

NOTES:

1. Prior to the improvement of any lot in the county the Planning Department shall be contacted concerning, but not limited to, the current zoning building setback requirements, water and sewer systems, Health Department requirements, erosion and sediment control requirements, and private streets.
2. The owner of this subdivision does not agree to construct a public water or sewer system. Before the construction of any dwelling can begin the Health Department shall be consulted to ensure the proper location of the private well and septic systems in relation to the location of the proposed dwellings.
3. Bedford County intends to support the prosecution of those unlawfully disturbing any grave or grave marker. Accordingly, any grave, or object or structure marking a place of burial identified during a survey, property research or plat preparation has been denoted on this plat.
4. The maintenance, repair, and operation of any stormwater management improvements and conveyance systems of this subdivision are the private responsibility of the current and future owners of the property shown hereon and shall not become a public responsibility unless formally dedicated to, and expressly accepted by, Bedford County, Virginia or other public agency.
5. This plat has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances upon the property.
6. Exact location of underground utilities and improvements unknown.
7. 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.
8. This property as platted falls with Flood Zone Unshaded "X" of the Federal Rate Map One Hundred Year Flood Plain.
FIRM Panel 51019C0328D Dated: SEPT. 29, 2010
FIRM Panel 51019C0340D Dated: SEPT. 29, 2010

Subdivision approval by the health department is based upon a proposed/future drainfield location in relation to the existing well currently serving the residence at 2565 E. Lynchburg-Salem Turnpike. A preliminary review indicates that the existing septic system and well serving this residence may not meet the minimum setback distances as required by the regulations. Any permits (building, well, septic) sought in the future will require further evaluation by the health department in regards to this matter.

The platting or dedication of the following described land,
PARCEL "A" - 9.730 ACRES
PARCEL "B" - 9.730 ACRES

is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees, if any.

KRW, LLC Ronald J. Spore
KRW, LLC - Representative

I, Patricia M. Robinson, a Notary Public in and for the State of Virginia at large aforesaid, hereby certify that the owners name as signed hereon has acknowledged to the same before me this 23rd day of MAY, 2017.

My commission expires 04-30-20
Patricia M. Robinson
Notary Public

"The subdivision known as (see plat title block) is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record"

Date	Highway Engineer	
5/15/2017	<u>[Signature]</u>	
Date	Health Officer	APPROVAL VOID IF NOT RECORDED
5/23/17	<u>[Signature]</u>	NOV 24 2017
Date	Agent, Bedford County Board of Supervisors	
Date	Agent, Bedford Regional Water Authority	
5/23/17	<u>[Signature]</u>	Bedford County does not approve or enforce restrictive covenants.
Date	Agent, Bedford County Board of Supervisors	

PATRICIA M. ROBINSON
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #286574
My Commission Expires 04/30/20

For Recording Information Only

PLAT SHOWING SURVEY OF
PROPERTY BEING OWNED BY:
KRW, LLC
SOURCE: INSTR. NO. 160012142

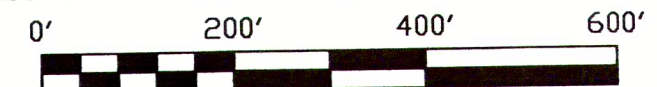
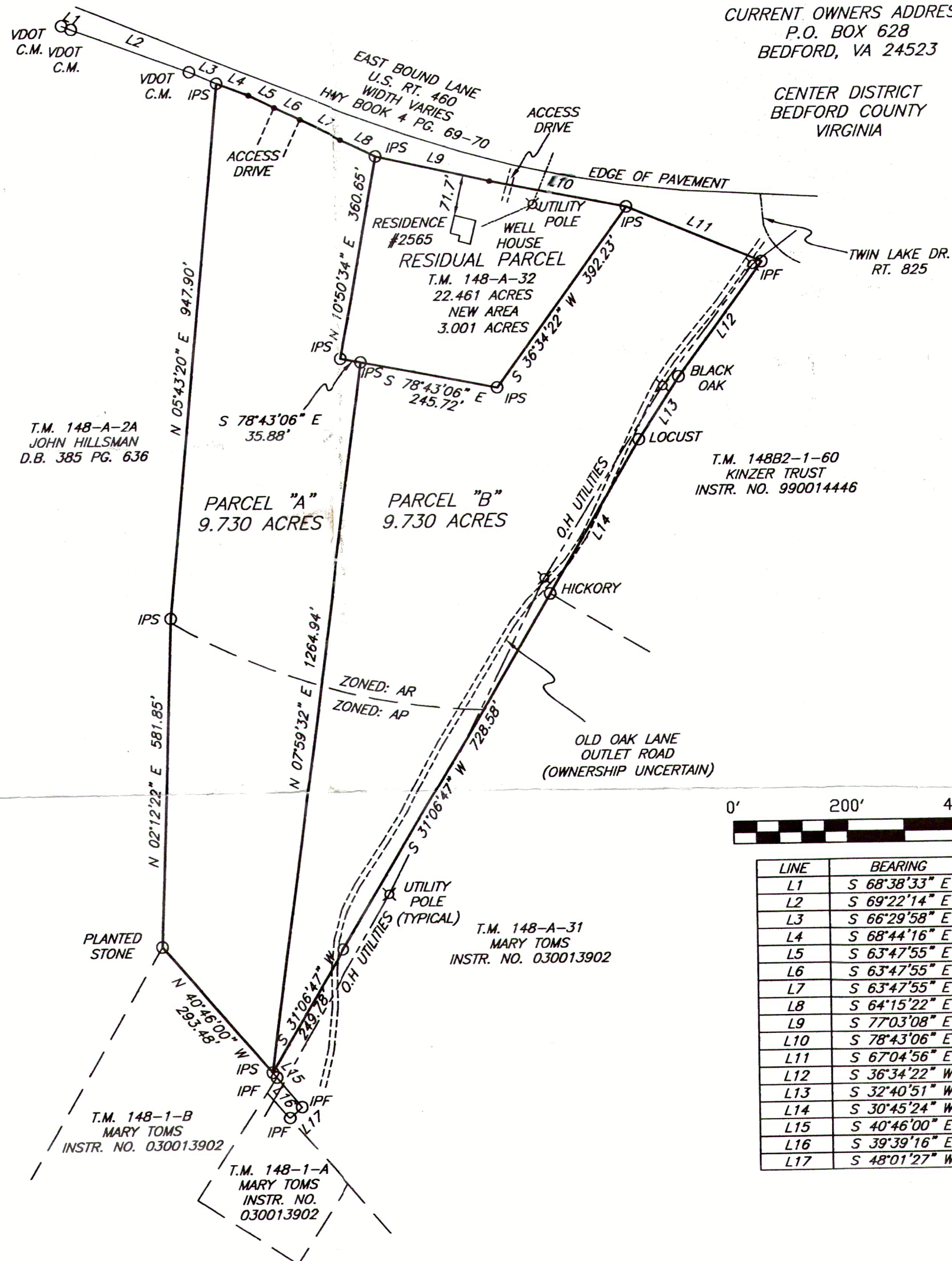
RESIDUAL PARCEL
TAX MAP #148-A-32
22.461 ACRES
NEW AREA 3.001 ACRES

NEW PARCEL "A"
9.730 ACRES

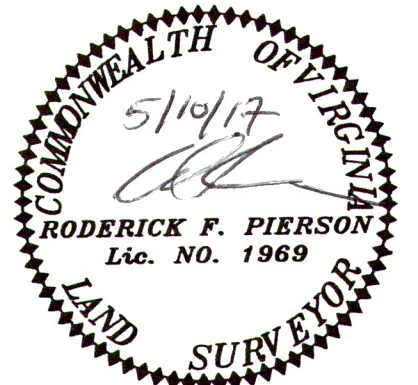
NEW PARCEL "B"
9.730 ACRES

CURRENT OWNERS ADDRESS
P.O. BOX 628
BEDFORD, VA 24523

CENTER DISTRICT
BEDFORD COUNTY
VIRGINIA



LINE	BEARING	DISTANCE
L1	S 68°38'33" E	18.28'
L2	S 69°22'14" E	221.99'
L3	S 66°29'58" E	52.34'
L4	S 68°44'16" E	60.46'
L5	S 63°47'55" E	50.11'
L6	S 63°47'55" E	50.11'
L7	S 63°47'55" E	84.50'
L8	S 64°15'22" E	67.93'
L9	S 77°03'08" E	206.34'
L10	S 78°43'06" E	245.68'
L11	S 67°04'56" E	256.32'
L12	S 36°34'22" W	250.16'
L13	S 32°40'51" W	132.08'
L14	S 30°45'24" W	314.30'
L15	S 40°46'00" E	11.16'
L16	S 39°39'16" E	68.64'
L17	S 48°01'27" W	28.52'



I hereby certify, to the best of my knowledge and belief, that all of the requirements of the Board of Supervisors and the ordinances of Bedford County, Virginia regarding the platting of subdivisions within the County have been met.

Monumentation at each lot corner as called for on this plat has been set or will be set upon approval of this plat by the Bedford County Planning Department.

This property was conveyed to KRW, LLC by Instrument Number 160012142 and recorded in the Clerk's Office of the Circuit Court of Bedford County, Virginia.

This is to certify on March 2, 2017 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. 14460A
DATE: 03-02-17
REVISED:
SCALE: 1" = 200'
TAX MAP: 148-A-32
ZONING: AP & AR
PRECISION: 1:20,000+
DRAWN BY: R.J.B.
CHEK'D BY: R.F.P.

THE OFFICE OF
SLUSHER SURVEYING Inc.
LAND SURVEYING AND PLANNING
P.O. BOX 646
BEDFORD VIRGINIA 24523
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slushersurvey@verizon.net

RECORD MERIDIAN

PLAT BOOK 58, PAGE 283