NORFOLK-SOUTHERN RAILROAD (VARIABLE WIDTH R/W)

P.B. 46, PG. 394

IPF N 33°28'36" E 5.81' FROM CORNER

S 52°56'17" E 312.33'

DRAINAGE DITCH

N 27°51'37" E 81.00'

GRAVEL DRIVE USED BY ADJOINER

CULVERT

SHED ENCROACHMENT

SHED

GRAVEL ENCROACHMENT

MOBILE HOME

±1' CLEAR

0.573 AC.
T.M. #127A-5-3

IPF 0.37'

127.40'

S 52°56'17" E 439.72' TOTAL

312.33'

GARAGE

GAZABO

WELL

81.00'

PART OF
LOT 1A
0.669 AC.
T.M. #127A-4-1A1

GRAVEL

CONCRETE

POOL

DECK

RAMP

N 27°25'08" E 242.83'

N 27°34'24" E 222.45'

S 27°51'37" W 253.47' TOTAL

172.47'

LOTUS OF BEDFORD, LLC
INSTR #070004750
T.M. #127A-4-1A
#2195 WEST LYNCHUBRG SALEM TURNPIKE

SEPTIC

23.5'

#2125
1 STORY FRAME
(±3147 SQ.FT.
FOOTPRINT)

LPG

#2093
1 STORY FRAME
(±2343 SQ.FT.
FOOTPRINT)

101.2'

LOT 1B
1.395 AC.
T.M. #127A-4-1B

±21' GRAVEL ENCROACHMENT

GRAVEL

LOT 1C
BETTY HAYDEN, et als
WILL INSTR #120000204
T.M. #127A-4-1C
#2065 WEST LYNCHBURG SALEM TURNPIKE

EP

46.3'

ASPHALT

69.0'

SURVEY GAP
(SEE NOTE 5)

±425' TO
BISHOPS WAY

SIGN

125.00'

307.19'

R/W

N 88°42'30" W
1.06' TO ADJOINER'S
PROPERTY CORNER

N 62°08'42" W 432.19' TOTAL

IPF S 73°54'02" W
4.48' FROM CORNER

IPF S 27°51'37" W
14.44' FROM CORNER

WBL

US ROUTE 460 - LYNCHBURG SALEM TURNPIKE (160' R/W)

SOURCE OF TITLE

WILL INSTRUMENT #210000078
(TERRI LEA MILLER, MICHAEL RAYMOND WALLER & RICHARD TODD WALLER)

SURVEYED FOR

RICHARD TODD WALLER

PHYSICAL IMPROVEMENT RESURVEY OF
PART OF

THE "HOLDREN" LOTS

PEAKS DISTRICT – BEDFORD COUNTY, VA
DATE: 06-01-21 SCALE: 1" = 30'
PROJECT #21-286 F.B. REF. 21-1

NOTES:
1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.
2. BY GRAPHIC SCALING ONLY, THIS PROPERTY IS LOCATED IN UNSHADED ZONE "X" (NOT IN A DESIGNATED SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BEDFORD COUNTY, VA (#51019C0305D) DATED SEPTEMBER 29, 2010. NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT.
4. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.
5. SURVEY GAP CREATED BY DISCREPANCY BETWEEN PLAT RECORDED IN PLAT BOOK 5, PAGE 191 AND PLAT RECORDED IN PLAT BOOK 46, PAGE 394.

LEGEND

—●—	IRON PIN FOUND
—○—	IRON PIN SET
R/W	RIGHT-OF-WAY
EG	EDGE OF GRAVEL
EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
☼	LIGHT POLE
●	UTILITY POLE
OHP	OVERHEAD UTILITIES
LPG	UNDERGROUND PROPANE TANK
—X—	FENCE
℄	CENTERLINE
WBL	WEST BOUND LANE

0' 30' 60'
SCALE: 1" = 30'

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