STATE OF VIRGINIA
BEDFORD COUNTY

SURVEYOR'S CERTIFICATE

1. The undersigned, a registered land surveyor in the aforementioned state, hereby certify that the survey hereinbefore described and marked by me, as it was then and there surveyed, as required by the laws of the Commonwealth of Virginia, is a true and correct survey of the following property:

T.M. 210-4-11 RPC 2100900
5.845 acres located at 1092 Mayberry Crossing Drive

2. 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 code and standards of practice prescribed by the Code of Virginia.  The survey was made to scale and in accordance with the State of Virginia and the U.S. Department of Housing and Urban Development.  The survey was recorded in the Office of the Clerk of the Circuit Court of the County of Buckingham, Virginia.  The said survey is hereby accepted as being a true and correct survey of the property described.

3. The survey is as shown and the property is as shown.

4. Neither this survey nor any part thereof shall be used for any purpose other than a determination of the boundaries of the property shown.

5. The survey is as shown and no adverse matters are believed to exist.

6. The survey is as shown and no adverse matters are believed to exist.

7. The survey is as shown and no adverse matters are believed to exist.

8. The survey is as shown and no adverse matters are believed to exist.

9. The survey is as shown and no adverse matters are believed to exist.

10. The survey is as shown and no adverse matters are believed to exist.

11. Property is accessible from Mayberry Crossing Drive.

12. None shown. No adverse matter.

ATLANTA/ACSM LAND TITLE SURVEY FOR
VIRGINIA TECH FOUNDATION

T.M. 210-4-11 RPC 2100900

1092 MAYBERRY CROSSING DRIVE
MONETA, VIRGINIA

DATE SURVEYED: AUGUST 4, 2022
PREPARED BY: RODERICK F. PIERNIS
VA LICENSE # 1969
COMPANY: SLUSHER SURVEYING, INC.
P.O. BOX 446
BEDFORD, VA 24523
PHONE: 540-586-9157
PLAT DATE AUGUST 9, 2022

GENERAL NOTES:

CURRENT ZONE: 101 - PLANNED DEVELOPMENT DISTRICT

GROSS AREA OF PROPERTY: 5.845 ACRES

THIS PLAT WAS DRAWN WITH THE BENEFIT OF TITLE COMMITMENT NUMBER 402741 AND PURSUED BY RELIABLE NATIONAL TITLE INSURANCE COMP.

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

THIS ALTA/ACSM LAND TITLE SURVEY IS BASED ON A CURRENT FIELD SURVEY DATED NOVEMBER 24, 2018. AR DEVELOPMENT, LLC (RECO) WAS THE OWNER OF RECORD.

ACCESS POINTS TO SITE IS BY MAYBERRY CROSSING DRIVE TO MONETA ROAD, GT. 12.

THERE ARE NO PADS OR SITES AND THE PROPERTY IS CONTINUOUS ALONG ITS BOUNDARY LINES.

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

THIS PROPERTY SHOWN FALLS WITHIN THE FLOODPLAIN MARKED "A" OF THE FEDERAL FREEZE PLANTS.

THIS TO BE CERTIFIED ON AUGUST 4, 2022.

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

SIGNED BY: RODERICK F. PIERNIS
LICENSED LAND SURVEYOR NO. 004566

SIGNED BY: SLUSHER SURVEYING, INC.
LAND SURVEYING AND PLANNING
P.O. BOX 446
BEDFORD, VA 24523
PHONE: 540-586-9157
slushersurvey@verizon.net