

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. 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.

4. This plot has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances upon the property.

5. Exact location of underground utilities and improvements unknown.

6. 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.

7. This property as platted falls within Flood Zone Unshaded "X" and "A" of the Federal Rate Map One Hundred Year Flood Plain. FIRM Panel 5101900315D Dated: September 29, 2010

8. Bedford County does not approve or enforce restrictive covenants

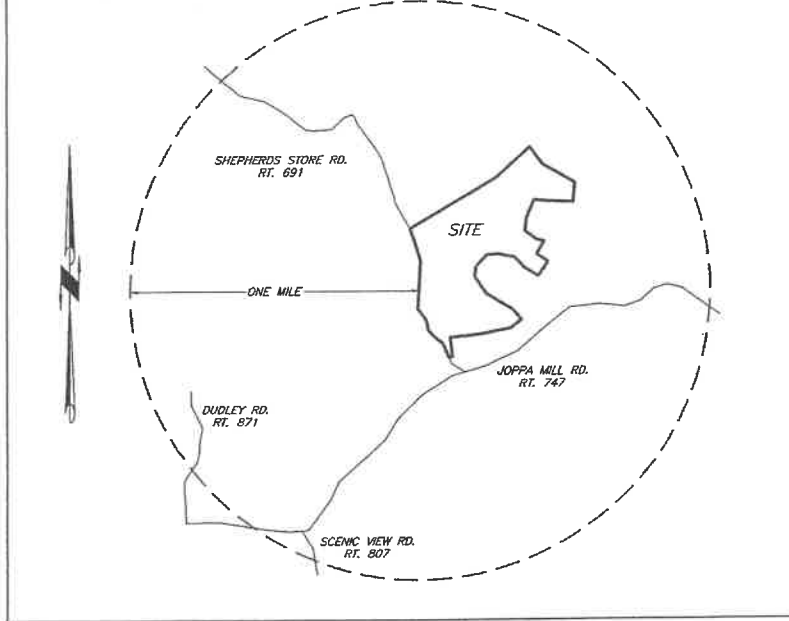
9. Parcel served by private water and septic

10. 10' Public Utility Easement created per Bedford County Subdivision Ordinance, Section 31-392

11. 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.

12. Undeveloped lot(s) New Parcel "A", New Parcel "B", New Parcel "C" and T.M. 163-A-20 RPC 16301900 shown on this plot that are 20 acres or more in size, are considered agricultural lots and have not been reviewed by the Health Department for suitability of private on-site or off-site sewage disposal system(s).

VICINITY MAP
(NTS)



PLAT SHOWING SUBDIVISION SURVEY OF
PROPERTY BEING OWNED BY:
CHRIS DESIMONE, EXECUTOR
OF THE ESTATE OF DAVID C.E. PERRY
T.M. 163-A-19 RPC 16301800
T.M. 163-A-20 RPC 16301900
T.M. 163-A-36 RPC 16303600
WF 250000191

T.M. 163-A-19 RPC 16301800 104.633 ACRES
LESS NEW PARCEL "A" 20.000 ACRES
LESS NEW PARCEL "B" 20.000 ACRES
LESS NEW PARCEL "C" 35.000 ACRES
LESS PARCEL "D" 17.633 ACRES
NEW TOTAL AREA 12.000 ACRES

T.M. 163-A-20 RPC 16301900 9.870 ACRES
ADD PARCEL "D" 17.633 ACRES
ADD T.M. 163-A-36 RPC 16303600 28.934 ACRES
NEW TOTAL AREA 56.437 ACRES

Parcel "D" (17.633 acres) and T.M. 163-A-36 RPC 16303600 (28.934 acres) is to become a part & parcel of T.M. 163-A-20 RPC 16301900 (9.870 acres) for a new total area of 56.437 acres.

Parcel "D" and T.M. 163-A-36 RPC 16303600 approved to become a part & parcel of adjoining property and not approved as a separate building lot.

CENTER DISTRICT
BEDFORD COUNTY, VIRGINIA

CURRENT OWNERS ADDRESS:
2648 SHEPHERDS STORE ROAD
BEDFORD, VA 24523

The platting or dedication of the following described land,

T.M. 163-A-19 RPC 16301800 12.000 acres
T.M. 163-A-20 RPC 16301900 56.437 acres
New Parcel "A" 20.000 acres
New Parcel "B" 20.000 acres
New Parcel "C" 35.000 acres

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

Chris Desimone, Executor

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 _____, 2025.

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, T.M. 163-A-19 RPC 16301800, T.M. 163-A-20 RPC 16301900 and T.M. 163-A-36 RPC 16303600 was conveyed to Chris Desimone, Executor of the David C.E. Perry Estate by Instrument Number 030022015 and recorded in the Clerk's Office of the Circuit Court of Bedford County, Virginia.

This is to certify on July 3, 2025
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.

For Recording Information Only

The subdivision known as (see plot title block) is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record

Date _____ Health Official _____

Date _____ Agent, Bedford County Board of Supervisors _____

SHEET 1 OF 2

SD 25-0120

COMM. NO. 25139

DATE: 07-03-25

REVISED:

SCALE: 1" = 250'

ZONING: AP
AGRICULTURAL/RURAL PRESERVE
DISTRICT

TAX MAP: 163-A-19
RPC: 16301800
TAX MAP: 163-A-20
RPC: 16301900

TAX MAP: 163-A-36
RPC: 16303600

DRAWN BY: R.J.B.

CHECKED BY: R.F.P.

THE OFFICE OF
SLUSHER SURVEYING INC.
LAND SURVEYING AND PLANNING
P.O. BOX 646
BEDFORD VIRGINIA 24523
PH. 540-586-9157
office@slusher.com

LINE	BEARING	DISTANCE
L1	N 31°35'59" W	66.34'
L2	N 02°22'02" E	61.74'
L3	N 07°52'16" W	87.90'
L4	N 28°46'47" W	129.58'
L5	N 67°32'06" W	96.48'
L6	N 81°08'13" W	79.34'
L7	N 47°08'08" W	80.13'
L8	N 26°10'44" W	115.35'
L9	N 15°12'36" W	250.74'
L10	N 40°15'51" W	93.94'
L11	N 22°46'09" W	87.39'
L12	N 11°45'57" W	130.77'
L13	N 03°13'35" E	109.15'
L14	N 07°48'10" E	175.57'
L15	N 07°52'13" E	118.91'
L16	N 02°39'54" E	128.00'
L17	N 03°11'46" W	182.01'
L18	N 12°09'56" W	162.77'
L19	N 15°38'03" W	244.38'
L20	N 16°25'48" W	96.44'
L21	N 16°25'42" W	96.44'
L22	N 20°00'45" W	100.95'
L23	N 20°00'45" W	17.87'
L24	N 48°35'40" E	41.12'
L25	N 58°33'42" E	42.12'
L26	S 07°10'43" E	69.19'
L27	S 11°56'14" E	162.42'
L28	S 16°08'32" W	61.19'
L29	S 31°05'57" W	65.37'
L30	S 54°23'05" W	47.53'
L31	S 68°13'26" W	65.34'
L32	S 85°58'02" W	60.50'
L33	N 67°12'39" W	74.73'
L34	N 75°40'09" W	165.75'
L35	N 74°28'20" W	228.75'
L36	N 62°38'23" W	135.66'
L37	S 83°10'17" W	39.02'
L38	S 00°49'16" W	90.94'
L39	S 27°44'48" W	557.22'
L40	S 19°28'39" E	27.29'
L41	S 44°52'51" E	83.02'
L42	S 85°36'39" E	86.62'
L43	S 67°22'37" E	134.61'
L44	S 51°26'46" E	113.89'
L45	S 26°10'14" E	77.38'
L46	S 08°40'44" W	39.47'
L47	S 34°07'33" W	163.84'
L48	S 24°47'51" E	45.91'
L49	S 63°48'15" E	205.35'
L50	S 16°45'53" E	41.07'

0 250 500 750

IPF: IRON PIN FOUND
IPS: IRON PIN SET
UP: UTILITY POLE
TBY: TO BE VACATED
NPL: NEW PROPERTY LINE



DOUBLE
6" REDBUD
Ø366.15"

T.M. 163-A-21
RPC 16302000
GARY & SUSAN LOOZE
INSTR. NO. 140005927

T.M. 163-A-25
RPC 16302500
LESLIE & LARRY BRADLEY
INSTR. NO. 040008649

PLAT SHOWING SUBMISSION SURVEY OF
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OF THE ESTATE OF DAVID C.E. PERRY
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T.M. 163-A-20 RPC 16301900
T.M. 163-A-36 RPC 16303600
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ADD T.M. 163-A-36 RPC 16303600 28.934 ACRES
NEW TOTAL AREA 56.437 ACRES

T.M. 163-A-35
RPC 16303400
ROBERT & ELIZABETH VOLATILE
D.B. 761 PG. 671

T.M. 163-A-37A
RPC 90503615
HOMER G. BAUSERMAN, III
INSTR. NO. 030011219

25' INGRESS/EGRESS
EASEMENT HEREBY
DEDICATED
SEE NOTE #11

1.52 MILES TO
DICKERSON RD.
D.B. 746

NEW 10' PUE HEREBY
DEDICATED
SEE NOTE #10

CENTERLINE OF
SHEPHERD STORE ROAD
RT. 691
50' R/W
INSTR. NO. 000007958

T.M. 163-A-19
RPC 16301800
104.633 ACRES
NEW TOTAL AREA
12.000 ACRES

T.M. 163-A-20
RPC 16301900
9.870 ACRES
NEW TOTAL AREA
56.437 ACRES

T.M. 163-A-38A
RPC 16303900
DAVID & ELIZABETH ORANG
INSTR. NO. 160000898

LINE	BEARING	DISTANCE
L51	S 21°02'12" W	91.01'
L52	S 22°30'47" W	74.00'
L53	S 59°39'15" W	143.42'
L54	S 63°23'59" W	29.40'
L55	N 61°41'43" W	119.79'
L56	N 59°55'54" W	143.94'
L57	N 76°09'12" W	160.40'
L58	N 76°09'12" W	231.06'
L59	N 87°24'21" W	62.40'
L60	S 43°40'14" W	68.93'
L61	S 38°07'51" W	203.92'
L62	S 40°34'24" W	73.63'
L63	S 23°49'37" W	38.80'
L64	S 12°00'15" W	113.28'
L65	S 12°37'58" E	152.36'
L66	S 31°59'46" E	96.72'
L67	S 53°32'10" E	362.89'
L68	S 53°32'10" E	37.09'
L69	S 53°02'05" E	364.45'
L70	S 66°32'51" E	144.95'
L71	S 33°29'19" E	60.23'
L72	S 02°06'32" E	9.48'
L73	S 16°29'15" W	103.69'
L74	S 46°14'54" W	119.46'
L75	S 29°33'00" W	501.03'
L76	S 76°37'19" W	396.58'
L77	N 66°40'45" W	172.70'
L78	N 87°56'41" W	72.50'
L79	S 42°34'13" W	153.07'
L80	S 04°27'18" W	327.26'
L81	N 77°26'32" E	275.76'
L82	N 66°20'40" E	265.70'
L83	N 02°46'30" W	240.07'
L84	N 62°54'06" E	620.13'

SHEET 2 OF 2

SD 25-0120

COMM. NO. 25139

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