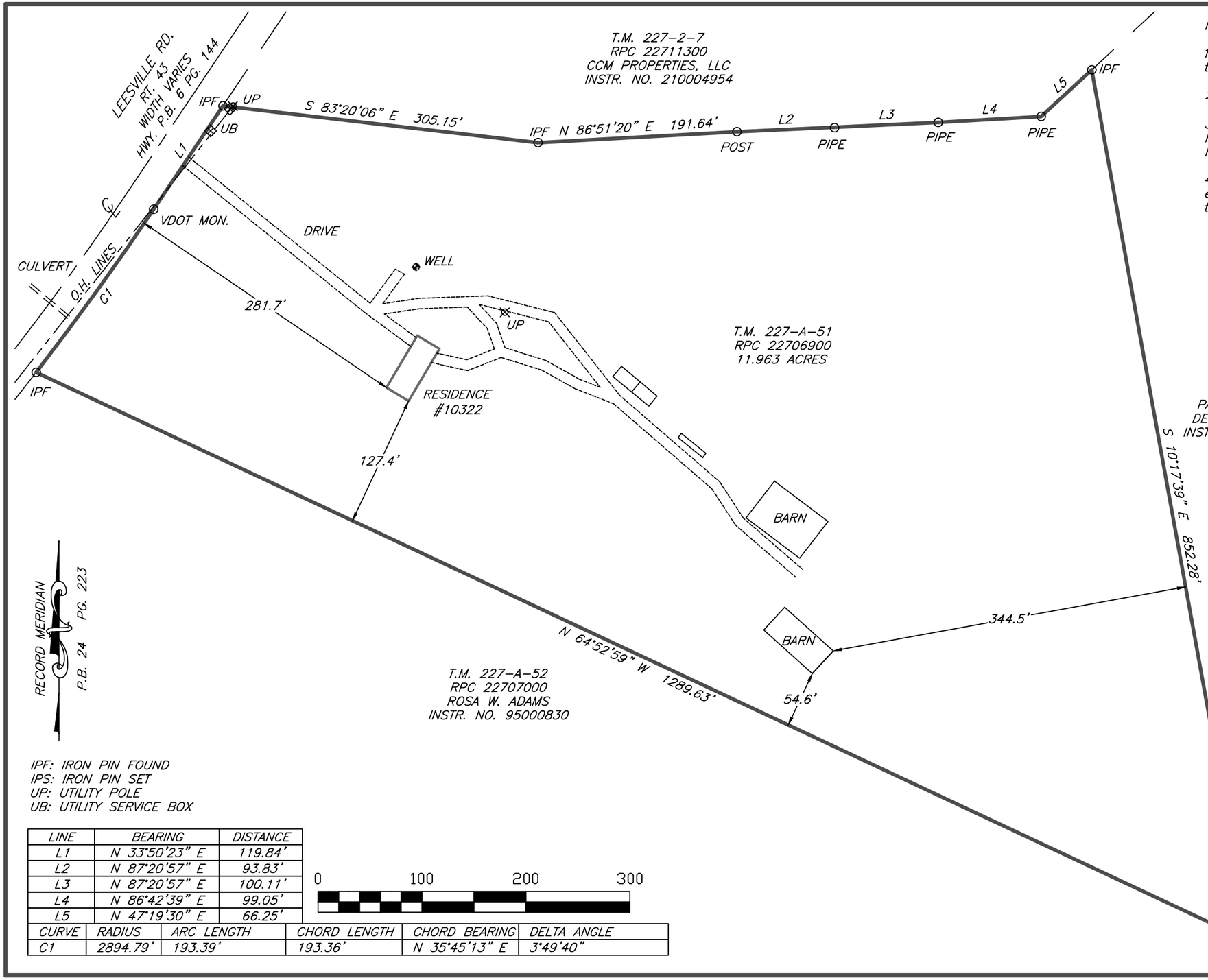

NOTES:

1. This plat has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances upon the title.

2. Exact location of underground utilities and improvements unknown.

3. This property as platted falls within Flood Zone Unshaded "X" of the Federal Insurance Rate Map One Hundred Year Flood Plain.
FIRM Panel 51019C0500D Dated: September 29, 2010

4. This plat does not address the existence, detection or delineation of any environmentally sensitive areas or any environmental problems located within the perimeter of the property shown.

PLAT SHOWING RE-SURVEY
T.M. 227-A-51
RPC 22706900
BEING OWNED BY:
ROSA W. ADAMS
SOURCE: 95000830
11.963 ACRES

LAKES DISTRICT
BEDFORD COUNTY, VIRGINIA

IPF: IRON PIN FOUND
IPS: IRON PIN SET
UP: UTILITY POLE
UB: UTILITY SERVICE BOX

LINE	BEARING	DISTANCE
L1	N 33°50'23" E	119.84'
L2	N 87°20'57" E	93.83'
L3	N 87°20'57" E	100.11'
L4	N 86°42'39" E	99.05'
L5	N 47°19'30" E	66.25'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2894.79'	193.39'	193.36'	N 35°45'13" E	3°49'40"

0 100 200 300

This is to certify on August 21, 2024 I made an accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than as shown hereon.

COMMONWEALTH OF VIRGINIA
RODERICK F. PIERSON
Lic. NO. 1969
LAND SURVEYOR

COMM. NO. 24177
DATE: 08-21-24
REVISED:
SCALE: 1" = 100'
ZONING: AP-AGRICULTURAL/RURAL PRESERVE DISTRICT AV-VILLAGE CENTER DISTRICT
TAX MAP: 227-A-51 RPC: 22706900
DRAWN BY: R.J.B.
CHECKED BY: R.F.P.

THE OFFICE OF
SLUSHER SURVEYING Inc.
LAND SURVEYING AND PLANNING
P.O. BOX 646
BEDFORD VIRGINIA 24523
PH. 540-586-9157
officeofslusher@gmail.com