(UNLESS NOTED) • 1/2" REBAR SET

MNS • MAG NAIL SET

FIRE HYDRANT

RECORDED IN THE CLERK'S OFFICE OF AFRIL 9, 1009 AT 01:45PM

RECORDED BY: SWO

REVISED 10/27/08 PROJECT NO. 20080392

262-03-A5.8

RTE 221/460 BR GREEN MEADOW VICINITY MAP SOURCE OF TITLE: THE AREA SHOWN WAS ACQUIRED BY PPRR, L.L.C. FROM CARRIAGE HILL OF VIRGINIA, LTD. BY DEED DATED AUGUST 22, 2002 AS RECORDED AT INSTRUMENT #0200166790F THE CIRCUIT COURT CLERKS OFFICE OF THE BEDFORD COUNTY. SUBJECT PLATS OF REFERENCE: #1 PLAT BY KENNETH E. CARLTON TITLED "SURVEY FOR THOMAS E. REYNOLDS, JR. & OSCAR E. PADGETT", DATED DECEMBER 1986 AND RECORDED IN PB 24 PG 198. THE #2PLAT BY DOYLE B. ALLEN TITLED "RESURVEY PLAT OF CARRIAGE HILL OF VIRGINIA", DATED AUGUST 24, 1988 AND RECORDED IN PB 26 PG 66. ADJOINING PLATS OF REFERENCE: #3 PLAT BY JOHN E. RAMSEY TITLED "RESURVEY OF TRACT A AND 5.000 ACRE PARCEL CUTOUT OF TRACT B", DATED APRIL 23, 1996 AND RECORDED IN PB 33 PG 286. #4 PLAT BY DONNIE W. SLUSHER TITLED "PLAT SHOWING RE-SURVEY OF TRACT A & 5.000 ACRE PARCEL PROPERTY OWNED BY: CARRIAGE HILL OF VIRGINIA LTD.", DATED REVISED JULY 23, 2002 AND RECORDED IN PB 42 PG 101. #5 PLAT BY B.R. SHRADER TITLED "RESURVEY OF 39.054 ACRES PROPERTY OF SHIRLEY C. & WILLIAM H. NICHOLS", DATED FEBRUARY 2, 1994 AND RECORDED IN PB 38 PG 14. ADDITIONAL PLATS OF REFERENCE: PLAT BY JAMES L. PATTERSON, DATED JANUARY-MARCH 1970 AND RECORDED IN PB 13 PG 3. PLAT BY JOHN G. CARGHILL, JR., DATED AUGUST 13, 1974 AND RECORDED IN PB 17 PG 29. PLAT BY DONNIE W. SLUSHER, DATED MARCH 20, 1990 AND RECORDED IN PB 26 PG 315. • 1/2" REBAR FOUND

SEE DB 911 PG 848

VOLUNTARY SETTLEMENT OF

ANNEXATION & UTILITY ISSUES

SEE PLAT BY DONNIE W. SLUSHER

DATED APRIL 19, 1990 TITLED "PLAT SHOWING A

PORTION OF PROPERTY OWNED BY: CARRIAGE HILL"

, LOCATED IN THE CITY OF BEDFORD ENGINEER OFFICE

EDGE OF PAVEMENT

CATHY C. HOGAN, CLERK

SEE QUIT CLAIM DEED DATED

MARCH 17, 2009 - INSTRUMENT #090003095

/@ 887.71'

UNDER APPLICABLE CITY OR COUNTY ORDINANCES AND REGULATIONS. 8. FOR COMPLETE PUBLIC UTILITY EASEMENT INFORMATION, SEE ROUNDTREE DRIVE STREET ACCEPTANCE PLAT PREPARED IN CONJUNCTION WITH THIS PLAT.

LOT OR TRACT IS PROVIDED OVER A PUBLIC STREET OR IS OTHERWISE ALLOWED

Plat & Survey-Plat Bk 5 | Pg | 1/2" REBAR FOUND MNS

426.63'

POND

1/2" REBAR SET

11.957 ACRES NEW PARCEL 'A'

TM #230-A-2

TM #128-A-46A(COUNTY)

TM #230-A-1(CITY)

CARRIAGE HILL OF VIRGINIA, LTD.

DB 714 PG 86

N 74'31'59" E

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED IS WITH 66.62,

THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES

WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME

THIS DRAWING HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY

2. THIS DRAWING HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE

LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS

6. THIS SURVEY WAS PREPARED AT THE REQUEST OF BRETT MASSEY.

COMMUNITY-PANEL MAP #510015 0005 C DATED REVISED APRIL 2, 1992.

. WATER AND SEWER SERVICES AVAILABLE FROM THE CITY OF BEDFORD.

FOR INGRESS & EGRESS BETWEEN ROUND TREE DRIVE AND THE 83.49 ACRE

SUCH STREET AND EASEMENTS TO THE APPROPRIATE LOCALITY. UNTIL SUCH

3. THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD 'X' AND IS NOT

DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON

. AN EASEMENT OVER THE EASMENT STRIP AS SHOWN FOR PUBLIC UTILITIES AND

RESIDUE TRACT IS RESERVED BY THE OWNERS FOR THE BENEFIT OF SUCH RESIDUE

TOGETHER WITH THE RIGHT TO CONSTRUCT A STREET THEREON AND TO DEDICATE

DEDICATION HAS BEEN ACCEPTED BY THE LOCALITY, NO SUBDIVISION OF THE 12.360

OR 83.94 ACRE TRACTS SHALL BE ALLOWED UNLESS ACCESS TO EACH SUBDIVIDED

REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL

A NOTARY PUBLIC IN AND FOR

THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE

UMDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

COMMONWEALTH AT LARGE TO WIT:

COMPLETED AS OF THE DATE OF THIS PLAT.

ENCUMBRANCES ON THE PROPERTY.

COUNTY/CITY OF Dectord

STATE OF VIRGINIA

NAIL FOUND

9. ALL NEW UTILITIES MUST BE PLACED UNDERGROUND.

10 DECEADAL EAD THE CHOVEY WAS DEDEADAED SEDTEMBED A GAAS

4. RESTRICTIONS, IF ANY, ARE TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.

N 3643245.56

Plat must be recorded within 6 months of approval.

83.49 ACRES-RESIDUE (RECORD)

PPRR, L.L.C.

INSTRUMENT #020016679

TM #128-A-46 (COUNTY)

CITY OF BEDFORD

ACREAGE TABLE

95.85 ACRES ORIGINAL (RECORD) -11.957 ACRES NEW PARCEL 'A' -0.399 ACRES INSTRUMENT #090003095 83.49 ACRES RESIDUE (RECORD)

CONCRETE MONUMENT FND,

ADJOINING PLAT

OF REFERENCE #5

PROPERTY LINE PER ADJOINING

PLATS OF REFERENCE #3 & #4

PROPERTY LINE PER SUBJECT

PLATS OF REFERENCE #1 & 2

@ 182.92°

NAIL FOUND @

169.21', 1.64' RT