

THE DEDICATION OF THE SUBDIVISION APPEARING ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND TRUSTEES (IF ANY).
 DATE: _____ BY: JAMB INTEGRITY INVESTMENTS LLC
 FOR THE COUNTY AGED, IN THE STATE OF VIRGINIA, DO CERTIFY THAT

WHOSE NAMES ARE SIGNED TO THE WRITING ABOVE, BEARING THE DATE ON THE
 DAY OF _____
 HAVING ACCOMPANIED THE SAID BEFORE ME IN MY COUNTY AFORESAID GIVEN UNDER MY HAND
 THIS, _____ DAY OF _____

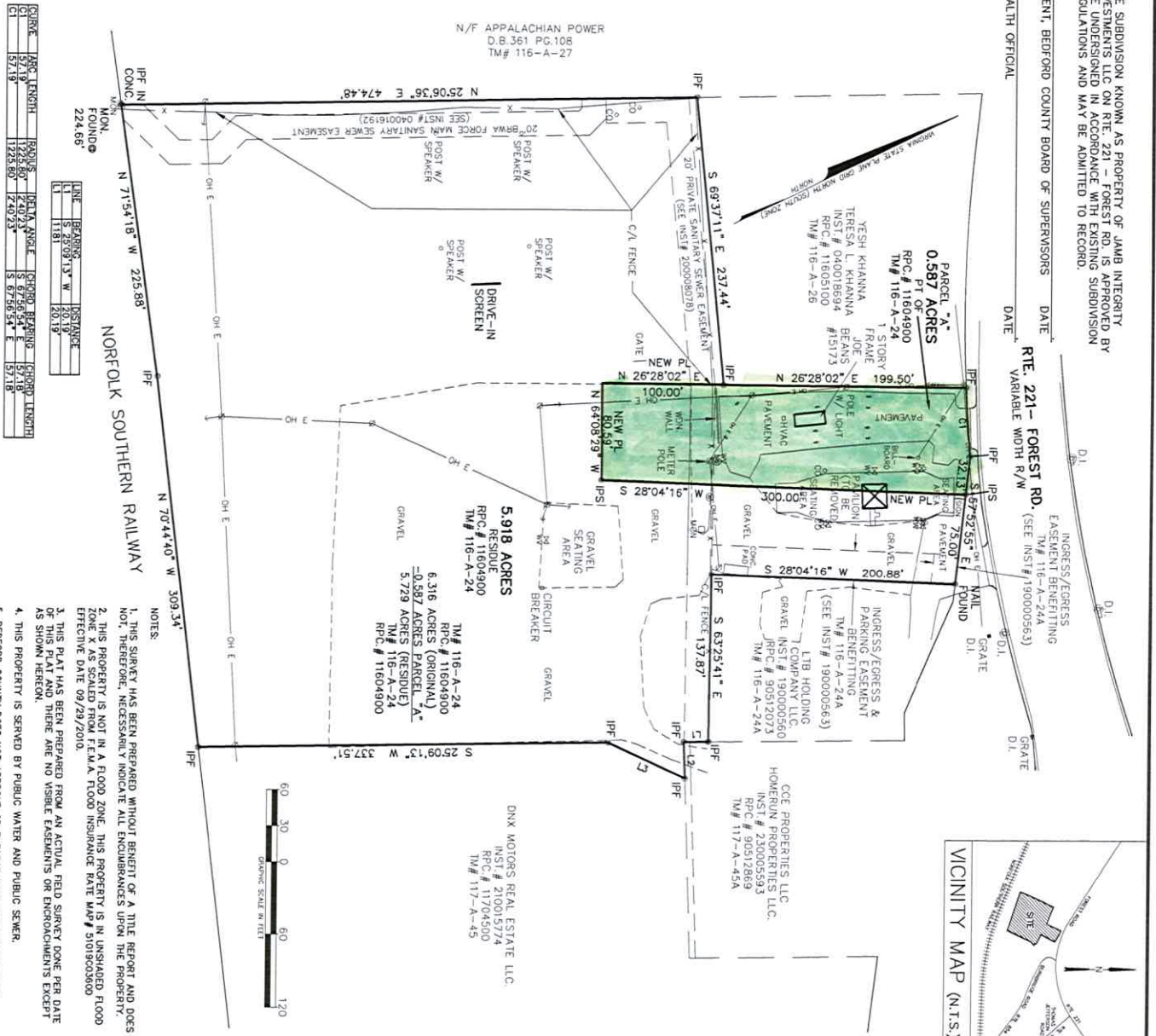
NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

BEDFORD COUNTY NOTES:
 BEDFORD COUNTY INTENDS TO SUPPORT THE PROSECUTION OF THOSE UNLAWFULLY DISTURBING ANY GRAVE OR GRAVE MARKER ANY GRAVE, OR ANY OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL IDENTIFIED DURING THE SURVEY, PROPERTY RESEARCH OR PLAT PREPARATION AS DEMOTED ON THIS PLAT.
 THIS PROPERTY IS SERVED BY PRIVATE WATER AND IS SERVED BY PRIVATE SEWER. THE OWNER OF THIS SUBDIVISION DOES NOT AGREE TO CONSTRUCT A PUBLIC SEWER SYSTEM. BEFORE THE CONSTRUCTION OF ANY BUILDING CAN BEGAIN, THE BEDFORD COUNTY HEALTH DEPARTMENT SHALL BE CONSULTED TO INSURE THE PROPER LOCATION OF THE WATER SYSTEM IN RELATION TO THE LOCATION OF THE PROPOSED BUILDINGS.
 BEDFORD COUNTY REQUIRES A MINIMUM SETBACK OF 25 FT. HORIZONTALLY FROM ALL NORMAL SHORELINES, INCLUDING STREAMBANKS.

THE SUBDIVISION KNOWN AS PROPERTY OF JAMB INTEGRITY INVESTMENTS LLC ON RITE 221 - FOREST RD. IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 AGENT, BEDFORD COUNTY BOARD OF SUPERVISORS
 DATE: _____ DATE: _____
 HEALTH OFFICIAL

RITE 221 - FOREST RD.
 VARIABLE WIDTH R/W
 EASTMENT BENEFITTING
 INST# 116-A-24A
 INST# 190000563

BEFORE 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.
 THIS SURVEYOR HEREBY CERTIFIES THAT THIS PLAT HAS BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION REQUIREMENTS FOR BEDFORD COUNTY.
 THIS PROPERTY IS ZONED C-2 GENERAL COMMERCIAL DISTRICT.
 WITH CO- CORRIDOR OVERLAY.
 THE STREETS AND ROADS IN THIS SUBDIVISION ARE NOT PUBLICLY MAINTAINED AND WILL NOT QUALIFY FOR PUBLIC MAINTENANCE UNTIL ALL APPLICABLE REQUIREMENTS OF BEDFORD COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION HAVE BEEN MET.
 THE MAINTENANCE, REPAIR, AND OPERATION OF ANY CONCRETE WATER MANAGEMENT, IMPROVEMENTS, AND PRIVATE RESPONSIBILITY OF THE SUBDIVISION ARE THE SHALL 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.



PLAT SHOWING SUBDIVISION OF 6.316 ACRES PROPERTY OF JAMB INTEGRITY INVESTMENTS LLC
 JEFFERSON DISTRICT, BEDFORD COUNTY, VIRGINIA

Nixon Land Surveying, L.L.C.
 1063C Airport Road
 Lynchburg, VA 24502
 Phone: (434) 237-8600
 Fax: (434) 237-0699
 Email: russ@nixonllc.com
 www.nixonllc.com

DO NOT MOVE AN ANCIENT BOUNDARY STONE OR ENCROACH ON THE FIELD OF THE FENCED-IN PROVIDES THIS SURVEY

DATE	07/11/2024
SCALE	1"=60'
DR. BY	WAR
CHEK. BY	REN
DRW. NAME	STUBD
SUBMITTED TO:	JAMB INTEGRITY INVESTMENTS LLC
CONTRACT NO.	2024148
DATE	07/11/2024

COMMUNITY OF BEDFORD COUNTY
 CL No. 2688
 07/20/2024
 LAND SURVEYOR

STATE OF VIRGINIA
 SOURCE OF TITLE
 JAMB INTEGRITY INVESTMENTS LLC
 INST# 230001187
 RPC# 116-A-24
 TM# 116-A-24

NOTES:
 1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
 2. THIS PROPERTY IS NOT IN A FLOOD ZONE. THIS PROPERTY IS IN UNINSURED FLOOD ZONE X AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP # 501930389D EFFECTIVE DATE 09/29/2010.
 3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE AS SHOWN HEREON.
 4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
 5. BEDFORD COUNTY DOES NOT APPROVE OR ENFORCE RESTRICTIVE COVENANTS.