



**MONETA ROAD - ROUTE 122 - R/W VARIES**

0.1 MILE TO ROUTE 655

**LOT 1**  
10.386 ACRES

**LOT 2**  
2.000 ACRES

**LEGEND**

- IPF IRON PIN FOUND
- IP5 IRON PIN SET
- N/F NOW OR FORMERLY OVERHEAD UTILITIES
- UP UTILITY POLE

**APPROVALS:**

**OWNER'S STATEMENT:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PROPERTY SHOWN IS ALL OF THE PROPERTY CONVEYED TO CHARLES A. WOMACK, JR. AND BOBBYE R. WOMACK AS RECORDED IN INSTRUMENT NO. 959011948 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA.

**NOTARY PUBLIC:** Charles A. Womack, Jr. (Signature)

**NOTARY PUBLIC:** Bobbye R. Womack (Signature)

**APPROVALS:**

**DEPUTY CLERK:** [Signature]

**AGENCY:** [Signature]

**AGENT:** [Signature]

**DATE:** JUN 11 2004

**SCALE:** 1" = 100'

**CERTIFICATE OF APPROVAL**

01,0008819

THE SUBDIVISION FOR CHARLES A. WOMACK, JR. AND BOBBYE RAYE WOMACK CREATING HERON LOTS 1 & 2 IS APPROVED BY THE UNDERSIGNERS IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

**DATE:** JUN 11 2004

**AGENT:** [Signature]

**AGENCY:** [Signature]

**DATE:** JUN 11 2004

**AGENT:** [Signature]

**AGENCY:** [Signature]

**DATE:** JUN 11 2004

**AGENT:** [Signature]

**AGENCY:** [Signature]

**NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HERON.
2. OWNER OF RECORD: CHARLES A. WOMACK, JR. BOBBYE RAYE WOMACK. P.O. BOX 111 CHATHAM, VA 24531
3. LEGAL REFERENCES: INSTRUMENT NO. 950011948 PLAT BOOK 51, PAGE 261
4. PROPERTY IS CURRENTLY ZONED: PRD-CO
5. BEDFORD COUNTY INTENDS TO SUPPORT THE PROSECUTION OF THOSE UNLAWFULLY DISTURBING AN OBJECT OR STRUCTURE ACCORDING TO PART OF THE DISTURBANCE ACT. THE SURVEY PROPERTY IS CURRENTLY IDENTIFIED DURING THE SURVEY ON THIS PLAT.
6. PROPERTY IS IN FEMA DEFINED ZONE C. SEE FEMA MAP #510016 0100 A, WITH EFFECTIVE DATE OF SEPT. 29, 1978.
7. PRIOR TO THE IMPROVEMENT OF ANY LOT IN THE COUNTY, THE ENGINEERING DEPARTMENT SHALL BE NOTIFIED THAT THE WATER OF SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS.
8. FOR DRAINFIELD APPROVALS, REFERENCE FILE AT THE HEALTH DEPARTMENT.

**SOURCE OF TITLE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PROPERTY SHOWN IS ALL OF THE PROPERTY CONVEYED TO CHARLES A. WOMACK, JR. AND BOBBYE R. WOMACK AS RECORDED IN INSTRUMENT NO. 959011948 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA.

**NOTARY PUBLIC:** Charles A. Womack, Jr. (Signature)

**NOTARY PUBLIC:** Bobbye R. Womack (Signature)

**APPROVALS:**

**DEPUTY CLERK:** [Signature]

**AGENCY:** [Signature]

**AGENT:** [Signature]

**DATE:** JUN 11 2004

**SCALE:** 1" = 100'

**OWNER'S STATEMENT:**

THE PLATTING OR DEDICATION OF THE FOLLOWING LAND, BEING A SUBDIVISION CREATING LOTS 1 & 2 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND HOLDERS, IF ANY:

**NOTARY PUBLIC:** Charles A. Womack, Jr. (Signature)

**NOTARY PUBLIC:** Bobbye R. Womack (Signature)

**APPROVALS:**

**DEPUTY CLERK:** [Signature]

**AGENCY:** [Signature]

**AGENT:** [Signature]

**DATE:** JUN 11 2004

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**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND GRADNANCES OF BEDFORD COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN MET AND IRON PINS WILL BE SET AS INDICATED AND THIS SURVEY AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.

**NOTARY PUBLIC:** Charles A. Womack, Jr. (Signature)

**NOTARY PUBLIC:** Bobbye R. Womack (Signature)

**APPROVALS:**

**DEPUTY CLERK:** [Signature]

**AGENCY:** [Signature]

**AGENT:** [Signature]

**DATE:** JUN 11 2004

**SCALE:** 1" = 100'

**WARNER-EVERETT LAND SURVEYORS**

74 SCRIBBERS ROAD, SUITE 104  
MONETA, VIRGINIA 24131  
TEL: (540) 721-5811 FAX: (540) 721-4944