



THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE ENCUMBRANCES OR EASEMENTS EXCEPT AS SHOWN.

THIS PLAT DOES NOT ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.

LOCATION OF UTILITIES ARE BASED ON A VISUAL INSPECTION OF ABOVE GROUND APPEARANCES. NO CERTIFICATION IS MADE AS TO THE EXISTENCE OF UNDERGROUND UTILITIES.

BEDFORD COUNTY INTENDS TO SUPPORT THE PROSECUTION OF THOSE UNLAWFULLY DISTURBING ANY GRAVE OR GRAVE MARKER. ACCORDINGLY, ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL, DURING A SURVEY, PROPERTY RESEARCH OR PLAT PREPARATION HAS BEEN DETOURED ON THIS PLAT.

UTILITY OWNERS SHALL HAVE REASONABLE ACCESS TO EASEMENTS AND THE RIGHT FROM TIME TO TIME TO CUT OR REMOVE TREES, UNDERBUSH OR OTHER OBSTRUCTIONS WITHIN THE EASEMENTS WHICH MAY INTERFERE WITH THE RIGHT OF THE EASEMENT GRANTEE. THE EASEMENTS SHALL NOT BE OBTAINED BY A PERMANENT STRUCTURE AND/OR TREES AND SHRUBBERY WHICH WOULD INTERFERE WITH THE FACILITIES AND/OR OPERATIONS OF THE UTILITY OWNER(S) SYSTEM(S) ON THIS EASEMENT, NOR SHALL THE GRADE OF THE EASEMENT BE CHANGED EXCEPT AS MAY BE MUTUALLY AGREED UPON BETWEEN THE PROPERTY OWNER AND THE UTILITY OWNERS.

THE MAINTENANCE, REPAIR, AND OPERATION OF ANY STORAGE 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 EXPRESSED AND ACCEPTED BY, BEDFORD COUNTY VIRGINIA OR OTHER PUBLIC AGENCY.

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 SETBACKS, WATER OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL/STORMWATER MANAGEMENT REQUIREMENTS AND PRIVATE STREETS.

SUBDIVISION NAME: HOLLY FIELD FARM LLC  
 PROPERTY OWNER NAME: HOLLY FIELD FARM LLC  
 PROPERTY OWNER ADDRESS: PO BOX 806  
 FOREST, VA 24551  
 SOURCE OF TITLE:

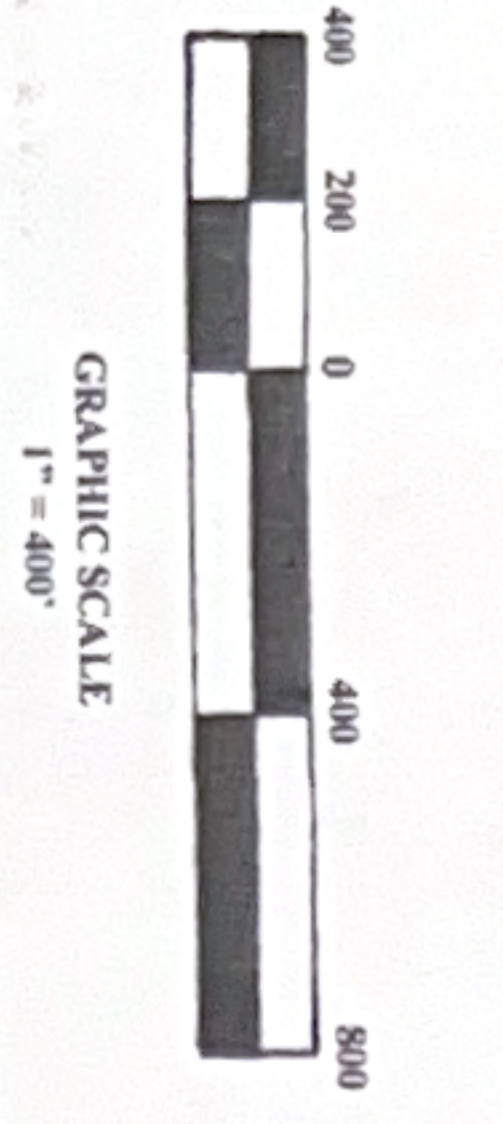
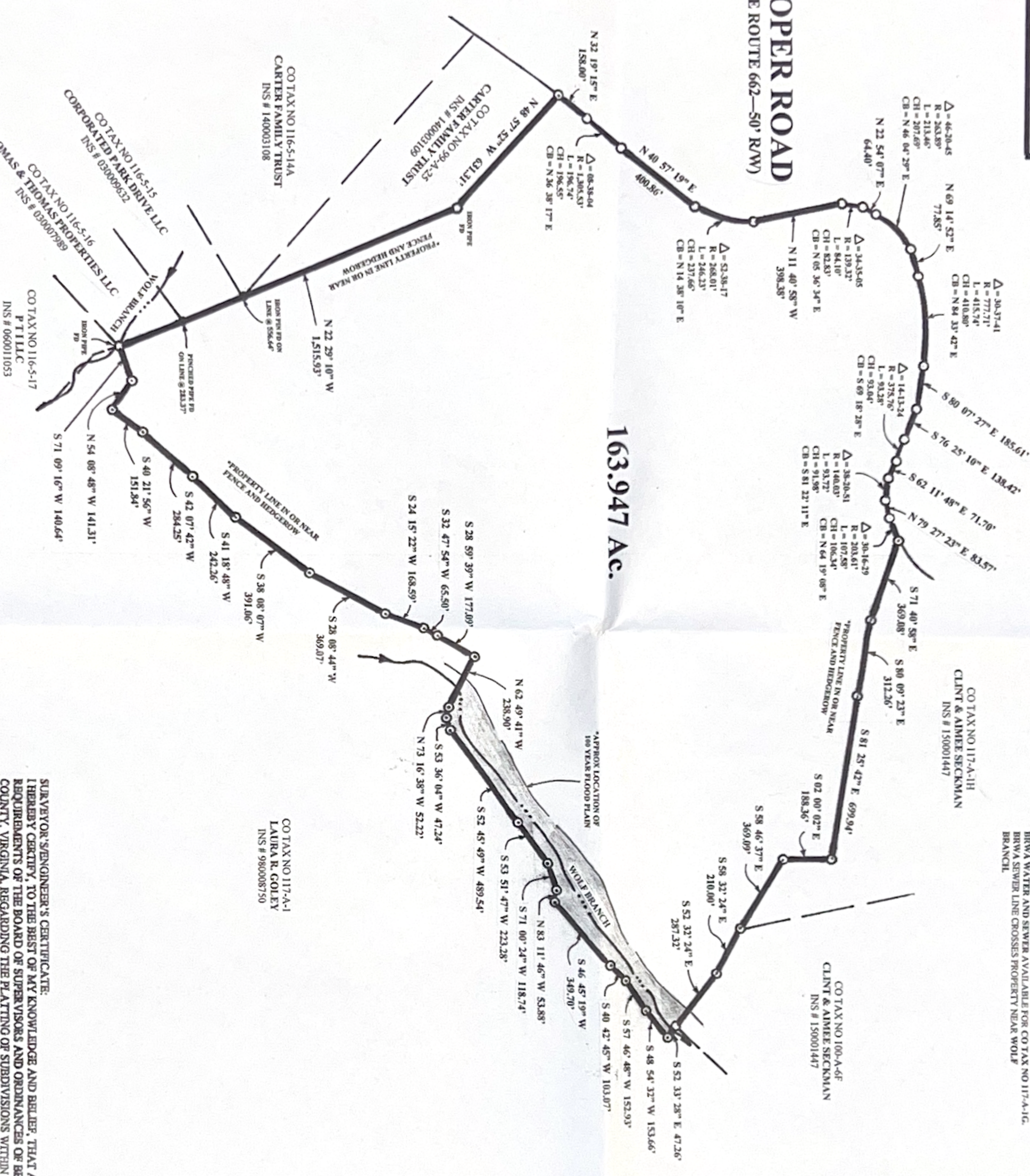
THE PROPERTY AS SHOWN ON THIS PLAT IS THE PROPERTY CONVEYED UNTO HOLLY FIELD FARM LLC BY THAT CERTAIN CLINT & AMIEE SECKMAN DULY ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF BEDFORD, VIRGINIA IN INS # 09000898 AND IS INDICATED AS TAX MAP PARCELS 117A-1G.

A PORTION OF THIS PROPERTY AS PLATTED DOES FALL WITHIN THE ZONE AFFECTED BY THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEMA, DATED SEPTEMBER 29, 2010, NO. S200SC0200 AND S200SC0500.

BROW WATER AND SEWER AVAILABLE FOR CO TAX NO 117-A-1G. BROW SEWER LINE CROSSES PROPERTY NEAR WOLF BRANCH.

**HOOPER ROAD**  
(STATE ROUTE 662-50' RW)

163.947 Ac.



CO TAX NO 117-A-1  
 LAURA R. COLEY  
 INS # 980008750

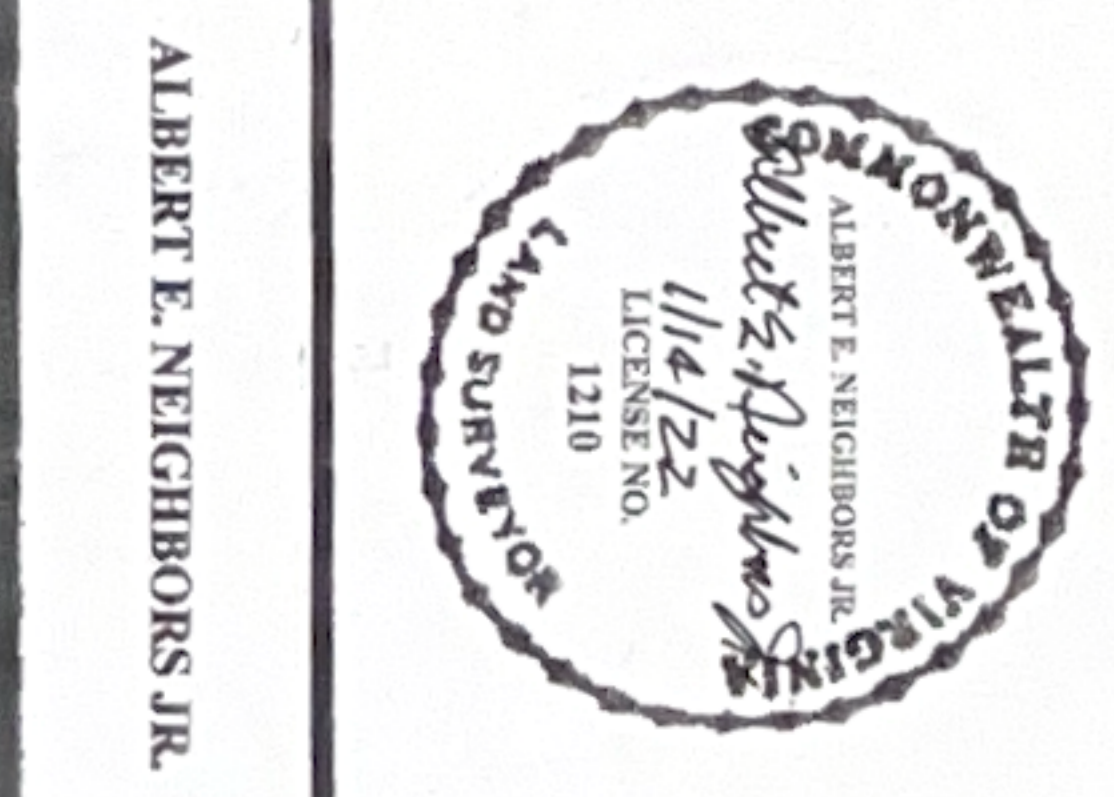
CO TAX NO 117-A-1  
 LAURA R. COLEY  
 INS # 980008750

CO TAX NO 116-5-17  
 P TILLIC  
 INS # 06001053

CO TAX NO 116-5-15  
 CORPORATED PARKURVE LLC  
 INS # 03000652

CO TAX NO 116-5-14A  
 CARTER FAMILY TRUST  
 INS # 140003108

CO TAX NO 116-5-14  
 THOMAS & THOMAS PROPERTIES LLC  
 INS # 03000798



PLAT SHOWING RESURVEY  
 CO TAX NO 117-A-1G  
 PROPERTY OF  
**HOLLY FIELD FARM LLC**  
 JEFFERSON DISTRICT  
 BEDFORD COUNTY, VIRGINIA  
 SURVEYED FOR:  
**HOLLY FIELD FARM LLC**

SCALE - 1" = 400'  
 COMM NO 2021050 A

DATE: DECEMBER 27, 2021  
 F.B. 179

**ALBERT E. NEIGHBORS JR.**  
 SURVEYOR AND PLANNER

222 GREENDALE DRIVE  
 RUSTBURG, VIRGINIA 24588

OFFICE (434) 821-3446  
 Email - neighborslandsurveying@hotmail.com

—SERVING VIRGINIA SINCE 1974—

ALBERT E. NEIGHBORS JR.