060005721

060005721

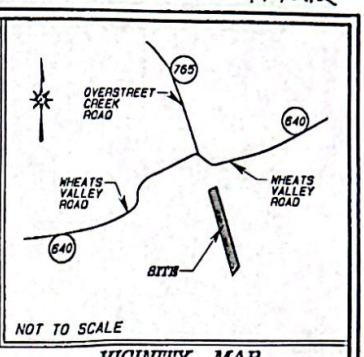
Plat & Survey-Plat Bk 47 Pg 212

NOTES:

1. THIS PLAT WAS PREPARED FOR WILLIAM G. RAGSDALE, IV & MARY T. RAGSDALE.
2. NO DETERMINATION OF WETLANDS WAS MADE NOR DOES THIS PLAT ADDRESS THE EXISTENCE OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS IN OR AROUND THE BOUNDARIES OF THIS PROPERTY.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
4. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADJOINING OWNERS ARE NOW OR FORMERLY.
5. PART OF THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "A" AS DETERMINED BY U.S.D.H.U.D. FEDERAL INSURANCE ADMINISTRATION AND SHOWN ON THEIR MAP. (SEE PANEL NO. 510018 0150 A) NO CERTIFICATION BY THIS SURVEYOR IS MADE TO THE ACCURACY OF THE FLOOD INSURANCE RATE MAP.
6. IN PROVIDING THIS PLAT NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
7. IF THE SURVEYORS SIGNATURE ON THIS PLAT IS NOT SIGNED WITH BLUE INK, THIS PLAT IS A COPY AND COULD CONTAIN UNAUTHORIZED ALTERATIONS. CERTIFICATION APPLIES TO ORIGINAL COPIES.
8. BEDFORD COUNTY INTENDS TO SUPPORT THE PROSECUTION OF THOSE UNLAWFULLY DISTURBING ANY GRAVE OR GRAVE MARKER. ACCORDINGLY, ANY GRAVE OR ANY OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL IDENTIFIED DURING THE SURVEY, PROPERTY RESEARCH OR PLAT PREPARATION OR AS DEMOTED ON THIS PLAT, ACRES OF VIRGINIA, INC. AND THIS SURVEYOR EXPRESSLY DISCLAIM ANY FINANCIAL RESPONSIBILITY FOR ANY GRAVES OR GRAVE MARKERS DISTURBED REMOVED OR DESTROYED THAT MAY NOT HAVE BEEN DETECTED OR SHOWN ON THIS SURVEY.
9. PRIOR TO THE IMPROVEMENT OF ANY LOT IN THE COUNTY THE PLANNING DEPARTMENT SHALL BE CONTACTED CONCERNING, BUT NOT LIMITED TO, THE CURRENT ZONING, BUILDING SETBACK REQUIREMENTS, WATER OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS.
10. ANY SUBAQUEOUS BEDS LOCATED WITHIN THE BOUNDARIES OF THIS PROPERTY MAY BE THE PROPERTY OF THE COMMONWEALTH OF VIRGINIA. THIS SURVEYOR HAS MADE NO ATTEMPT TO DETERMINE SAID OWNERSHIP. THEREFORE THE AREA SHOWN ON THIS PLAT IS PLUS OR MINUS AND IS INCLUSIVE OF ANY SUBAQUEOUS BEDS UNLESS OTHERWISE NOTED.

SOURCE OF TITLE:

THIS PROPERTY WAS CONVEYED TO RUTH H. EPPERSON & MICHAEL F. HOLDREN BY DEED DATED AUGUST 11, 1993 AND RECORDED BY INSTRUMENT NUMBER 930008750 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA.



VICINITY MAP

LINE LEGEND FOR CENTERLINE OF NORTH OTTER CREEK FROM POINT "A" TO POINT "B"

LINE	BEARING	DISTANCE
L1	N54°29'19"E	47.78'
L2	N60°18'23"E	66.64'
L3	N47°50'22"E	77.88'
L4	N56°58'23"E	37.48'
L5	N72°48'43"E	25.96'

INSTRUMENT #060005721
RECORDED IN THE CLERK'S OFFICE OF
BEDFORD COUNTY ON
APRIL 18, 2006 AT 12:20PM
CAROL W. BLACK, CLERK

RECORDED BY: CMM

THIS PLAT WAS PREPARED (FEBRUARY 21, 2006) FROM AN ACTUAL AND CURRENT FIELD 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.

COMMONWEALTH OF VIRGINIA
BRIAN W. HAMMACK
No. 2606
02/21/06
LAND SURVEYOR

GRAPHIC SCALE 1"=250'

0 250 500 750

ACRES OF VIRGINIA, INC.
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PLAT SHOWING
RE-SURVEY OF AN EXISTING PARCEL
PROPERTY OF

RUTH H. EPPERSON & MICHAEL F. HOLDREN

PEAKS DISTRICT
BEDFORD COUNTY, VIRGINIA

SURVEYED FOR: WILLIAM G. RAGSDALE, IV & MARY T. RAGSDALE

SCALE: 1"= 250' DATE: FEBRUARY 21, 2006
COMM NO. 06774/A06774-SERVER-NEWJOBS2006
TAX MAP 38-A-24 DATA COLLECTOR

Scanned with CamScanner