET TO A POINT; THENCE N 28°48'43" W A DISTANCE OF 49.88 FEET TO A POINT; THENCE N 62°55'48" W A DISTANCE OF 39.33 FEET TO A POINT; THENCE S 64°04'26" W A DISTANCE OF 86.53 FEET TO A POINT; THENCE S 34°32'28" W A DISTANCE OF 89.39 FEET TO A POINT; THENCE S 31°04'37" W A DISTANCE OF 168.87 FEET TO A POINT; THENCE S 27°09'11" W A DISTANCE OF 140.64 FEET TO A POINT; THENCE S 21°29'03" W A DISTANCE OF 196.95 FEET TO A POINT; THENCE S 41°24'34" W A DISTANCE OF 67.32 FEET TO A POINT; THENCE N 63°15'16" W A DISTANCE OF 98.49 FEET TO A POINT; THENCE N 17°14'35" E A DISTANCE OF 96.74 FEET TO A POINT; THENCE N 28°19'43" W A DISTANCE OF 48.82 FEET TO A POINT; THENCE N 02°02'31" E A DISTANCE OF 40.66 FEET TO A POINT; THENCE N 38°14'00" W A DISTANCE OF 314.11 FEET TO A POINT; THENCE N 20°41'33" E A DISTANCE OF 45.28 FEET TO A POINT; THENCE N 51°11'35" E A DISTANCE OF 46.00 FEET TO A POINT; THENCE N 25°52'01" W A DISTANCE OF 39.07 FEET TO A POINT; THENCE S 80°52'47" W A DISTANCE OF 87.24 FEET TO A POINT; THENCE N 50°33'46" W A DISTANCE OF 140.19 FEET TO A POINT; THENCE N 14°29'01" W A DISTANCE OF 217.09 FEET TO A POINT; THENCE N 10°48'12" E A DISTANCE OF 58.51 FEET TO A POINT; THENCE N 46°10'54" W A DISTANCE OF 39.21 FEET TO A POINT; THENCE N 68°34'34" W A DISTANCE OF 39.08 FEET TO A POINT; THENCE S 88°36'24" W A DISTANCE OF 63.10 FEET TO A POINT; THENCE N 24°31'35" W A DISTANCE OF 42.56 FEET TO A POINT; THENCE N 58°19'37" E A DISTANCE OF 135.35 FEET TO A POINT; THENCE N 21°45'50" E A DISTANCE OF 127.61 FEET TO A POINT; THENCE N 59°20'09" E A DISTANCE OF 99.89 FEET TO A POINT; THENCE N 29°33'54" E A DISTANCE OF 48.01 FEET TO A POINT; THENCE N 07°15'08" E A DISTANCE OF 174.23 FEET TO A POINT; THENCE N 65°13'16" E A DISTANCE OF 369.21 FEET TO A POINT; THENCE N 47°03'04" E A DISTANCE OF 192.54 FEET TO A POINT; THENCE N 13°15'25" E A DISTANCE OF 91.31 FEET TO A POINT; THENCE N 67°14'00" E A DISTANCE OF 33.05 FEET TO A POINT; THENCE S 66°23'21" E A DISTANCE OF 48.04 FEET TO A POINT; THENCE N 75°43'40" E A DISTANCE OF 17.58 FEET TO A POINT; THENCE N 06°30'43" W A DISTANCE OF 85.45 FEET TO A POINT; THENCE N 66°38'05" E A DISTANCE OF 22.12 FEET TO A POINT; THENCE S 57°53'43" E A DISTANCE OF 148.28 FEET TO A POINT; THENCE S 29°19'12" E A DISTANCE OF 169.17 FEET TO A POINT; THENCE N 83°58'35" E A DISTANCE OF 49.10 FEET TO A POINT; THENCE S 81°18'40" E A DISTANCE OF 76.85 FEET TO A POINT; THENCE S 42°25'23" E A DISTANCE OF 78.88 FEET TO THE POINT OF BEGINNING, SAID ABOVE DESCRIBED CONSERVATION AREA CONTAINS 40.432 ACRES, MORE OR LESS.

LEGAL DESCRIPTION CONSERVATION AREA #3

AN EASEMENT DESIGNATED CONSERVATION AREA #3 BEING A PORTION OF PARCEL 1 AS RECORDED BY INSTRUMENT NUMBER 160002251 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA, LYING IN SAID BEDFORD COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A REBAR SET WITH A COORDINATE OF NORTH 3593060.17 EAST 11194316.27 ON THE NORTHEASTERLY BOUNDARY OF THE PARENT TRACT; THENCE S 59°01'04" E A DISTANCE OF 145.27 FEET TO A POINT WITH A COORDINATE OF NORTH 3592985.39 EAST 11194440.82 THE POINT OF BEGINNING; THENCE S 54°40'56" E A DISTANCE OF 167.62 FEET TO A POINT; THENCE S 36°13'35" E A DISTANCE OF 204.96 FEET TO A POINT; THENCE S 02°39'17" W A DISTANCE OF 144.15 FEET TO A POINT; THENCE S 39°07'54" W A DISTANCE OF 144.69 FEET TO A POINT; THENCE S 53°25'50" W A DISTANCE OF 157.06 FEET TO A POINT; THENCE N 65°31'38" W A DISTANCE OF 39.55 FEET TO A POINT; THENCE N 14°42'59" W A DISTANCE OF 52.16 FEET TO A POINT; THENCE N 03°35'43" E A DISTANCE OF 54.95 FEET TO A POINT; THENCE N 02°06'40" W A DISTANCE OF 60.66 FEET TO A POINT; THENCE N 89°23'56" W A DISTANCE OF 34.45 FEET TO A POINT; THENCE S 28°59'00" W A DISTANCE OF 56.29 FEET TO A POINT; THENCE S 42°54'19" W A DISTANCE OF 91.35 FEET TO A POINT; THENCE N 11°23'23" W A DISTANCE OF 281.03 FEET TO A POINT; THENCE N 45°17'03" E A DISTANCE OF 133.41 FEET TO A POINT; THENCE N 29°18'06" E A DISTANCE OF 202.03 FEET TO THE POINT OF BEGINNING, SAID ABOVE DESCRIBED CONSERVATION AREA CONTAINS 3.850 ACRES, MORE OR LESS.


LEGAL DESCRIPTION CONSERVATION AREA #4

AN EASEMENT DESIGNATED CONSERVATION AREA #4 BEING A PORTION OF PARCEL 1 AS RECORDED BY INSTRUMENT NUMBER 160002251 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA, LYING IN SAID BEDFORD COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PLANTED STONE FOUND WITH A COORDINATE OF NORTH 3590313.28 EAST 11193471.64 ON THE SOUTHEASTERLY CORNER OF THE PARENT TRACT; THENCE N 71°47'54" W A DISTANCE OF 254.26 FEET TO A POINT; THENCE N 39°07'24" E A DISTANCE OF 471.84 FEET TO A POINT; THENCE S 86°13'51" E A DISTANCE OF 69.86 FEET TO A POINT; THENCE N 37°44'00" E A DISTANCE OF 496.30 FEET TO A POINT; THENCE N 15°45'33" W A DISTANCE OF 148.65 FEET TO A POINT; THENCE N 46°12'16" W A DISTANCE OF 93.02 FEET TO A POINT; THENCE N 32°40'00" E A DISTANCE OF 159.92 FEET TO A POINT; THENCE S 79°58'26" E A DISTANCE OF 101.10 FEET TO A POINT; THENCE S 89°10'30" E A DISTANCE OF 323.78 FEET TO A POINT; THENCE S 48°05'28" E A DISTANCE OF 135.28 FEET TO A POINT; THENCE S 40°32'05" W A DISTANCE OF 718.19 FEET TO A PLANTED STONE FOUND @ LARGE WHITE OAK; THENCE S 42°00'31" W A DISTANCE OF 695.78 FEET TO THE POINT OF BEGINNING, SAID ABOVE DESCRIBED CONSERVATION AREA CONTAINS 9.116 ACRES, MORE OR LESS.

TO K2 CBAY-VA LLC, NORMA RUTH ROGERS, SAFE HARBOR TITLE COMPANY, AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS AND PROCEDURES FOR BOUNDARY SURVEYS IN THE COMMONWEALTH OF VIRGINIA.. THE FIELD WORK WAS COMPLETED ON JULY 11, 2017.

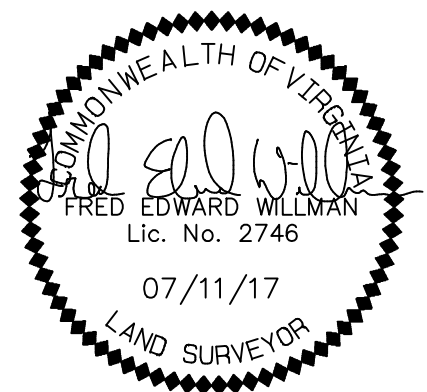
  
FRED EDWARD WILLMAN, LS LICENSE # 002746

DATE: JULY 11, 2017

SCHEDULE B-II EXCEPTIONS THAT PERTAIN TO THE SURVEY

EASEMENT GRANTED UNTO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY DATED JUNE 23, 1976, RECORDED OCTOBER 6, 1976 IN DEED BOOK 435, PAGE 453. GRANTS EASEMENT FORM COMMUNICATION SYSTEM AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. THE LOCATION OF THIS EASEMENT DOES NOT AFFECT THE SURVEYED PROPERTY.

PLAT SHOWING BOUNDARY SURVEY OF PARCEL 1  
 AND CONSERVATION AREAS 1,2,3 & 4 PROPERTY OF  
 NORMA RUTH ROGERS  
 LAKES MAGISTERIAL DISTRICT  
 BEDFORD COUNTY, VIRGINIA



950 Airport Road  
 Lynchburg, Virginia 24502  
 Ph: 434-610-4334  
 www.accupointsurveying.com

SCALE:	1" = 250'
ASD JOB #:	2017-206
FILE #:	2017-206.dwg
PARCEL ID:	TM # 214-A-12
DATE:	JULY 11, 2017

BOUNDARY &  
 CONSERVATION  
 AREA SURVEY

SHEET NUMBER: 2 OF 2