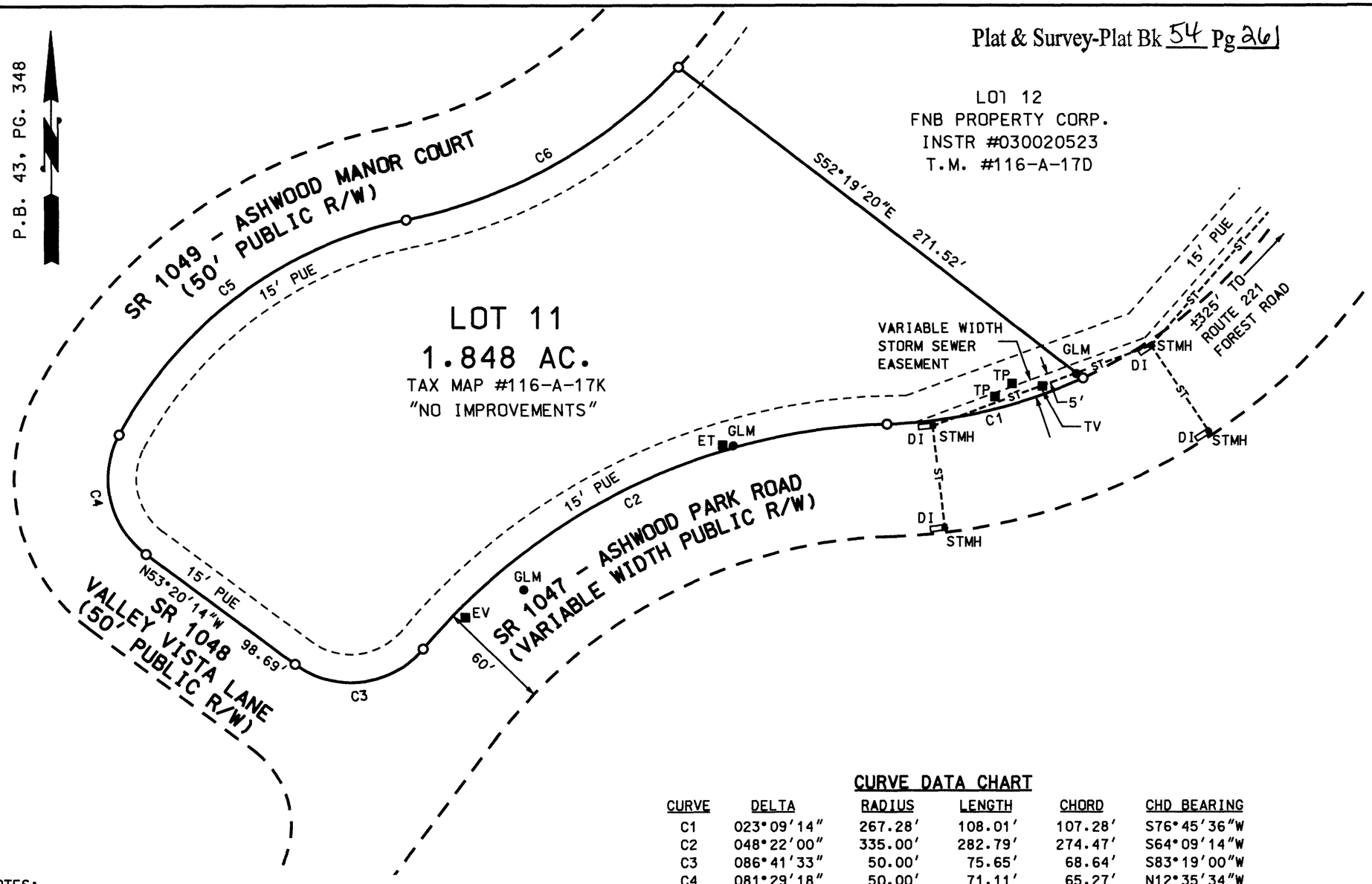
Plat & Survey-Plat Bk 54 Pg 261



LEGEND

—O—	IRON PIN SET
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
DI	DROP INLET
STMH	STORM SEWER MANHOLE
--ST--	STORM SEWER
GLM	GAS LINE MARKER
TP	TELEPHONE PEDESTAL
TV	UNDERGROUND TELEPHONE VAULT
EV	UNDERGROUND ELECTRIC VAULT
ET	UNDERGROUND ELECTRIC TRANSFORMER

SOURCE OF TITLE

INSTRUMENT #990005467

FOR

KOKO, INC.

COMMONWEALTH OF VIRGINIA
WILLARD T. SIGLER
Lic. No. 1555
10-30-12
LAND SURVEYOR

CURVE DATA CHART

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BEARING
C1	023°09'14"	267.28'	108.01'	107.28'	S76°45'36"W
C2	048°22'00"	335.00'	282.79'	274.47'	S64°09'14"W
C3	086°41'33"	50.00'	75.65'	68.64'	S83°19'00"W
C4	081°29'18"	50.00'	71.11'	65.27'	N12°35'34"W
C5	050°11'16"	225.00'	197.09'	190.85'	N53°14'43"E
C6	035°13'46"	275.00'	169.09'	166.44'	N60°44'30"E

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 ZONE "X" (NOT IN A DESIGNATED FLOOD HAZARD AREA) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BEDFORD COUNTY, VIRGINIA (#51019C0360D) DATED SEPTEMBER 29, 2012. NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
3. 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.
4. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

BERKLEY-HOWELL & ASSOC., P.C.
ENGINEERS - SURVEYORS - PLANNERS
306 ENTERPRISE DRIVE, SUITE C
FOREST, VIRGINIA 24551
PHONE: (434)385-7548 FAX: (434)385-6178

RESURVEY OF

LOT 11, ASHWOOD PARK

JEFFERSON DISTRICT - BEDFORD COUNTY, VA

SCALE: 1" = 60'	DATE: OCTOBER 30, 2012	COMM. NO. 120165	F.B. REF.
		REF. 98540	

M:\Projects-BHA\120165\dgn\PLAT\BOUNDARY.dgn - Default

Copyright © 2009 Berkley-Howell & Associates