

NOTES:

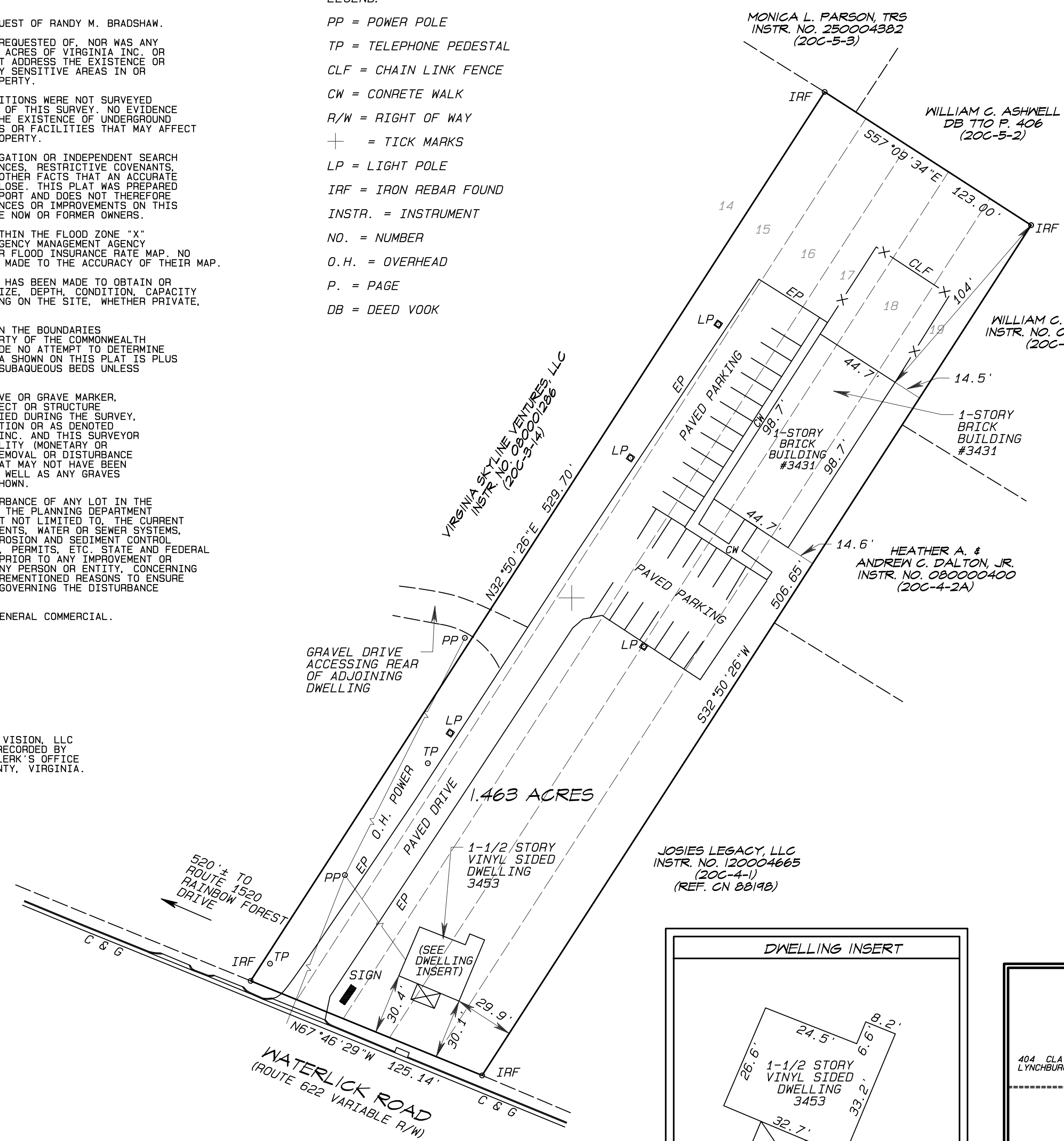
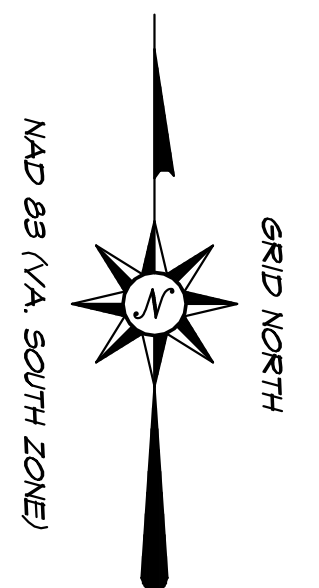
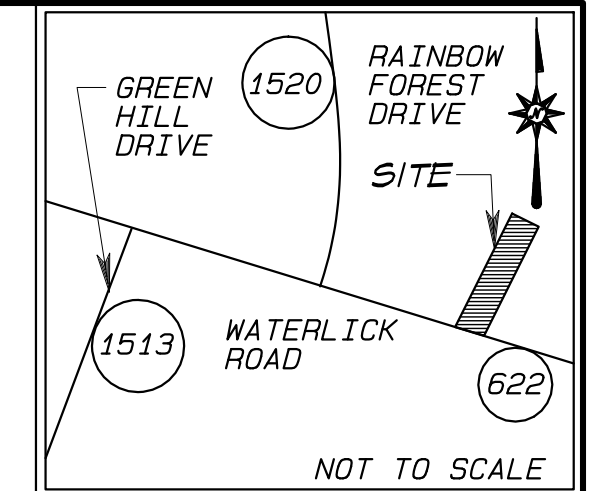
1. THIS PLAT WAS PREPARED AT THE REQUEST OF RANDY M. BRADSHAW.
2. NO DETERMINATION OF WETLANDS WAS REQUESTED OF, NOR WAS ANY DETERMINATION/DELINEATION MADE BY ACRES OF VIRGINIA INC. OR THIS SURVEYOR. THIS PLAT DOES NOT ADDRESS THE EXISTENCE OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS IN OR AROUND THE BOUNDARIES OF THIS PROPERTY.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
4. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADJOINING OWNERS ARE NOW OR FORMER OWNERS.
5. THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "X" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY A.K.A. F.E.M.A. AND SHOWN ON THEIR FLOOD INSURANCE RATE MAP. NO CERTIFICATION BY THIS SURVEYOR IS MADE TO THE ACCURACY OF THEIR MAP.
6. IN PROVIDING THIS PLAT NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
7. ANY SUBAQUEOUS BEDS LOCATED WITHIN THE BOUNDARIES OF THIS PROPERTY MAY BE THE PROPERTY OF THE COMMONWEALTH OF VIRGINIA. THIS SURVEYOR HAS MADE NO ATTEMPT TO DETERMINE SAID OWNERSHIP. THEREFORE THE AREA SHOWN ON THIS PLAT IS PLUS OR MINUS AND IS INCLUSIVE OF ANY SUBAQUEOUS BEDS UNLESS OTHERWISE NOTED.
8. IT IS UNLAWFUL TO DISTURB ANY GRAVE OR GRAVE MARKER, ACCORDINGLY, ANY GRAVE OR ANY OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL IDENTIFIED DURING THE SURVEY, PROPERTY RESEARCH OR PLAT PREPARATION OR AS DENOTED ON THIS PLAT, ACRES OF VIRGINIA, INC. AND THIS SURVEYOR EXPRESSLY DISCLAIM ANY RESPONSIBILITY (MONETARY OR OTHERWISE) FOR THE DESTRUCTION, REMOVAL OR DISTURBANCE OF ANY GRAVES OR GRAVE MARKERS THAT MAY NOT HAVE BEEN DETECTED OR SHOWN ON THIS PLAT AS WELL AS ANY GRAVES OR GRAVE MARKERS THAT HAVE BEEN SHOWN.
9. PRIOR TO THE IMPROVEMENT OR DISTURBANCE OF ANY LOT IN THE COUNTY BY ANY PERSON(S) OR ENTITY THE PLANNING DEPARTMENT SHALL BE CONTACTED CONCERNING, BUT NOT LIMITED TO, THE CURRENT ZONING, BUILDING SETBACK REQUIREMENTS, WATER OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS PERMITS, ETC. STATE AND FEDERAL AGENCIES SHALL ALSO BE CONTACTED PRIOR TO ANY IMPROVEMENT OR DISTURBANCE TO THE PROPERTY, BY ANY PERSON OR ENTITY, CONCERNING BUT NOT LIMITED TO ALL OF THE AFOREMENTIONED REASONS TO ENSURE COMPLIANCE WITH THE CURRENT LAWS GOVERNING THE DISTURBANCE OR IMPROVEMENT OF THE PROPERTY.
10. THIS PROPERTY IS ZONED BUSINESS-GENERAL COMMERCIAL.

SOURCE OF TITLE:

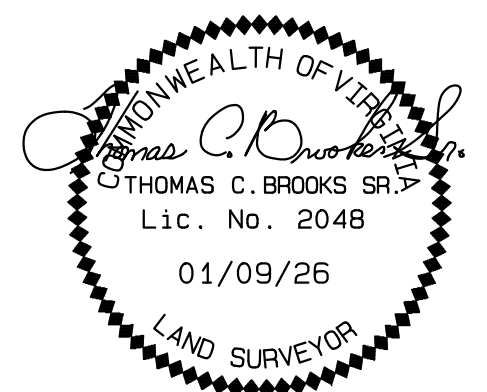
THIS PROPERTY WAS CONVEYED TO CANYON VISION, LLC BY DEED DATED NOVEMBER 01, 2021 AND RECORDED BY INSTRUMENT NUMBER 110005292 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAMPBELL COUNTY, VIRGINIA.

LEGEND:

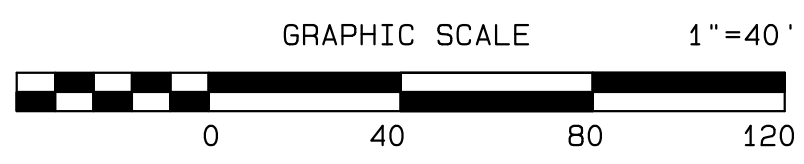
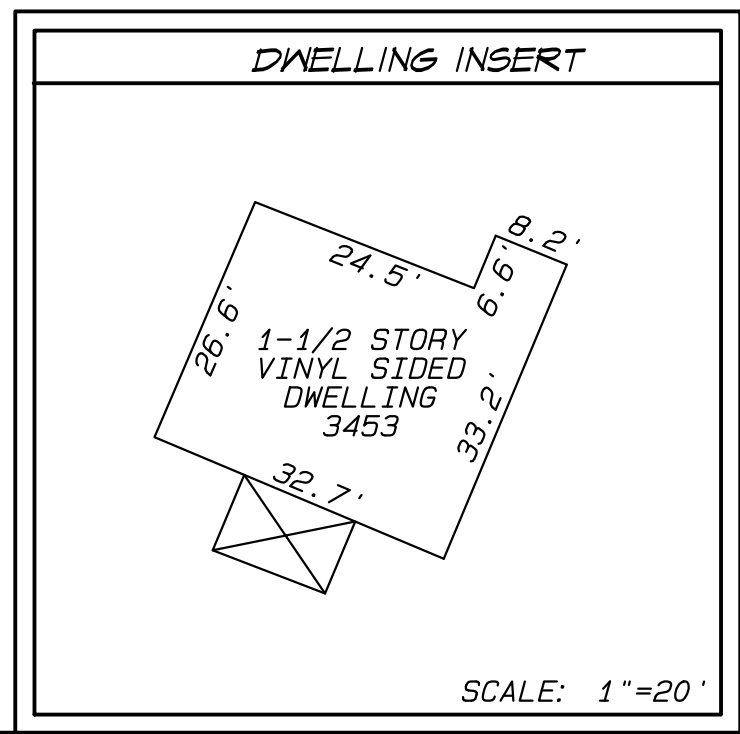
- PP = POWER POLE
- TP = TELEPHONE PEDESTAL
- CLF = CHAIN LINK FENCE
- CW = CONCRETE WALK
- R/W = RIGHT OF WAY
- + = TICK MARKS
- LP = LIGHT POLE
- IRF = IRON REBAR FOUND
- INSTR. = INSTRUMENT
- NO. = NUMBER
- O.H. = OVERHEAD
- P. = PAGE
- DB = DEED BOOK



THIS PLAT WAS PREPARED (JANUARY 09, 2026) FROM AN ACTUAL AND CURRENT FIELD SURVEY MADE UNDER MY SUPERVISION AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF.



JOSIES LEGACY, LLC  
INSTR. NO. 120004665  
(20C-4-1)  
(REF. CN 88198)



**ACRES OF VIRGINIA, INC.**  
ENGINEERS-SURVEYORS-PLANNERS  
ENVIRONMENTAL-SOIL CONSULTANTS-GEOTECHNICAL  
email: Serca2@aol.com  
www.acresofvirginia.com

404 CLAY STREET  
LYNCHBURG, VA. 24504

OFFICE (434) 528-4674  
FAX (434) 845-1048

PLAT SHOWING  
RESURVEY LOTS 15-19  
PROPERTY OF

**CANYON VISION, LLC**

TOMAHAWK DISTRICT  
CAMPBELL COUNTY, VIRGINIA

SCALE: 1"=40' DATE: JANUARY 09, 2026  
COMM. NO. 251170/A251170-SERVER-NEWJOBS2025 REF. CN 87220  
TAX MAP #20C-3-15-19 COPYRIGHTED ©