

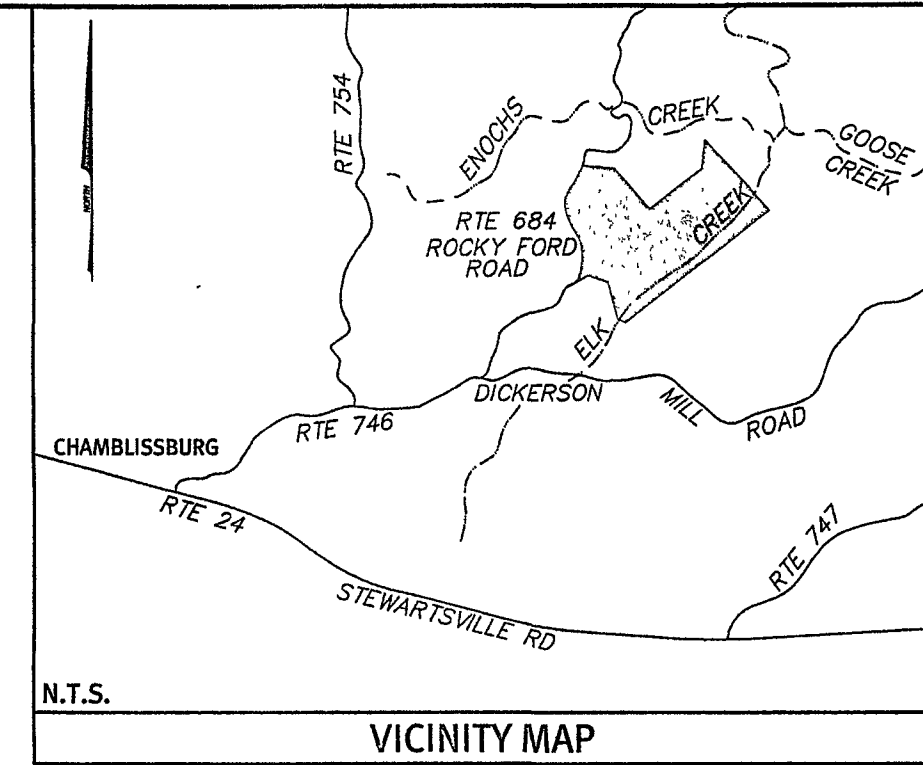
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

SUBDIVISION APPROVED: 2/23/21
 HEALTH OFFICIAL _____ DATE
 AGENT, BEDFORD COUNTY BOARD OF SUPERVISORS _____ DATE
2/24/21

APPROVAL VOID
 IF NOT RECORDED
 BY AUG 24 2021

BEDFORD COUNTY DOES NOT APPROVE OR ENFORCE RESTRICTIVE COVENANTS.

SUBDIVISION AGENT _____ DATE
2/24/21



ENGINEERING & SURVEYING & PLANNING
HURT & PROFFITT
 INCORPORATED
 2524 LANGHORNE ROAD
 LYNCHBURG VA 24501
 800.242.4906 TOLL FREE
 434.847.7796 MAIN
 434.847.5047 FAX

THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LAND AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

Pamela Williams 1-28-21
 OWNER DATE

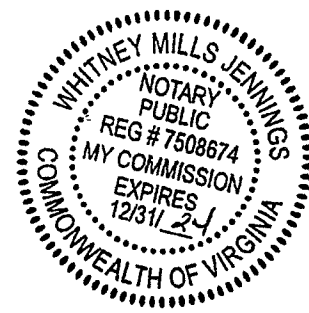
OWNER _____ DATE

COMMONWEALTH AT LARGE TO WIT:
 STATE OF VIRGINIA

COUNTY/CITY OF Roanoke

I, Whitney Mills Jennings, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS 28th DAY OF JAN 2021.
 MY COMMISSION EXPIRES: 12/31/24

Whitney Mills Jennings
 NOTARY PUBLIC



THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LAND AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

Elizabeth Simons Anderson 2-2-21
 OWNER DATE

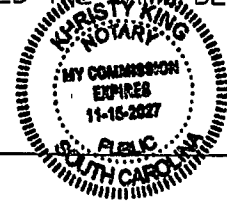
OWNER _____ DATE

COMMONWEALTH AT LARGE TO WIT:
 STATE OF South Carolina

COUNTY/CITY OF Berkeley

I, Kristy King, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS 2nd DAY OF February 2021.
 MY COMMISSION EXPIRES: 11-15-2027

Kristy King
 NOTARY PUBLIC



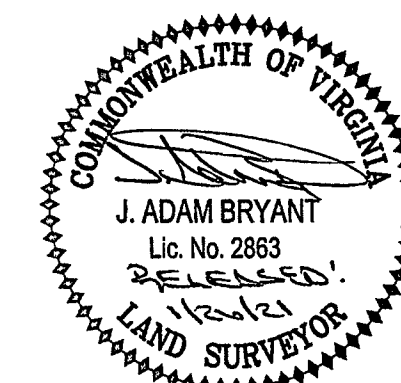
PLAT SHOWING RECONFIGURATION
 PROPERTY OF
PAMELA BELCHER WILLIAMS & ELIZABETH SIMONS ANDERSON
 BLUE RIDGE MAGISTERIAL DISTRICT - BEDFORD COUNTY, VIRGINIA

NOTES:

1. THE ORIGINAL RESEARCH AND BOUNDARY SURVEY OF THE SUBJECT PARCELS WAS COMPLETED BY THE UNDERSIGNED FEBRUARY 10, 2017. THIS PLAT HAS BEEN PREPARED TO RECONFIGURE THE PARCELS AS SHOWN HEREON. NO NEW PARCELS ARE BEING CREATED.
2. THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT BY COMMERCIAL TITLE SERVICES, LLC CASE NO.: CTS 16-121 DATED EFFECTIVE SEPTEMBER 12, 2016.
3. A PORTION OF THE AREA SHOWN HEREON IS LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #51019C0295D DATED SEPTEMBER 29, 2010. THE APPROXIMATE LIMITS OF FLOOD HAZARD ZONE 'A' ARE SHOWN HEREON BY SCALING FROM THE AFOREMENTIONED MAP.
4. 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 OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS.
5. THESE PARCELS WILL BE SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
6. THESE PARCELS ARE ZONED:
 AP - AGRICULTURAL/PRESERVE DISTRICT.
7. THE MAINTENANCE, OPERATION AND REPAIR OF ANY STORM WATER MANAGEMENT SYSTEM ARE THE PRIVATE RESPONSIBILITY OF THE LANDOWNERS AND SHALL NOT BE A PUBLIC RESPONSIBILITY OF THE PUBLIC UNLESS FORMERLY DEDICATED AND ACCEPTED BY BEDFORD COUNTY.

Plat & Survey-Plat Bk 103 Pg 71

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF BEDFORD COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN MET AND THAT ALL IRONS HAVE BEEN SET AS SHOWN.
J. Adam Bryant 2/24/21
 LAND SURVEYOR DATE



PROJECT NO. 20170100
 G.L. NO. _____
 FILE NO. SB-15051
 DATE: 9/6/19
 DRAWN BY: JAB
 CHECKED BY: JAB

HURT & PROFFITT

SHEET NO.
1 OF 2

SOURCE OF TITLE:
 PAMELA BELCHER WILLIAMS
 WILL INSTRUMENT #050000361

ELIZABETH SIMONS ANDERSON
 WILL INSTRUMENT #150000252

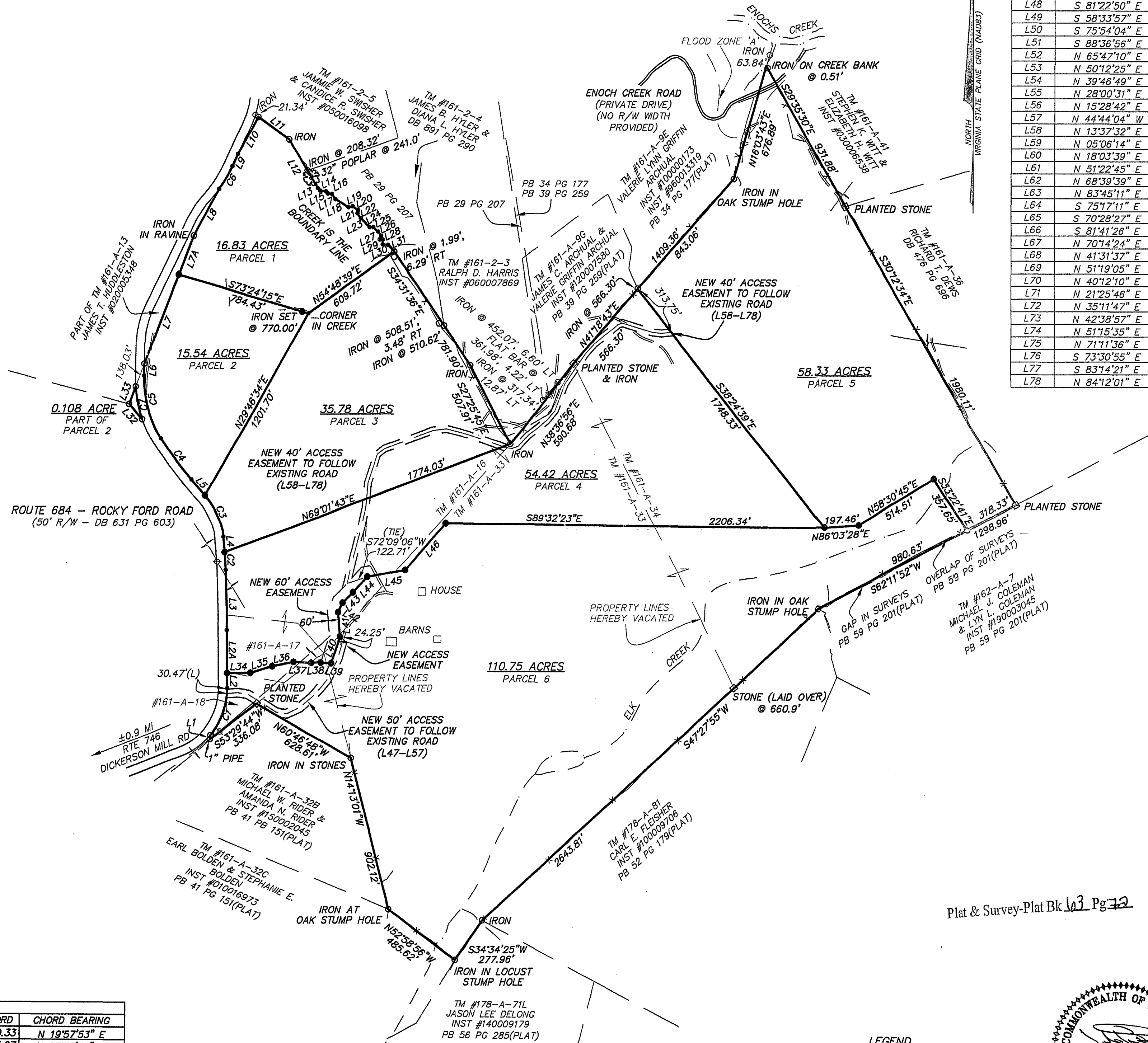
OWNER ADDRESS:
 830 HOWBERT AVE SW
 ROANOKE, VA 24015

PLATS OF REFERENCE:
 PLAT BY S.S. LYNN DATED JUNE 1935
 RECORDED IN PB 7 PG 233.
 PLAT BY S.S. LYNN DATED JANUARY 1946
 RECORDED IN PB 3 PG 147.
 PLAT BY S.S. LYNN DATED APRIL 1939
 RECORDED IN PB 1 PG 73.

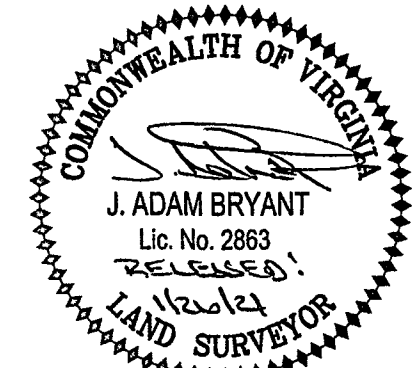
LINE	BEARING	LENGTH
L1	N 08°59'44" E	24.14
L2	N 00°32'53" W	84.76
L2A	N 00°32'53" W	244.37
L3	N 01°02'06" W	342.39
L4	N 06°04'54" W	92.66
L5	N 40°56'33" W	121.98
L6	N 01°24'42" E	68.13
L7	N 21°25'44" E	547.84
L7A	N 21°25'44" E	236.65
L8	N 28°42'56" E	305.56
L9	N 25°08'07" E	76.78
L10	N 28°42'56" E	243.72
L11	S 54°17'04" E	221.00
L12	S 30°32'04" E	326.69
L13	S 44°25'32" E	19.99
L14	S 83°13'31" E	32.96
L15	S 44°06'38" E	16.50
L16	S 81°35'24" E	24.50
L17	S 32°43'57" E	36.55
L18	S 59°55'07" E	88.17
L19	N 80°11'22" E	24.59
L20	S 55°21'40" E	38.04
L21	S 11°38'13" W	18.76
L22	S 32°47'12" E	35.09
L23	S 44°18'53" E	73.45
L24	N 88°34'01" E	20.89
L25	S 47°27'51" E	39.20
L26	S 36°00'08" E	29.91
L27	S 25°15'48" W	23.10
L28	S 88°05'01" E	18.88
L29	S 00°07'51" W	27.50
L30	S 84°18'32" E	30.45
L31	S 43°47'04" E	52.69
L32	N 41°50'26" W	115.86
L33	N 21°25'44" E	106.98
L34	N 89°00'32" E	133.84
L35	N 73°54'43" E	132.18
L36	N 79°06'03" E	128.06
L37	S 86°51'12" E	101.26
L38	N 85°35'42" E	55.47
L39	S 86°37'50" E	61.04
L40	N 18°37'10" E	158.74
L41	N 05°13'21" W	138.28
L42	N 26°16'34" E	58.85
L43	N 45°03'43" E	84.82
L44	N 42°52'45" E	122.29
L45	N 80°15'24" E	222.91
L46	N 40°13'32" E	360.60

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	41°01'33"	286.41	400.00	280.33	N 19°57'53" E
C2	5°02'48"	105.70	1200.00	105.67	N 03°33'30" W
C3	34°51'38"	269.54	443.00	265.40	N 23°30'44" W
C4	8°30'14"	296.84	2000.00	296.57	N 36°41'26" W
C5	33°51'01"	378.11	640.00	372.64	N 15°30'48" W
C6	10°43'25"	154.41	825.00	154.18	N 30°29'50" E
C7	15°48'32"	190.38	690.00	189.78	S 11°36'42" E

LINE	BEARING	LENGTH
L47	N 85°53'15" E	61.88
L48	S 81°22'50" E	60.12
L49	S 58°33'57" E	189.61
L50	S 75°54'04" E	37.58
L51	S 88°36'56" E	29.21
L52	N 65°47'10" E	79.67
L53	N 50°12'25" E	102.05
L54	N 39°46'49" E	125.73
L55	N 28°00'31" E	129.96
L56	N 15°28'42" E	89.79
L57	N 44°44'04" W	25.85
L58	N 13°37'32" E	454.34
L59	N 05°06'14" E	152.68
L60	N 18°03'39" E	167.01
L61	N 51°22'45" E	53.71
L62	N 68°39'39" E	302.65
L63	N 83°45'11" E	80.60
L64	S 75°17'11" E	124.37
L65	S 70°28'27" E	235.20
L66	S 81°41'26" E	37.99
L67	N 70°14'24" E	38.29
L68	N 41°31'37" E	90.61
L69	N 51°19'05" E	141.73
L70	N 40°12'10" E	67.67
L71	N 21°25'46" E	169.14
L72	N 35°11'47" E	200.98
L73	N 42°38'57" E	81.33
L74	N 51°15'35" E	174.88
L75	N 71°11'36" E	24.76
L76	S 73°30'55" E	185.29
L77	S 83°14'21" E	47.77
L78	N 84°12'01" E	60.59



- LEGEND**
- IRON FOUND
 - REBAR SET
 - UTILITY POLE
 - CREEK
 - - - FENCE
 - OVERHEAD UTILITY



Plat & Survey-Plat Bk 63 Pg 72

PLAT SHOWING RECONFIGURATION

PROPERTY OF
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 BLUE RIDGE MAGISTERIAL DISTRICT - BEDFORD COUNTY, VIRGINIA

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