

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	18°56'09"	447.46	147.88	147.21	504°51'21"E

**FLOOD PLAIN:**  
 THE PROPERTY AS PLATTED HEREON DOES NOT FALL WITHIN THE FEDERAL INSURANCE RATE MAP ONE HUNDRED YEAR FLOOD PLAIN. THE PROPERTY RESIDES IN ZONE (MAP PANEL #51019C0360D) DATED SEPT. 29, 2010

DRAINFIELD EASEMENT APPURTENANT IS OF SUFFICIENT AREA TO PERMIT ACCESS, CONSTRUCTION, MAINTENANCE AND REPAIR OF THE DRAINFIELD AND ITS RELATED COMPONENTS.

**THOMAS JEFFERSON RD. SEC. STATE RTE 811**  
**60' R/W**

**RUSTIC VILLAGE RD SEC. STATE RTE. 609**

THE SUBDIVISION KNOWN AS SUBDIVISION OF 0.778 ACRES, PROPERTY OF DONNA BARRINGER NEIGHBORS 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

**RESTRICTIONS:**  
 THE PROPERTY AS PLATTED HEREON IS SUBJECT TO ANY RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD NOW BINDING ON PROPERTY.  
 NO NEW RESTRICTIONS ARE BEING CREATED AT THIS TIME.  
 BEDFORD COUNTY DOES NOT APPROVE OR ENFORCE RESTRICTIVE COVENANTS.

DATE \_\_\_\_\_ SUBDIVISION AGENT

PRESENT ZONING DISTRICT IS C-2.

REFERENCE SIGHT EASEMENT DEED DATED 1-5-2007 INST# 070001505

NO3°00'59"E 10.64'

REFERENCE SIGHT EASEMENT DEED DATED 1-5-2007 INST# 070001505

**WATER AND SEWER:**  
 THE OWNER OF THIS SUBDIVISION DOES NOT AGREE TO CONSTRUCT A PUBLIC SEWER SYSTEM. BEFORE CONSTRUCTION OF ANY DWELLING CAN BEGIN THE BEDFORD COUNTY HEALTH DEPARTMENT SHALL BE CONSULTED TO ENSURE THE PROPER LOCATION OF THE PRIVATE SEWER SYSTEMS IN RELATION TO THE LOCATION OF THE PROPOSED DWELLINGS.  
 THIS PROPERTY IS BEING SERVED BY PUBLIC WATER FROM THE BEDFORD REGIONAL WATER AUTHORITY.

**NOTE:**  
 EXACT LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN. PRIOR TO ANY EXCAVATION WORK 'MISS UTILITY' OF CENTRAL VIRGINIA MAY BE CONTACTED BY CALLING 1-800-552-7001.

**NOTE:**  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

**NOTE:**  
 THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.

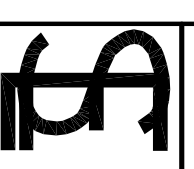
**SOURCE OF TITLE:**  
 THE PROPERTY AS PLATTED HEREON IS THE SAME PROPERTY AS ACQUIRED BY DONNA LEIGH BARRINGER BY DEED RECORDED AT INSTRUMENT NO. 140006524.

MARKERS SHOWN ON THIS PLAT ARE IN PLACE.

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.



**PRELIMINARY**



**SHRADER ENGINEERING & LAND SURVEYING, INC.**  
 119 S. BRIDGE ST.  
 BEDFORD, VA. 24523  
 PHONE (540) 586-4710

P. O. BOX 647  
 24523  
 FAX (540) 586-5407

LAST REVISION

**OWNER'S STATEMENT:**  
 THE PLATTING AND/OR DEDICATIONS AS PLATTED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

STATE OF VIRGINIA AT LARGE \_\_\_\_\_ TO  
 CITY/COUNTY OF \_\_\_\_\_ WITH:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY  
 DONNA LEIGH BARRINGER

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
 MY COMMISSION \_\_\_\_\_ EXPIRES \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

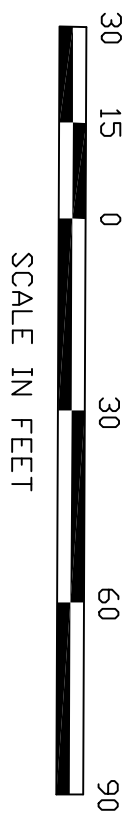
NEW JOINT-USE DRAINFIELD EASEMENT

**BURNBRIDGE RD. SEC. STATE RTE. 854**  
 APPROXIMATE 12" BCPSA WATER LINE

**SUBDIVISION OF 0.778 ACRES**

**PROPERTY OF DONNA LEIGH BARRINGER**

**JEFFERSON DIST., BEDFORD CO., VA.**  
**SCALE: 1"=30'** DATE: JANUARY 8, 2017  
**TAX ID. NO. 117-A-36**



- LEGEND:**
- IPF IRON PIN FOUND
  - o IPS IRON PIN SET
  - ~PPOLE POWER POLE
  - x-x-x- FENCES

**OWNERS ADDRESS**  
 DONNA LEIGH BARRINGER  
 1235 CALOHAN RD.  
 RUSTBURG, VA. 24568

PRIOR TO THE IMPROVEMENT OF ANY LOT IN THE COUNTY THE PLANNING DEPARTMENT 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.

THE MAINTENANCE, REPAIR AND OPERATION OF ANY STORM WATER 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.