

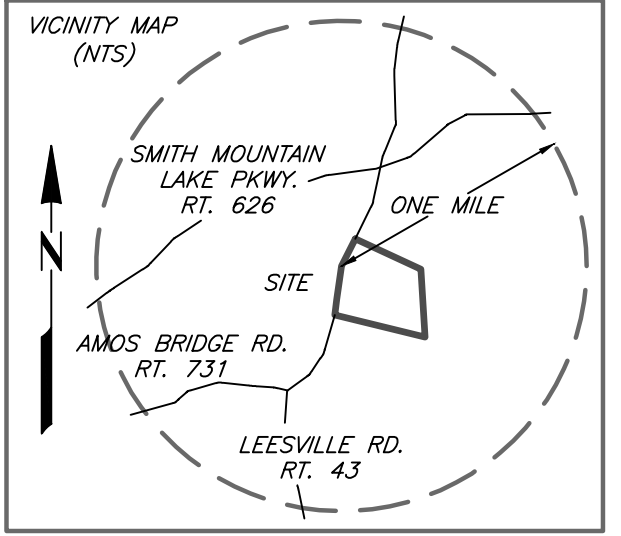
**NOTES:**

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 Dated: Sept. 29, 2010
9. Bedford County does not approve or enforce restrictive covenants
10. Parcel served by private water and septic
11. All parcels over 20 acres. No soils required.

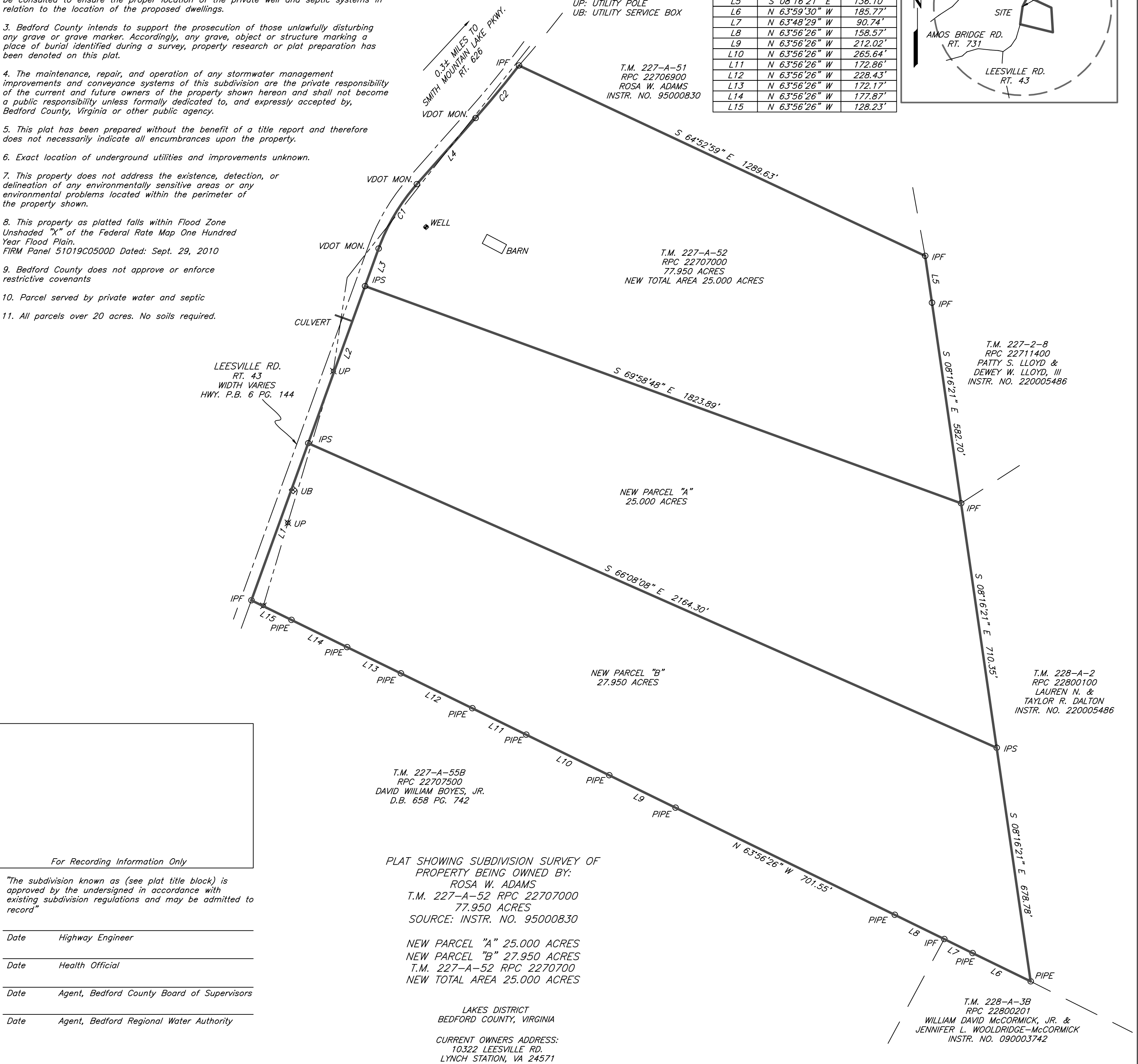
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	573.11'	216.72'	215.43'	N 30°42'57" E	21°39'58"
C2	2894.79'	196.10'	196.06'	N 39°36'29" E	3°52'53"

LINE	BEARING	DISTANCE
L1	N 19°52'58" E	480.38'
L2	N 19°52'58" E	480.38'
L3	N 19°52'58" E	114.79'
L4	N 41°32'56" E	254.04'
L5	S 08°16'21" E	136.10'
L6	N 63°59'30" W	185.77'
L7	N 63°48'29" W	90.74'
L8	N 63°56'26" W	158.57'
L9	N 63°56'26" W	212.02'
L10	N 63°56'26" W	265.64'
L11	N 63°56'26" W	172.86'
L12	N 63°56'26" W	228.43'
L13	N 63°56'26" W	172.17'
L14	N 63°56'26" W	177.87'
L15	N 63°56'26" W	128.23'



IPF: IRON PIN FOUND  
 IPS: IRON PIN SET  
 UP: UTILITY POLE  
 UB: UTILITY SERVICE BOX



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

PLAT SHOWING SUBDIVISION SURVEY OF PROPERTY BEING OWNED BY:  
 ROSA W. ADAMS  
 T.M. 227-A-52 RPC 22707000  
 77.950 ACRES  
 SOURCE: INSTR. NO. 95000830

NEW PARCEL "A" 25.000 ACRES  
 NEW PARCEL "B" 27.950 ACRES  
 T.M. 227-A-52 RPC 22707000  
 NEW TOTAL AREA 25.000 ACRES

LAKES DISTRICT  
 BEDFORD COUNTY, VIRGINIA  
 CURRENT OWNERS ADDRESS:  
 10322 LEESVILLE RD.  
 LYNCH STATION, VA 24571

The platting or dedication of the following described land,  
 T.M. 227-A-52 RPC 22707000 25.00 acres  
 New Parcel "A" 25.000 acres  
 New Parcel "B" 27.950 acres

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

Rosa W. Adams

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 \_\_\_\_\_, 2024.

My commission expires \_\_\_\_\_

Notary Public

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 was conveyed to Rosa W. Adams by Instrument Number 95000830 and recorded in the Clerk's Office of the Circuit Court of Bedford County, Virginia.

This is to certify on August 21, 2024 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.



SD 24-
COMM. NO. 24159
DATE: 08-21-24
REVISED:
SCALE: 1" = 200'
ZONING: AP-AGRICULTURAL/RURAL PRESERVE DISTRICT AV-VILLAGE CENTER DISTRICT
TAX MAP: 227-A-52 RPC: 22707000
DRAWN BY: R.J.B.
CHECKED BY: R.F.P.