

**NOTES:**

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO READILY APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD MAP 51019C0309D, DATED EFFECTIVE SEPTEMBER 29, 2010.
4. 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 OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS.
5. BEDFORD COUNTY INTENDS TO SUPPORT THE PROSECUTION OF THOSE UNLAWFULLY DISTURBING ANY GRAVE MARKER. ACCORDINGLY, ANY GRAVE OR OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL IDENTIFIED DURING THE SURVEY, PROPERTY RESEARCH OR PLAT PREPARATION HAS BEEN DENOTED ON THIS PLAT.
6. THE BEDFORD COUNTY HEALTH DEPARTMENT SHALL BE CONSULTED TO ENSURE THE PROPER LOCATION OF WATER AND SEWER SYSTEMS IN RELATION TO THE LOCATION OF THE PROPOSED DWELLINGS.
7. TOTAL AREA TO BE SUBDIVIDED: 88.529 ACRES.

**OWNER'S CONSENT:**

THIS SUBDIVISION AND DEDICATION OF THE FOLLOWING DESCRIBED LAND KNOWN AS TAX MAP 164-A-64 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

\_\_\_\_\_  
RUBY WELLS DOOLEY 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 WHOSE NAMES ARE SIGNED HEREON HAS ACKNOWLEDGED THE SAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. MY COMMISSION EXPIRES \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

**SUBDIVISION APPROVED:**

THE SUBDIVISION OF TAX MAP 164-A-64, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

\_\_\_\_\_  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

\_\_\_\_\_  
BEDFORD COUNTY HEALTH OFFICIAL DATE

\_\_\_\_\_  
AGENT, COUNTY OF BEDFORD DATE

**VDOT REVIEW NOTE:**

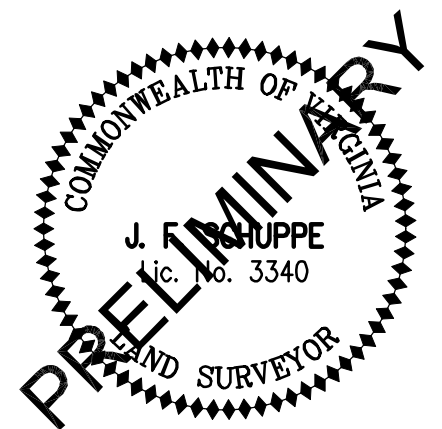
VDOT'S REVIEW IS NOT INTENDED TO BE COMPLETE OR COMPREHENSIVE AS IT IS THE RESPONSIBILITY OF THE SUBMITTING ENGINEER / SURVEYOR THAT SIGNS AND SEALS THIS PLAN TO ENSURE THE COMPLETENESS AND ACCURACY OF THEIR PLANS IN ACCORDANCE WITH GOVERNING LAWS, REGULATIONS, SPECIFICATIONS AND STANDARDS. PLAN ERRORS AND OR OMISSIONS THAT ARE DISCOVERED DURING CONSTRUCTION REMAIN THE RESPONSIBILITY OF THE SUBMITTING ENGINEER / SURVEYOR.

I CERTIFY THAT THE SOURCE OF TITLE (WILL# 950000246) IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE, AND RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF BEDFORD COUNTY, VA.

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

MONUMENTATION OF EACH LOT CORNER AS CALLED FOR ON THIS PLAT HAS BEEN OR WILL BE SET UPON APPROVAL OF THIS PLAT BY THE BEDFORD COUNTY PLANNING DEPARTMENT.

\_\_\_\_\_  
J. F. SCHUPPE, LS DATE



**ARMSTRONG**  
— CIVIL —  
1134 THOMAS JEFFERSON ROAD  
FOREST, VA 24551  
434-241-0919  
ARMSTRONGANDASSOCIATES.NET  
J.SCHUPPE@ARMSTRONGCIVIL.COM

|  |                  |                |
|--|------------------|----------------|
| SHEET 1 OF 2   | DATE: 11-14-2022 | PROJECT 220259 |
| PLAT OF SURVEY<br><b>SHOWING THE SUBDIVISION<br/>         OF THE PROPERTY OF<br/>         RUBY WELLS DOOLEY</b><br>CENTER MAGISTERIAL DISTRICT, BEDFORD COUNTY, VIRGINIA |                  |                |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 70°25'25" W | 294.54'  |
| L2   | N 70°11'35" W | 419.15'  |
| L3   | N 69°25'05" W | 374.23'  |

| CURVE | DELTA ANGLE | RADIUS   | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|----------|------------|---------------|--------------|
| C1    | 2°57'27"    | 3145.00' | 162.35'    | N 73°36'44" W | 162.33'      |
| C2    | 1°07'28"    | 621.83'  | 12.20'     | S 69°58'49" E | 12.20'       |

VIA STATE PLANE GRID  
SOUTH ZONE NAD83

- LEGEND**
- PROPERTY CORNER (AS NOTED)
  - REBAR SET
  - x- FARM FENCING
  - CREEK
  - ▭ 0.722 ACRE DEDICATED TO VDOT FOR PUBLIC RIGHT-OF-WAY

**SOURCE OF TITLE:**  
 TAX MAP 164-A-64  
 RUBY WELLS DOOLEY  
 WILL # 950000246  
 TOTAL AREA TO BE SUBDIVIDED: 88.529 ACRES  
 ZONING: AR / AP

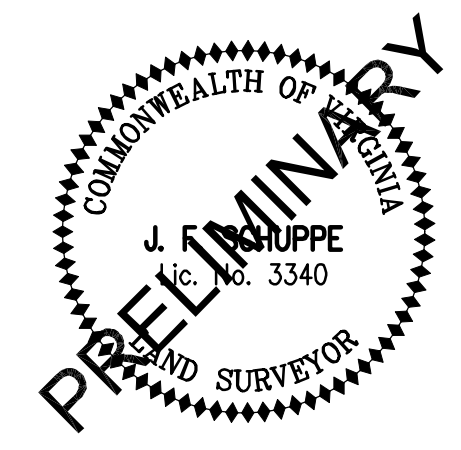
MAPLE GLEN FARM, LLC  
 INSTRUMENT 960001854  
 TAX MAP 164-A-63

CHRISTOPHER M. BEISSER AND  
 KATRINA M. BEISSER  
 INSTRUMENT 980000530  
 TAX MAP 165-A-10A

JUDITH W. DELOACH AND  
 SAMUEL L. DELOACH, TRUSTEES  
 INSTRUMENT 190000821  
 TAX MAP 165-A-11

LAURIE KARNES COOK AND  
 MICHAEL ALLEN COOK  
 INSTRUMENT 050014358  
 TAX MAP 164-A-32

LAURIE KARNES COOK AND  
 MICHAEL ALLEN COOK  
 INSTRUMENT 050014358  
 TAX MAP 164-A-32



**ARMSTRONG CIVIL**  
 1134 THOMAS JEFFERSON ROAD  
 FOREST, VA 24551  
 434-241-0919  
 ARMSTRONGANDASSOCIATES.NET  
 J.SCHUPPE@ARMSTRONGCIVIL.COM

SHEET 2 OF 2    DATE: 11-14-2022    PROJECT 220259  
 PLAT OF SURVEY  
**SHOWING THE SUBDIVISION  
 OF THE PROPERTY OF  
 RUBY WELLS DOOLEY**  
 CENTER MAGISTERIAL DISTRICT, BEDFORD COUNTY, VIRGINIA

