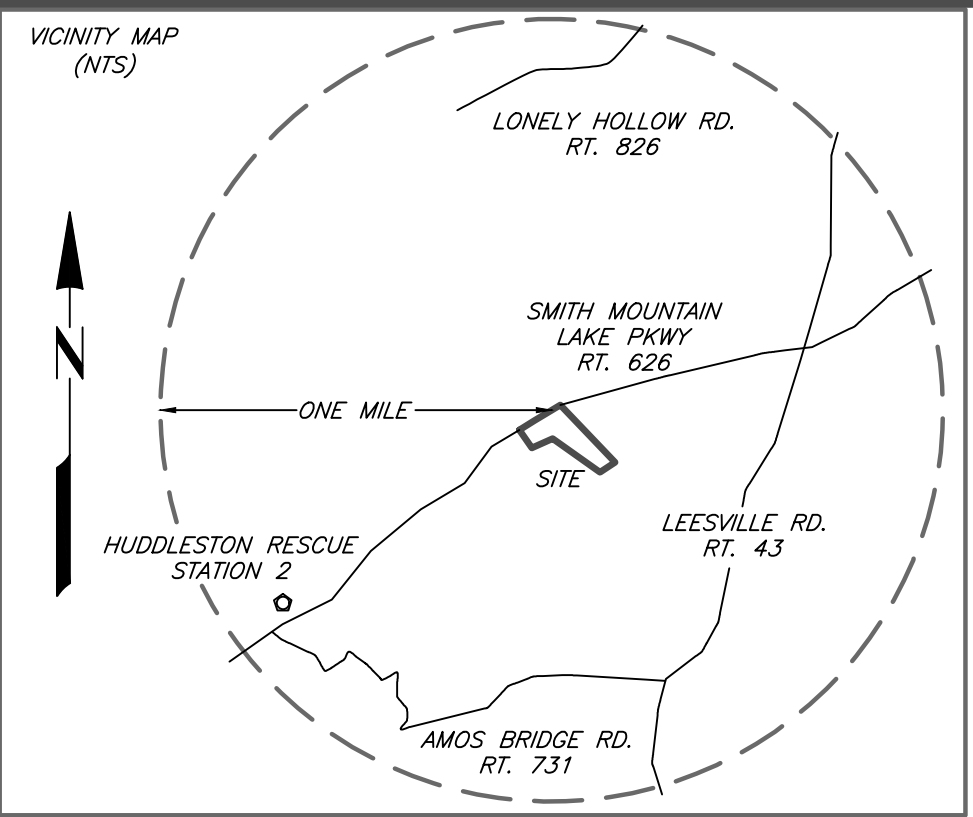
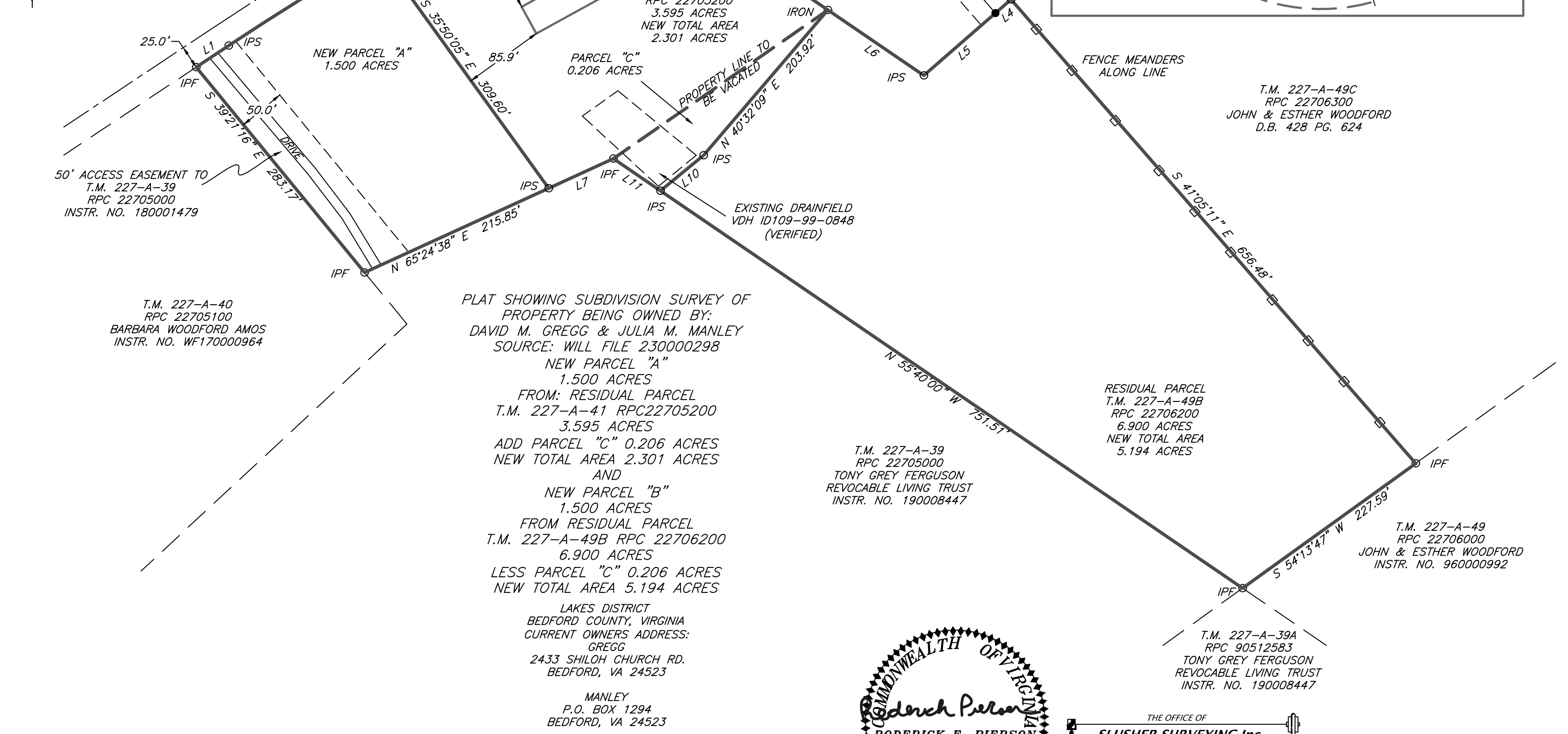


NOTES:

- 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.
- 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.
- 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.
- 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.
- This plat has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances upon the property.
- Exact location of underground utilities and improvements unknown.
- 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.
- 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
- Bedford County does not approve or enforce restrictive covenants
- Parcel served by private water and septic
- The private access easement in this subdivision does not meet state standards, and is not intended for inclusion in the system of state highways, and will not be constructed, maintained, or allocated any funds for such purposes by either the Virginia Department of Transportation of Bedford County, Virginia. The maintenance of the private access easement shown hereon shall be the responsibility of the private landowners whose lots are served by said private access easement.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2839.79'	188.11'	188.08'	S 58°17'09" W	3°47'43"
C2	2839.79'	250.00'	249.92'	S 62°42'20" W	5°02'39"



PLAT SHOWING SUBDIVISION SURVEY OF PROPERTY BEING OWNED BY:
DAVID M. GREGG & JULIA M. MANLEY
SOURCE: WILL FILE 230000298

NEW PARCEL "A"
1.500 ACRES
FROM: RESIDUAL PARCEL
T.M. 227-A-41 RPC 22705200
3.595 ACRES
ADD PARCEL "C" 0.206 ACRES
NEW TOTAL AREA 2.301 ACRES
AND
NEW PARCEL "B"
1.500 ACRES
FROM RESIDUAL PARCEL
T.M. 227-A-49B RPC 22706200
6.900 ACRES
LESS PARCEL "C" 0.206 ACRES
NEW TOTAL AREA 5.194 ACRES

LAKES DISTRICT
BEDFORD COUNTY, VIRGINIA
CURRENT OWNERS ADDRESS:
GREGG
2433 SHILOH CHURCH RD.
BEDFORD, VA 24523

MANLEY
P.O. BOX 1294
BEDFORD, VA 24523

The platting or dedication of the following described land,

NEW PARCEL "A" 1.500 ACRES
RESIDUAL PARCEL T.M. 227-A-41 RPC 22705200 2.301 ACRES
NEW PARCEL "B" 1.500 ACRES
RESIDUAL PARCEL T.M. 227-A-49B RPC 22706200 5.194 ACRES

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

David M. Gregg

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

The platting or dedication of the following described land,

NEW PARCEL "A" 1.500 ACRES
RESIDUAL PARCEL T.M. 227-A-41 RPC 22705200 2.301 ACRES
NEW PARCEL "B" 1.500 ACRES
RESIDUAL PARCEL T.M. 227-A-49B RPC 22706200 5.194 ACRES

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

Julia M. Manley

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



THE OFFICE OF
SLUSHER SURVEYING Inc.
LAND SURVEYING AND PLANNING
P.O. BOX 646
BEDFORD VIRGINIA 24523
PH. 540-586-9157
officeofslusher@gmail.com

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 David M. Gregg and Julia M. Manley by Instrument Number Will File 230000298 and recorded in the Clerk's Office of the Circuit Court of Bedford County, Virginia.

This is to certify on May 29, 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 24-0095
COMM. NO. 24093
DATE: 05-29-24
REVISED: 07-11-24
SCALE: 1" = 100'
ZONING: AP AGRICULTURAL/RURAL PRESERVE DISTRICT
TAX MAP: 227-A-41 RPC: 22705200 TAX MAP: 227-A-49B RPC: 22706200
DRAWN BY: R.J.B.
CHECKED BY: R.F.P.

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