NOTES:

1. THIS PLAT WAS PREPARED FOR STEPHEN C., JR. & PHYLISS C. NATTSAS.
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 DENOTED 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.

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (SEE TITLE BLOCK AND NOTES) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS PROPRIETORS AND TRUSTEES, IF ANY. THE STATEMENT SHALL BE SIGNED BY SUCH PERSONS AND DULY ACKNOWLEDGED BEFORE AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGEMENT OF DEEDS.

Stephen C. Nattsas Jr.
STEPHEN C. NATTSAS, JR.
Phyliss C. Nattsas
TO WIT: STATE OF Virginia CITY / COUNTY OF Bedford

I, Vickie C. Overstreet, A NOTARY PUBLIC IN AND FOR THE CITY / COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED HERETO HAVE ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF March 2006
MY COMMISSION EXPIRES Dec. 31, 2006

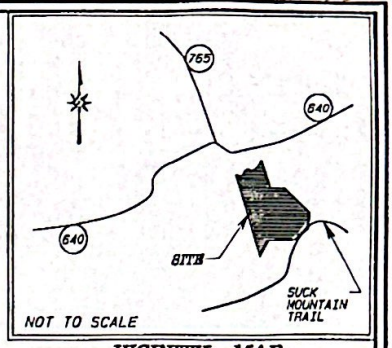
Vickie C. Overstreet
NOTARY PUBLIC

Douglas G. Moses
DOUGLAS G. MOSES
TO WIT: STATE OF Virginia CITY / COUNTY OF Bedford

I, Vickie C. Overstreet, A NOTARY PUBLIC IN AND FOR THE CITY / COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED HERETO HAVE ACKNOWLEDGED BEFORE ME THIS 2 DAY OF March 2006
MY COMMISSION EXPIRES Dec. 31, 2006

Vickie C. Overstreet
NOTARY PUBLIC

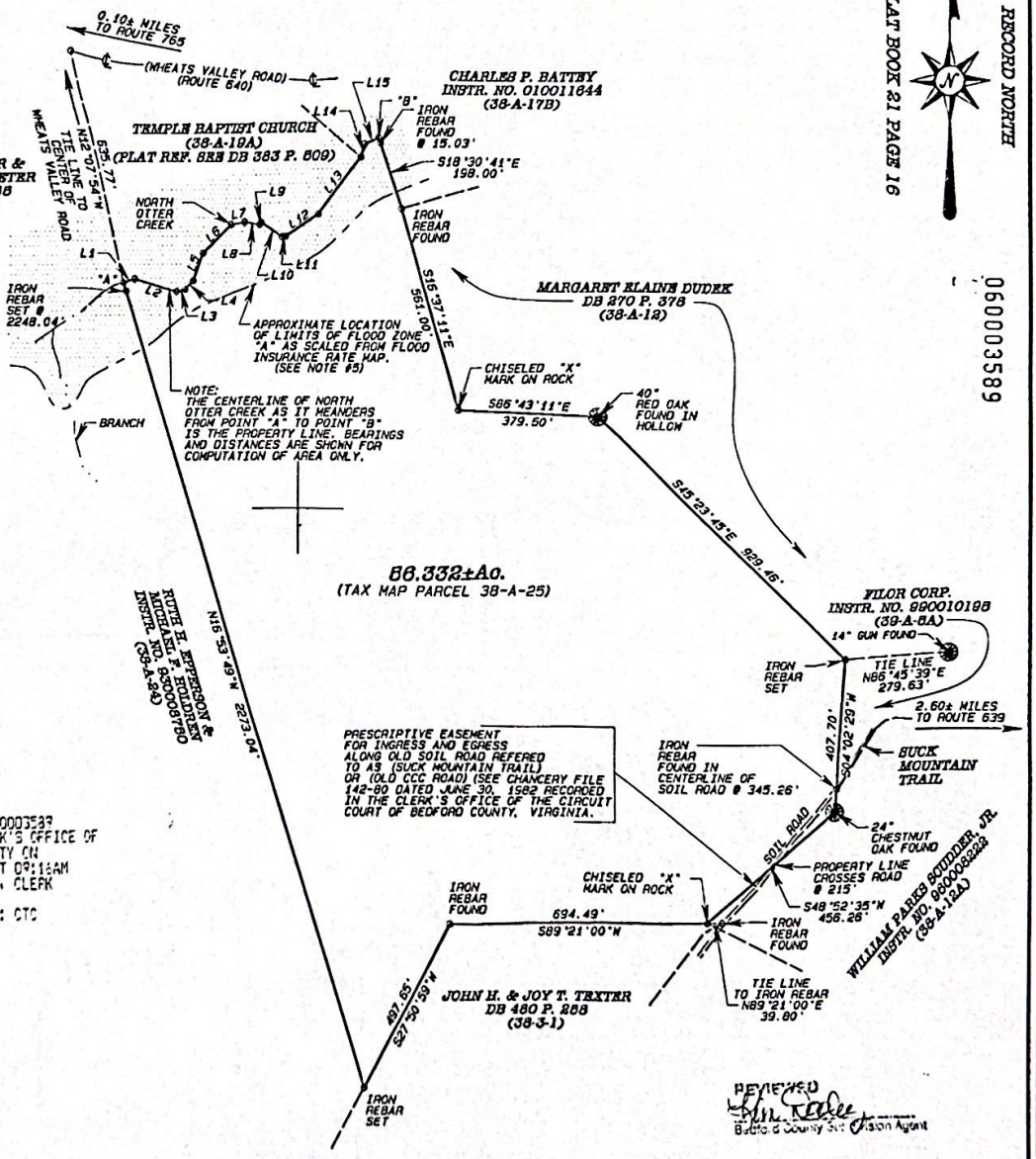
THIS IS NOT A SUBDIVISION OF PROPERTY, HOWEVER; THE BEDFORD COUNTY CIRCUIT COURT CLERK REQUIRES THAT AN OWNER OR DEDICATION STATEMENT BE SIGNED IF A RESURVEY PLAT IS TO BE RECORDED WITHOUT AN INSTRUMENT.



VICINITY MAP

RECORD NORTH
PLAT BOOK 21 PAGE 16

Plat & Survey-Plat Bk 47 Pg 155



SOURCE OF TITLE:

THIS PROPERTY WAS CONVEYED TO STEPHEN C. NATTSAS JR., & DOUGLAS G. MOSES BY DEED DATED JANUARY 8, 1969 AND RECORDED IN DEED BOOK 353 PAGE 308 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA

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

LINE	BEARING	DISTANCE
L1	N72°48'43"E	32.74'
L2	S72°40'05"E	121.06'
L3	N75°23'15"E	23.79'
L4	N42°33'54"E	31.17'
L5	N20°04'23"E	79.84'
L6	N45°21'11"E	108.78'
L7	N80°24'03"E	37.27'
L8	S80°58'08"E	41.36'
L9	N38°34'37"E	6.00'
L10	S56°09'03"E	60.65'
L11	N82°08'26"E	9.72'
L12	N57°24'08"E	107.18'
L13	N37°30'08"E	187.08'
L14	N16°27'47"E	38.17'
L15	N67°52'56"E	40.30'

INSTRUMENT #060003589
RECORDED IN THE CLERK'S OFFICE OF BEDFORD COUNTY ON MARCH 13, 2006 AT 09:18AM
CAROL W. BLACK, CLERK

RECORDED BY: CTC

060003589

REVIEWED
Bedford County Soil Erosion Agent

LEGEND:

DB = DEED BOOK
P. = PAGE
℄ = CENTERLINE

GRAPHIC SCALE 1"=250'
0 250 500 750

THIS PLAT WAS PREPARED (FEBRUARY 8, 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
FRED EDWARD WILLMAN
No. 2746
02/08/06
LAND SURVEYOR

ACRES OF VIRGINIA, INC.
SURVEYORS*ENGINEERS*PLANNERS & SOIL CONSULTANTS
email: Sercs@aol.com
www.acresofvirginia.com

LYNCHBURG OFFICE:
404 CLAY STREET
LYNCHBURG, VA. 24504
OFFICE (434) 528-4974
FAX (434) 845-1048

AMHERST OFFICE:
SURVEYING & PLANNING
114 LEXINGTON TURNPIKE
AMHERST, VA. 24521
OFFICE (434) 946-0770

PLAT SHOWING
RESURVEY OF AN EXISTING PARCEL
PROPERTY OF

STEPHEN C. NATTSAS, JR. & DOUGLAS G. MOSES

PEAKS DISTRICT
BEDFORD COUNTY, VIRGINIA

SURVEYED FOR: STEPHEN C. JR., & PHYLISS C. NATTSAS

SCALE: 1"= 250' DATE: FEBRUARY 8, 2006
CHWM.NO. 06726/A06726-SERVER-NEWJOB52006
TAX MAP 38-A-25 DATA COLLECTOR

Scanned with CamScanner