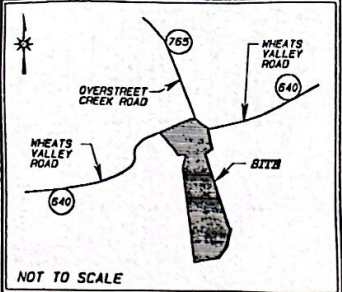


060003348

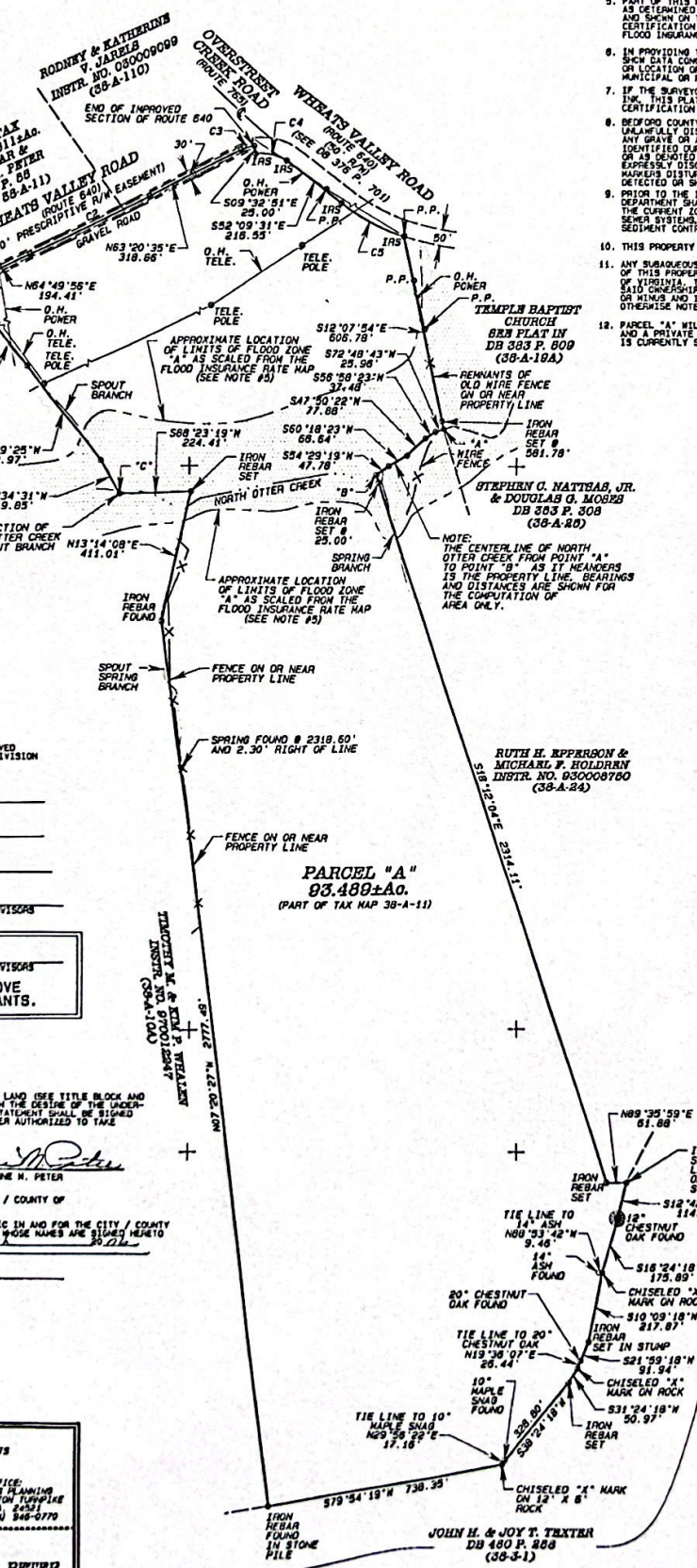
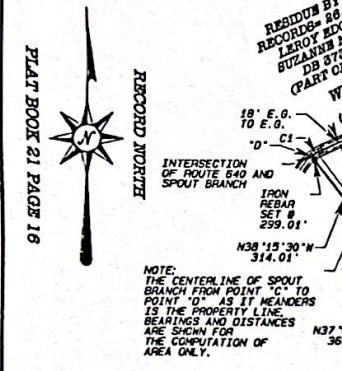
- NOTES:
1. THIS PLAT WAS PREPARED FOR WILLIAM O. RABSDALE, IV & MARY T. RABSDALE.
 2. NO DETERMINATION OF WETLANDS WAS MADE NOR DOES THIS PLAT ADDRESS THE EXISTENCE OR LOCATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS IN OR AROUND THE BOUNDARIES OF THIS PROPERTY.
 3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS 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 UTILITIES, 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 NOTICED BY PUBLICATION.
 5. PART OF THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "A" AS DETERMINED BY U.S. F.E.D. FEDERAL INUNDATION ADMINISTRATION AND SHOWN ON THEIR MAP (SEE PANEL NO. 150018 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 SURVEYOR'S 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 DISTURBED 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 DERIVED ON THIS PLAT, AFTER THE DATE OF THIS SURVEYOR EXPRESSLY DISCLAIM ANY FINANCIAL RESPONSIBILITY FOR ANY GRAVES OR GRAVE MARKERS DISTURBED 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 FOR CONFORMANCE WITH THE CURRENT ZONING, BUILDING SETBACK REQUIREMENTS, WATER OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS.
 10. THIS PROPERTY IS ZONED AP (AGRICULTURAL/PURVE PRESERVED).
 11. ANY SUBJUGATED 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 CONSERVATION. THEREFORE THE AREA SHOWN ON THIS PLAT IS PLUS 50 SQUARE FEET AND IS INCLUSIVE OF ANY SUBJUGATED BEDS UNLESS OTHERWISE NOTED.
 12. PARCEL "A" WILL BE SERVED BY A PRIVATE WELL AND A PRIVATE SEPTIC SYSTEM. THE RESIDUAL PROPERTY IS CURRENTLY SERVED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.

CURVE DATA:

| LINE | DELTA | RADIUS | ARC | CHORD | CHORD BEARING |
|------|-----------|----------|--------|--------|---------------|
| C1 | 14°29'58" | 125.78 | 31.58 | 31.60 | N57°38'57"E |
| C2 | 1°29'21" | 15992.98 | 415.65 | 415.64 | N64°05'16"E |
| C3 | 17°08'34" | 141.11 | 42.14 | 41.98 | N71°03'52"E |
| C4 | 47°23'20" | 116.11 | 96.04 | 93.32 | S75°01'11"E |
| C5 | 20°12'41" | 627.97 | 221.38 | 220.23 | S62°15'52"E |



VICINITY MAP



INSTRUMENT #060003348
 RECORDED IN THE CLERK'S OFFICE OF
 BEDFORD COUNTY ON
 MARCH 8, 2006 AT 09:28AM
 CAROL M. BLACK, CLERK
 RECORDED BY: BJM

- LEGEND:
- CL = CENTERLINE
 - DB = DEED BOOK
 - P. = PAGE
 - P.P. = POWER POLE
 - O.H. = OVERHEAD
 - TELE. = TELEPHONE
 - E.G. = EDGE OF GRAVEL
 - IRS = IRON REBAR SET

OWNER: PARCEL "A"
 LEROY EDGAR & SUZANNE M. PETER
 2873 WHEATS VALLEY ROAD
 BEDFORD, VIRGINIA 24623

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES REGARDING THE PLATTING OF RECORDS IN THIS COUNTY HAVE BEEN FOLLOWED AND THAT THE CORNER MARKERS SHOWN ON THIS PLAT ARE IN PLACE AND HAVE BEEN INSTALLED AT A LATER DATE. THIS PLAT WAS PREPARED FEBRUARY 28, 2006 FROM AERIALS AND CURRENT FIELD SURVEY MADE UNDER MY SUPERVISION AND COMPIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF LAND SURVEYING PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CERTIFICATE OF APPROVAL

THE SUBDIVISION KNOWN AS (SEE TITLE BLOCK) IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE: N/A PUBLIC SERVICE AUTHORITY

DATE: N/A HIGHWAY ENGINEER

DATE: N/A HEALTH OFFICER

DATE: 3/2/06 *Shirley D. Osley* AGENT, BEDFORD COUNTY BOARD OF SUPERVISORS

DATE: 3/2/06 *Shirley D. Osley* AGENT, BEDFORD COUNTY BOARD OF SUPERVISORS

BEDFORD COUNTY DOES NOT APPROVE OR ENFORCE RESTRICTIVE COVENANTS.

APPROVAL VOID
 IF NOT RECORDED
 BY SEP 01 2006

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 UNDER-SIGNED OWNERS, PROPRIETORS AND TRUSTEES. IF ANY, THE STATEMENT SHALL BE SIGNED BY SUCH PERSONS AND DULY ACKNOWLEDGED BEFORE AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGMENT OF DEEDS.

Leroy Edgar Peter LEROY EDGAR PETER
Suzanne M. Peter SUZANNE M. PETER

CITY / COUNTY OF

TO WIT: STATE OF
Mahe S. Hays A NOTARY PUBLIC IN AND FOR THE CITY / COUNTY
 HAVE ACCURATELY FORWARDED TO ME THIS DAY OF *FEBRUARY* 2006
 MY COMMISSION EXPIRES *May 31, 2007*

Mahe S. Hays NOTARY PUBLIC

ACRES OF VIRGINIA, INC.
 SURVEYORS ENGINEERS PLANNERS & SOIL CONSULTANTS
 404 CLAY STREET LYNCHBURG, VA 24504
 OFFICE (434) 523-0074 FAX (434) 543-1048

ANNEST OFFICE: SURVEYING & PLANNING 114 LEXINGTON TURNPIKE OFFICE (434) 543-2333 FAX (434) 543-0770

PART OF THE PROPERTY OF
LEROY EDGAR PETER & SUZANNE M. PETER
 BEADFORD DISTRICT
 BEDFORD COUNTY, VIRGINIA

SURVEYED FOR: WILLIAM O. RABSDALE, IV & MARY T. RABSDALE
 SCALE: 1" = 250' DATE: FEBRUARY 8, 2006
 COMM. NO. 051142/051142-SERVER-NEK-0092005 REV. FEBRUARY 28, 2006
 PART OF TAX MAP 38-A-11 DATA COLLECTOR

Plat & Survey-Plat No. 47 Pg 148

