NOTES:

1. Prior to the improvement of any lot in the county the Division of Planning 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, 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 within Flood Zone Unshaded "X" of the Federal Rate Map One Hundred Year Flood Plain. FIRM Panel 51019C0500D & 51019C0340D Dated: September 29, 2010

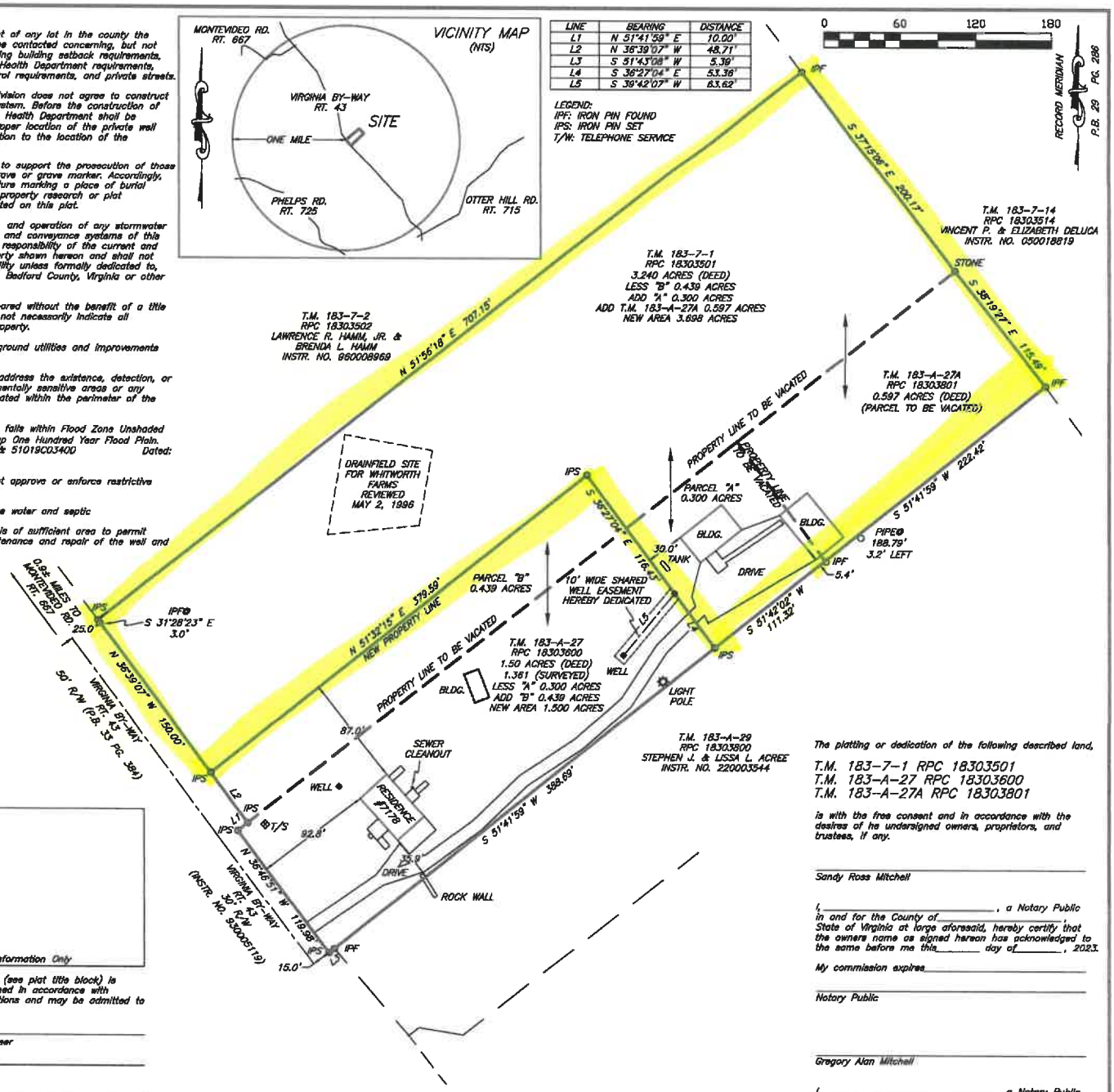
9. Bedford County does not approve or enforce restrictive covenants

10. Parcel served by private water and septic

11. Easement Appurtenant is of sufficient area to permit access, construction, maintenance and repair of the well and its related components

LINE	BEARING	DISTANCE
L1	N 51°41'59" E	10.00'
L2	N 36°39'07" W	48.71'
L3	S 51°43'08" W	5.36'
L4	S 36°27'04" E	53.36'
L5	S 39°42'07" W	63.62'

LEGEND:
IPF: IRON PIN FOUND
IPS: IRON PIN SET
T/W: TELEPHONE SERVICE



For Recording Information Only

"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
Date	Health Official
Date	Agent, Bedford County Board of Supervisors
Date	Agent, Bedford Regional Water Authority
Date	Bedford County Subdivision Agent

CURRENT OWNERS ADDRESS:
Sandy Ross Mitchell
1570 Medicine Rock Trail
Bedford, VA 24523

Gregory Alan Mitchell
1407 Dawn Dr.
Bedford, VA 24523

The platting or dedication of the following described land,

T.M. 183-7-1 RPC 18303501
T.M. 183-A-27 RPC 18303600
T.M. 183-A-27A RPC 18303801

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

Sandy Ross Mitchell

I, _____, a Notary Public in and for the County of _____, State of Virginia at large aforesaid, hereby certify that the owners name as signed hereon has acknowledged to the same before me this_____ day of_____, 2023.

My commission expires_____

Notary Public

Gregory Alan Mitchell

I, _____, a Notary Public in and for the County of _____, State of Virginia at large aforesaid, hereby certify that the owners name as signed hereon has acknowledged to the same before me this_____ day of_____, 2023.

My commission expires_____

Notary Public

PLAT SHOWING PROPERTY LINE ADJUSTMENT SURVEY OF PROPERTY BEING OWNED BY:
SANDY ROSS MITCHELL and GREGORY ALAN MITCHELL
SOURCE: WF220000476

PARCEL "A" 0.300 ACRES
PARCEL "B" 0.439 ACRES

T.M. 183-A-27A RPC 18303801
0.597 ACRES (ENTIRE PARCEL TO BE VACATED)

T.M. 183-7-1 RPC 18303501
3.240 ACRES (DEED)
LESS PARCEL "B" 0.439 ACRES
ADD PARCEL "A" 0.300 ACRES
ADD T.M. 183-A-27A RPC 18303801 0.567 ACRES
NEW TOTAL AREA 3.698 ACRES

T.M. 183-A-27 RPC 18303600
1.50 ACRES (DEED)
1.361 ACRES (SURVEYED)
LESS PARCEL "A" 0.300 ACRES
ADD PARCEL "B" 0.439 ACRES
NEW TOTAL AREA 1.500 ACRES

LAKES DISTRICT
BEDFORD COUNTY, VIRGINIA

Parcel "A" (0.300 acres) & T.M. 183-A-27A RPC 18303514 is to become a part & parcel of T.M. 183-7-1 RPC 18303501 (3.240 acres) and less Parcel "B" 0.439 acres for a new total area of 3.698 acres.

Parcel "A" & "B" approved to become a part & parcel of adjoining property and not approved as a separate building lot.

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 Division of Planning.

This property T.M. 183-7-1 RPC 18303501, T.M. 183-A-27 RPC 18303600, T.M. 183-A-27A RPC 18303801 was conveyed to Sandy Ross Mitchell and Gregory Alan Mitchell by Instrument Number WF220000476 and recorded in the Clerk's Office of the Circuit Court of Bedford County, Virginia.

This is to certify on Feb. 27, 2023
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.

COMMONWEALTH OF VIRGINIA
Roderick Pierson
RODERICK F. PIERSON
Lic. NO. 1969
LAND SURVEYOR

THE OFFICE OF
SLUSHER SURVEYING Inc.
LAND SURVEYING AND PLANNING
P.O. BOX 646
BEDFORD VIRGINIA 24523
PH. 540-586-9137
slushersurvey@verizon.net

SD 23-
COMM. NO. 23019
DATE: 02-27-23
REVISED:
SCALE: 1" = 60'
ZONING: AP AGRICULTURAL/RURAL PRESERVE DISTRICT
TAX MAP: 183-A-27 RPC: 18303600
TAX MAP: 183-A-27A RPC: 18303801
TAX MAP: 183-7-1 RPC: 18303501
DRAWN BY: R.J.B.
CHECKED BY: R.F.P.