

THIS SHEET IS INTENDED TO BE REPRODUCED AT 1/8"X24" REPRODUCTION OF THIS SHEET AT A DIFFERENT SIZE THAN INTENDED SHALL VOID THE SCALE SHOWN ON THE SHEET.

Nov 07, 2022 - 9:13am Z:\2022\20220877\Survey\CAD\dwg\BND.dwg

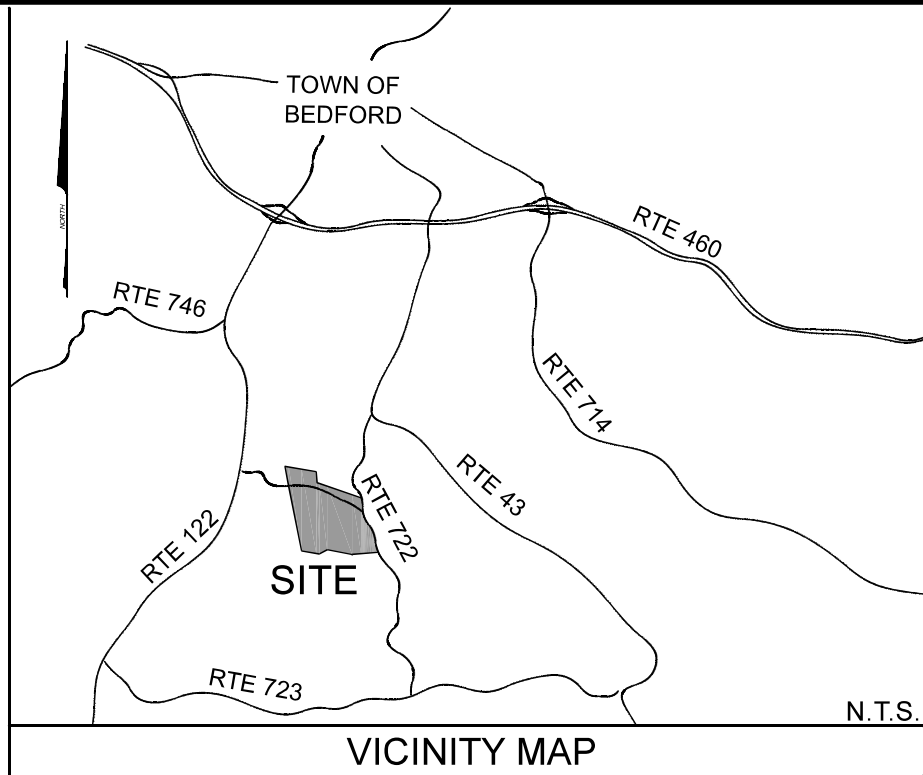
SUBDIVISION APPROVED:  
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING  
SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

HEALTH OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
AGENT, BEDFORD COUNTY BOARD OF SUPERVISORS \_\_\_\_\_ DATE \_\_\_\_\_  
AGENT, BEDFORD REGIONAL WATER AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND IS WITH THE FREE  
CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS,  
PROPRIETORS AND TRUSTEES, IF ANY.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
COMMONWEALTH AT LARGE TO WIT:  
STATE OF VIRGINIA  
COUNTY/CITY OF \_\_\_\_\_  
I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR  
THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES  
WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
MY COMMISSION EXPIRES: \_\_\_\_\_.  
NOTARY PUBLIC \_\_\_\_\_

SOURCE OF TITLE:  
RUBY WELLS DOOLEY  
WILL NO. 950000246



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	193.07'	425.00'	26°01'42"	S 71°34'30" E	191.41'
C2	175.05'	2275.00'	4°24'31"	S 60°45'54" E	175.01'
C3	185.17'	1064.93'	9°57'46"	S 29°59'11" E	184.94'
C4	252.69'	1045.78'	13°50'40"	S 18°04'57" E	252.08'
C5	29.98'	475.00'	3°36'59"	N 82°46'51" W	29.98'
C6	128.27'	475.00'	15°28'22"	N 73°14'11" W	127.88'
C7	57.53'	475.00'	6°56'21"	N 62°01'49" W	57.49'
C8	171.21'	2225.00'	4°24'31"	N 60°45'54" W	171.16'
C9	258.40'	363.48'	40°43'52"	S 16°26'23" E	252.99'

LINE	BEARING	DISTANCE
L1	S 58°33'38" E	159.40'
L2	S 34°58'04" E	282.71'
L3	S 25°00'18" E	116.55'
L4	S 11°09'37" E	290.30'
L5	S 12°22'32" E	67.97'
L6	S 16°02'01" E	60.68'
L7	S 06°15'38" W	506.14'
L8	N 84°35'21" W	154.44'
L9	S 06°15'38" W	492.76'
L10	N 84°35'21" W	150.02'
L11	S 06°15'38" W	479.38'
L12	N 84°35'21" W	150.02'
L13	S 06°15'38" W	466.94'
L14	N 84°35'21" W	120.04'
L15	S 25°36'22" W	91.48'
L16	N 58°33'38" W	159.40'
L17	N 62°58'10" W	78.26'
L18	S 03°55'16" W	44.56'
L19	S 36°48'36" E	30.68'
L20	S 40°06'37" W	48.70'
L21	N 25°36'22" E	231.82'
L22	N 25°36'22" E	163.41'

- NOTES:
- THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
  - THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
  - THE AREA SHOWN HEREON IS LOCATED IN FLOOD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #51019C0320D DATED SEPTEMBER 29, 2010.
  - THIS PROPERTY IS ZONED AR - AGRICULTURAL/RESIDENTIAL.
  - THESE LOTS WILL BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SEWERAGE SYSTEMS
  - 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 OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS.
  - BEDFORD COUNTY DOES NOT APPROVE OR ENFORCE RESTRICTIVE COVENANTS.

LEGEND  
○ IRON FOUND  
● IRON SET  
⊗ ELECTRIC POLE  
⊕ WATER MANHOLE  
-x-x- FENCE  
-|/| OVERHEAD ELECTRIC



DOYLE B. ALLEN \_\_\_\_\_ DATE \_\_\_\_\_

HURT & PROFFITT

INSPIRED / RESPONSIVE / TRUSTED



HANDP.COM  
LYNCHBURG, VA. 24501  
434.847.7796  
2524 LANGHORNE ROAD  
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL  
GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

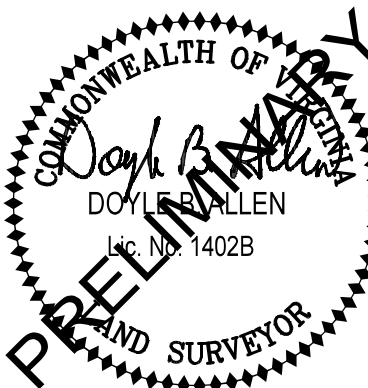
PLAT SHOWING

DIVISION OF THE

RUBY WELLS DOOLEY ESTATE

CENTER DISTRICT - BEDFORD COUNTY, VIRGINIA

PROJECT NO. 20220877  
FILE NO. SB-15480  
LAT. 37.300108°  
LONG. -79.529652°  
DATE: 6/1/22  
DRAWN BY: JAB  
CHECKED BY: JAB



SHEET NO.  
1 OF 1

REV.

I CERTIFY THAT THE SOURCE OF TITLE WILL NO. 950000246, IS THE  
LAST INSTRUMENT IN THE CHAIN OF TITLE WHICH IS RECORDED IN  
THE CIRCUIT COURT CLERKS OFFICE OF BEDFORD COUNTY, VA.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF,  
THAT ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS  
AND ORDINANCES OF BEDFORD COUNTY, VIRGINIA, REGARDING THE  
PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN MET.

I HEREBY CERTIFY THAT IRON PINS WILL BE SET AT ALL CORNERS  
UNLESS OTHERWISE NOTED.