

FROM SCHEDULE B-SECTION 2 EXCEPTIONS

1. NOT SURVEY RELATED
2. NOT SURVEY RELATED
3. SUBJECT PARCEL NOT DEVELOPED FOR POOL HOUSE DESCRIBED IN DEED DESCRIPTION. NOT ABLE TO PLOT EASEMENT
4. NOT SURVEY RELATED
5. PERMISSION FOR ACCESS TO MAINTAIN, INSTALL, REPAIR, ETC. EXISTING UTILITIES FOUND ARE SHOWN
6. PERMISSION FOR ACCESS TO MAINTAIN, INSTALL, REPAIR, ETC. EXISTING UTILITIES FOUND ARE SHOWN
7. PERMISSION FOR ACCESS TO MAINTAIN, INSTALL, REPAIR, ETC. EXISTING UTILITIES FOUND ARE SHOWN
8. PERMISSION FOR ACCESS TO MAINTAIN, INSTALL, REPAIR, ETC. EXISTING UTILITIES FOUND ARE SHOWN
9. AS SHOWN
10. NOT SURVEY RELATED
11. PROPERTY IS ACCESSIBLE FROM MAYBERRY CROSSING DRIVE
12. NONE SHOWN. NO ADVERSE MATTER

RECORD MERIDIAN
P.B. 48 PG. 384

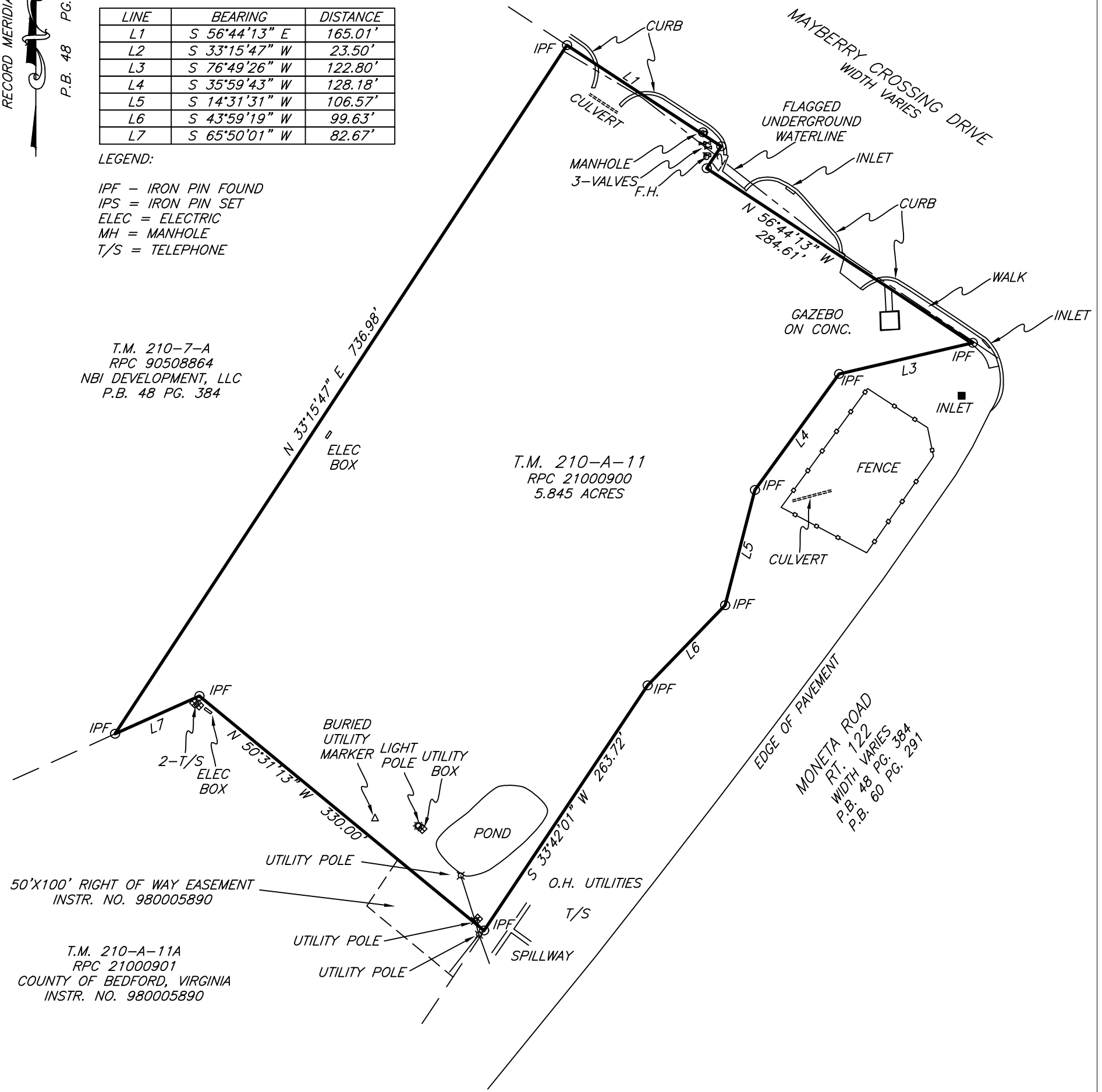
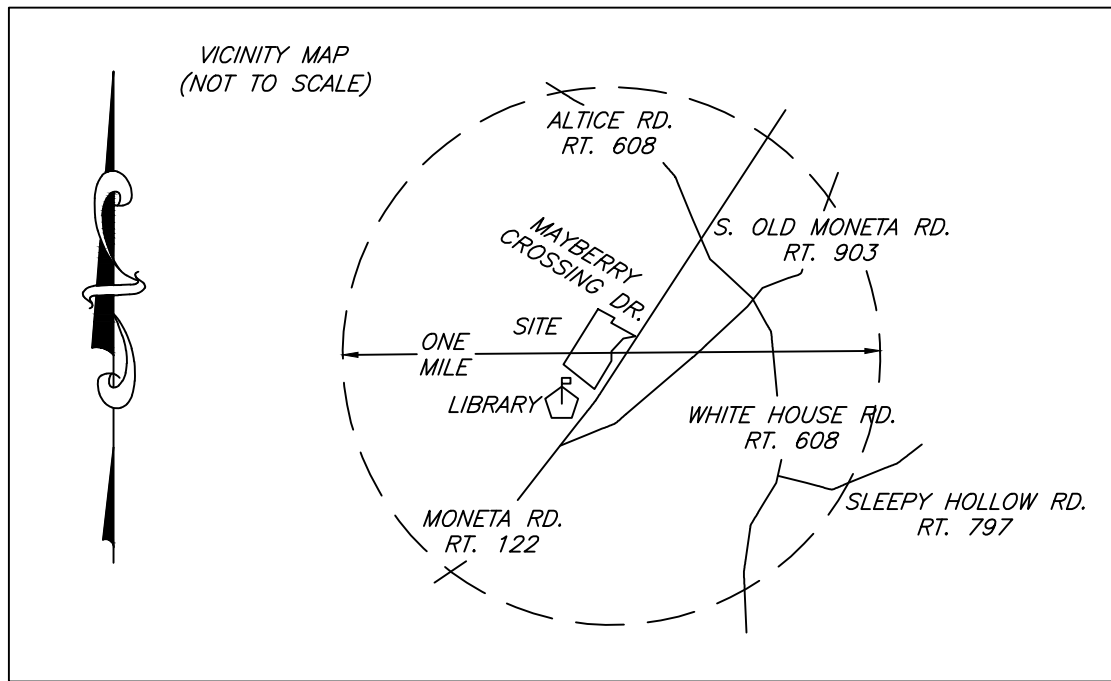
LINE	BEARING	DISTANCE
L1	S 56°44'13" E	165.01'
L2	S 33°15'47" W	23.50'
L3	S 76°49'26" W	122.80'
L4	S 35°59'43" W	128.18'
L5	S 14°31'31" W	106.57'
L6	S 43°59'19" W	99.63'
L7	S 65°50'01" W	82.67'

LEGEND:
IPF = IRON PIN FOUND
IPS = IRON PIN SET
ELEC = ELECTRIC
MH = MANHOLE
T/S = TELEPHONE

T.M. 210-7-A
RPC 90508864
NBI DEVELOPMENT, LLC
P.B. 48 PG. 384

T.M. 210-A-11
RPC 21000900
5.845 ACRES

T.M. 210-A-11A
RPC 21000901
COUNTY OF BEDFORD, VIRGINIA
INSTR. NO. 980005890



STATE OF VIRGINIA
BEDFORD COUNTY

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE ABOVE NAMED STATE, HEREBY CERTIFY TO VIRGINIA TECH FOUNDATION, INC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT THIS MAP OR PLAT OF SURVEY IS A TRUE AND CORRECT SURVEY OF THE FOLLOWING PROPERTY:

TM #210-A-11 RPC 21000900
5.845 ACRES LOCATED AT 1092 MAYBERRY CROSSING DRIVE
MONETA, VIRGINIA 24121

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON AUGUST 4, 2022 BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a), 13, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, AND THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NO EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

THE PROPERTY IS AS DESCRIBED IN SCHEDULE A, EXHIBIT A

LEGAL ACCESS IS CONTIGUOUS TO THE INSURED PREMISES WITH UNOBSTRUCTED AND UNBLOCKED VEHICULAR AND PEDESTRIAN ACCESS.

WITHOUT LIMITING THE FOREGOING, I FURTHER CERTIFY THAT:

- (a) THE SUBJECT PROPERTY DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER APPLICABLE STATE, REGIONAL, COUNTY OR CITY LAWS, ORDINANCES, RULES OR REGULATIONS;
- (b) THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD OR FLOOD-PRONE AREA AS DETERMINED BY THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY;
- (c) THE CORRECT STREET ADDRESS OF THE SUBJECT PROPERTY IS 1092 MAYBERRY CROSSING DRIVE, MONETA, VIRGINIA 24121

THIS THE 4TH DAY OF AUGUST, 2022.

BY SLUSHER SURVEYING, INC. - MR. RODERICK F. PIERSON
LICENSED LAND SURVEYOR NO. 01969

GENERAL NOTES:

CURRENT ZONE: PD1 - PLANNED DEVELOPMENT DISTRICT

GROSS AREA OF PROPERTY: 5.845 ACRES

THIS PLAT WAS DRAWN WITH THE BENEFIT OF TITLE COMMITMENT NUMBER: 40071 AND FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

EFFECTIVE DATE: JUNE 27, 2022 AT 08:00AM

THIS ALTA/ACSM LAND TITLE SURVEY IS BASED ON A CURRENT FIELD SURVEY DATED NOVEMBER 26, 2018. NBI DEVELOPMENT, LLC (FEE SIMPLE) WAS THE OWNER OF RECORD.

ACCESS POINTS TO SITE IS BY MAYBERRY CROSSING DRIVE TO MONETA ROAD, RT. 122.

THERE ARE NO GAPS OR GORES AND THE PROPERTY IS CONTIGUOUS ALONG ITS BOUNDARY LINES.

EXACT LOCATION ALL OF UNDERGROUND UTILITIES AND IMPROVEMENTS UNKNOWN.

THIS PROPERTY DOES NOT ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.

THIS PROPERTY AS PLATTED FALLS WITHIN FLOOD ZONE UNSHADED "X" OF THE FEDERAL RATE MAP ONE HUNDRED YEAR FLOOD PLAIN.
FIRM PANEL 51019C0465D
DATED: SEPTEMBER 29, 2010

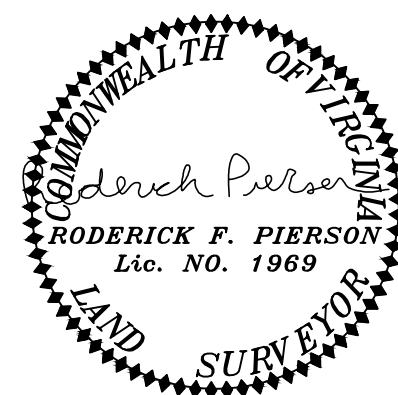
ALTA/ACSM LAND TITLE SURVEY FOR
VIRGINIA TECH FOUNDATION

T.M. 210-A-11 RPC 21000900

1092 MAYBERRY CROSSING DRIVE
MONETA, VIRGINIA

DATE SURVEYED: AUGUST 4, 2022
PREPARED BY: RODERICK F. PIERSON
VA LICENSE #1969

COMPANY: SLUSHER SURVEYING, INC.
P.O. BOX 646
BEDFORD, VA 24523
PHONE: 540-586-9157
PLAT DATE AUGUST 9, 2022



This is to certify on August 4, 2022
I made an accurate survey of the premises
shown hereon and that there are no easements
or encroachments visible on the ground other
than as shown hereon.

COMM. NO. 22148
DATE: 08-04-22
REVISED:
SCALE: 1" = 100'
ZONING: PD1 PLANNED DEVELOPMENT DISTRICT
TAX MAP: 210-A-11 RPC: 21000900
DRAWN BY: R.J.B.
CHECKED BY: R.F.P.
THE OFFICE OF SLUSHER SURVEYING Inc. LAND SURVEYING AND PLANNING P.O. BOX 646 BEDFORD VIRGINIA 24523 PH. 540-586-9157 slushersurvey@verizon.net