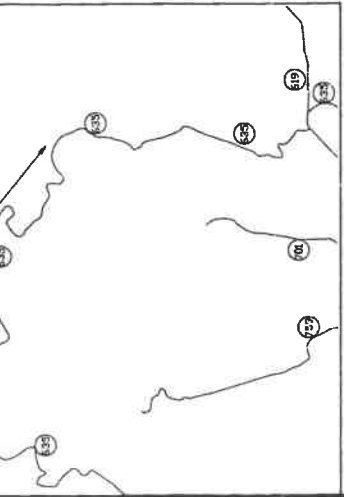


950006397

No.	Delta	Radius	Area Length	Chord Length	Chord Bearing
C1	53.33759°	141.08	131.88	127.13	N087°24'29"E
C2	37°08'09"	141.08	78.12	78.08	N52°15'33"E

2.75 MI. TO 619



**WATER AND SEWER:**  
 THE OWNER OF THIS SUBDIVISION DOES NOT AGREE TO CONSTRUCT EITHER A PUBLIC WATER OR A PUBLIC SEWER SYSTEM. BEFORE CONSTRUCTION OF ANY DWELLING CAN BEGUN THE BEDFORD COUNTY HEALTH DEPARTMENT SHALL BE CONSULTED TO ENSURE THE PROPER LOCATION OF THE WATER AND SEWER SYSTEMS IN RELATION TO THE LOCATION OF THE PROPOSED DWELLINGS.

**OWNER'S STATEMENT:**  
 THIS PLAT WAS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

STATE OF VIRGINIA AT LARGE  
 CITY/COUNTY OF Bedford TO WIT:  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY  
 R.E. & BRENDA W. HILTON  
 THIS 20<sup>th</sup> DAY OF July, 1995.  
 My Commission Expires 1-31-96  
 Notary Public.

**FLOOD PLAIN:**  
 THE PROPERTY AS PLATTED HEREON DOES NOT FALL WITHIN THE FEDERAL INSURANCE RATE MAP ONE HUNDRED YEAR FLOOD PLAIN.

**SOURCE OF TITLE:**  
 THE PROPERTY AS PLATTED HEREON IS A PORTION OF THE SAME PROPERTY AS ACQUIRED BY R.E. & BRENDA W. HILTON BY DEED RECORDED AT D.B.532, P.117.

BEDFORD COUNTY BUILDING SETBACK REQUIREMENTS VARY DEPENDING UPON TYPE OF USE AND MAY DIFFER FROM ANY RESTRICTIVE COVENANTS THAT MAY BE APPLICABLE TO THIS PROPERTY. REFER TO BEDFORD COUNTY REGULATIONS BEFORE ANY CONSTRUCTION BEGINS.



REVISED APRIL 24, 1995  
 BRS

- LEGEND:**
- o-IPF IRON PIN FOUND
  - o-IPS IRON PIN SET
  - POLE POWER POLE
  - \* TREE AS IDENTIFIED
  - FENCES

**SHRADLER ENGINEERING & LAND SURVEYING, INC.**  
 119 S. BRIDGE ST.  
 BEDFORD, VA. 24523  
 PHONE (703) 588-4710  
 P. O. BOX 647  
 FAX (703) 588-5407

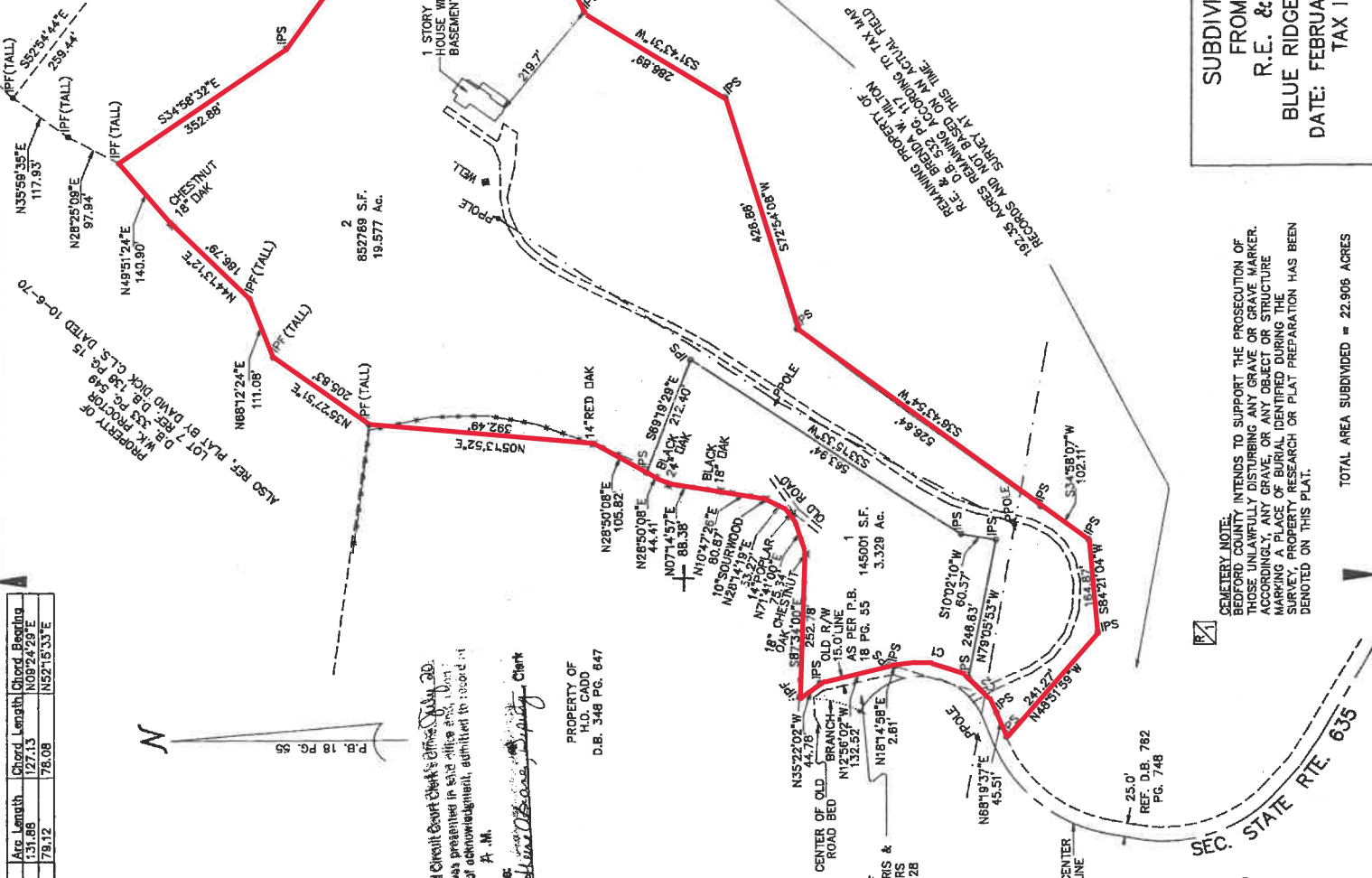
**VIRGINIA:** In Bedford Circuit Court Clerk's Office, July 20, 1995. This plat was presented in said office and a true and correct copy of the same was filed in the public records of said county and a true and correct copy of the same was filed in the public records of said state. Witness my hand and the seal of said office this 20th day of July, 1995.

PROPERTY OF  
 H.L. CADDO  
 D.B. 348 PG. 647

PROPERTY OF  
 LINDA M. MOYERS  
 D.B. 830 PG. 628

PROPERTY OF  
 PAUL GRIFFIN FERRIS &  
 LINDA M. MOYERS  
 D.B. 830 PG. 628

PROPERTY OF  
 H.L. CADDO  
 D.B. 348 PG. 647



Bedford Co. does not approve or enforce restrictive covenants. Prior to the commencement of any construction or land disturbing activity, the Bedford County Dept. of Community Development shall be contacted for the issuance of the required permits.

Refer to on-site sewage disposal plan/permit(s) on file at the Bedford County Health Department. Health Department review indicates lots appear to be suitable for on-site sewage disposal. Each lot will be evaluated on its own merits as to the feasibility of on-site sewage disposal system as submitted.

APPROVED JUN 23 1995  
 Bedford County Subdivision Agent

APPROVAL VOID IF NOT RECORDED  
 JUL 22 1995

**CEMETERY NOTE:**  
 BEDFORD COUNTY INTENDS TO SUPPORT THE PROSECUTION OF THOSE UNLAWFULLY DISTURBING ANY GRAVE OR GRAVE MARKER. ANY UNLAWFUL DISTURBANCE OF BURIAL OR INTERMENT MARKING PLACES OF BURIAL OR INTERMENT HAS BEEN DENOTED ON THIS PLAT.

TOTAL AREA SUBDIVIDED = 22.905 ACRES

**SUBDIVISION OF 2 PARCELS FROM THE PROPERTY OF R.E. & BRENDA W. HILTON BLUE RIDGE DIST., BEDFORD CO., VA.**  
 DATE: FEBRUARY 9, 1995 SCALE: 1" = 150'  
 TAX ID. NO. 121 - A - 51  
 A-51.DWG