SPORTSMAN'S POINT

SUBDIVISION

PAGE 1 OF 5 PAGES

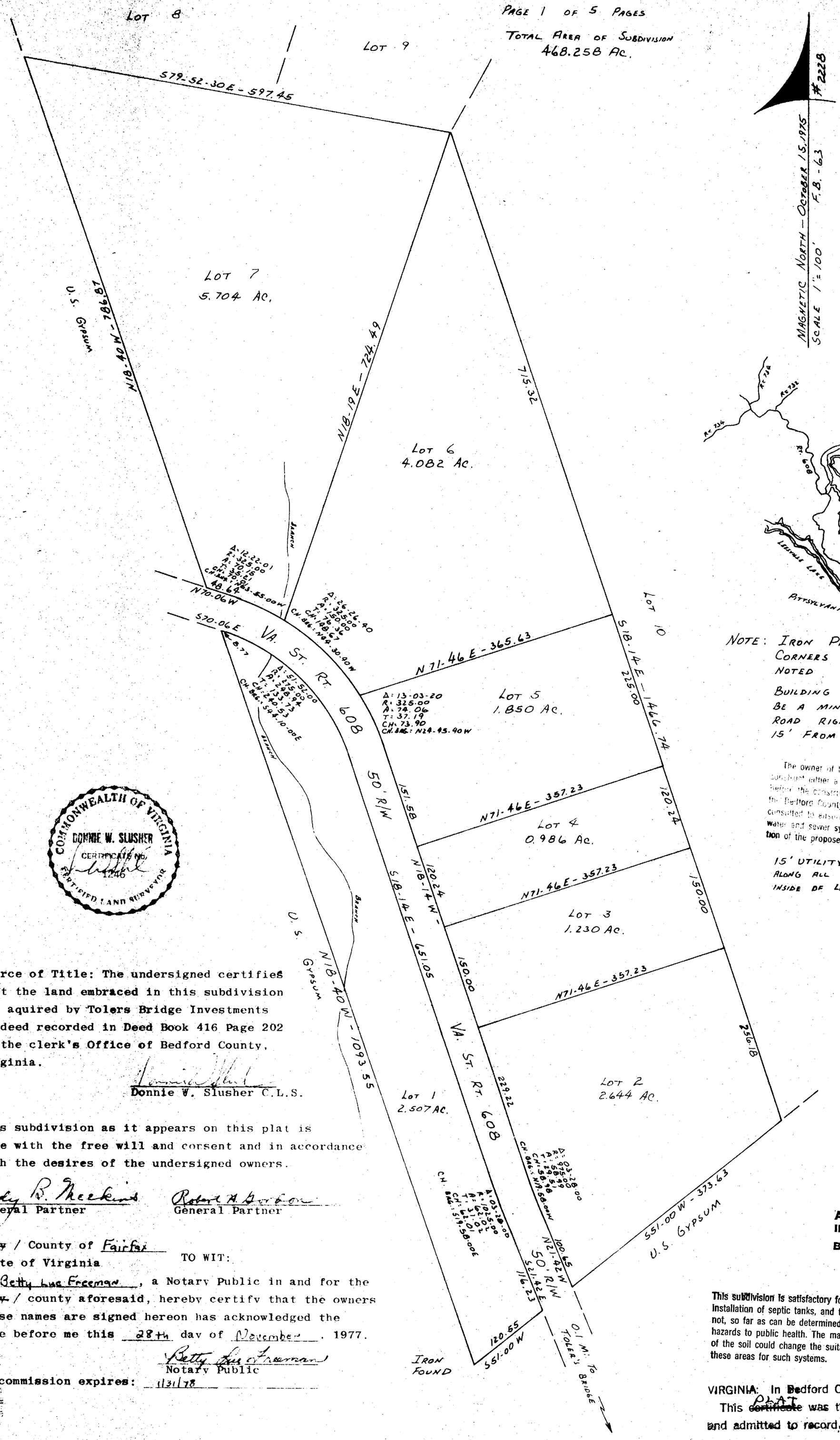
TOTAL AREA OF SUBDIVISION
468.258 AC.

Notice is hereby given that:

1. Streets in this subdivision are PRIVATE and not intended for general public use, but shall provide free and unobstructed access by each and every lot owner and their invitees.
2. STREETS DO NOT QUALIFY FOR PUBLIC MAINTENANCE.

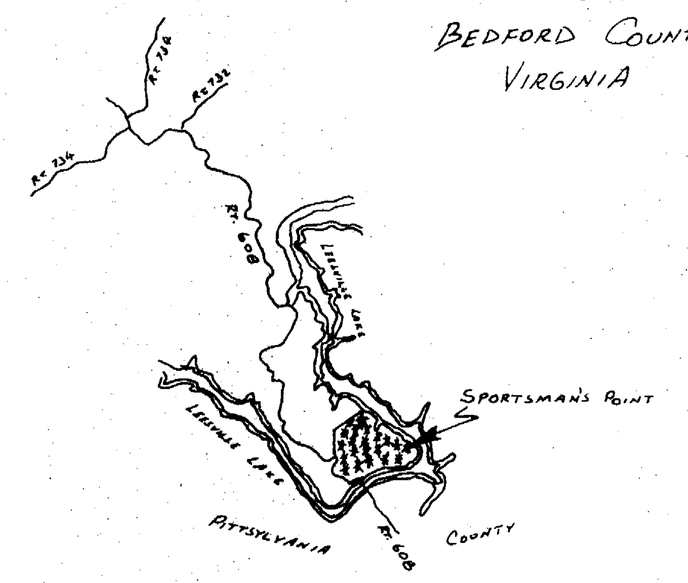
The owner of this subdivision does not agree to construct either a public water or sewer system. Before the construction of any dwelling can begin the Bedford County Health Department shall be consulted to ensure the proper location of the water and sewer systems in relation to the location of the proposed dwellings.

COMMONWEALTH OF VIRGINIA
JOHN E. CARROLL, JR.
CERTIFICATE NO.
CERTIFIED LAND SURVEYOR



MAGNETIC NORTH — OCTOBER 15, 1975
SCALE 1" = 100'
F.B. - 63
#2228

LAKES DISTRICT
BEDFORD COUNTY
VIRGINIA



NOTE: IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED

BUILDING SETBACK LINE TO BE A MIN. OF 25' FROM ROAD RIGHT-OF-WAY AND 15' FROM ALL OTHER LINES

The owner of this subdivision does not agree to construct either a public water or sewer system. Before the construction of any dwelling can begin 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

15' UTILITY EASEMENT TO RUN ALONG ALL ROAD RIGHT OF WAYS INSIDE OF LOT.

COMMONWEALTH OF VIRGINIA
DONNIE W. SLUSHER
CERTIFICATE NO.
1246
CERTIFIED LAND SURVEYOR

Source of Title: The undersigned certifies that the land embraced in this subdivision was aquired by Tolers Bridge Investments by deed recorded in Deed Book 416 Page 202 in the clerk's Office of Bedford County, Virginia.

Donnie W. Slusher C.L.S.

This subdivision as it appears on this plat is made with the free will and corsent and in accordance with the desires of the undersigned owners.

Rudy R. Meekins
General Partner

Robert A. Gordon
General Partner

~~City~~ / County of Fairfax
State of Virginia TO WIT:

I, Betty Lue Freeman, a Notary Public in and for the ~~city~~ / county aforesaid, hereby certify that the owners whose names are signed hereon has acknowledged the same before me this 28th day of November, 1977.

Betty Lue Freeman
Notary Public

My commission expires: 1/31/78

APPROVED NOV 30 1977
Cecil A. Kramer
Bedford County Subdivision Agent

APPROVAL VOID IF NOT RECORDED BY MAY 29 1978.

This subdivision is satisfactory for the installation of septic tanks, and they will not, so far as can be determined, create hazards to public health. The manipulation of the soil could change the suitability of these areas for such systems.

VIRGINIA: In Bedford Circuit Court Clerk's Office November 30th 1977
This ~~certificate~~ PLAT was this day received in said Clerk's Office and admitted to record, at 4:30 o'clock P.M.

Teste: Clerk