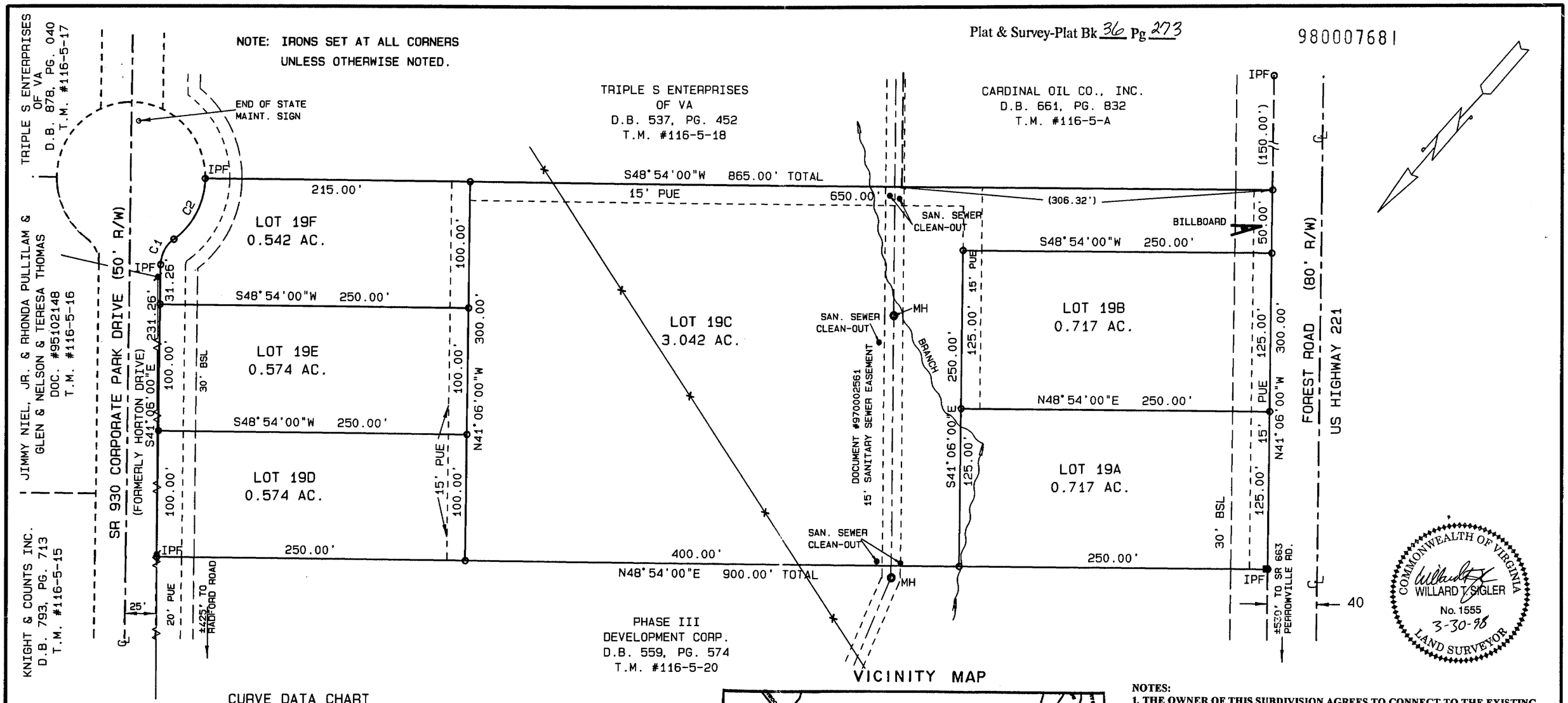
Plat & Survey-Plat Bk 36 Pg 273

980007681

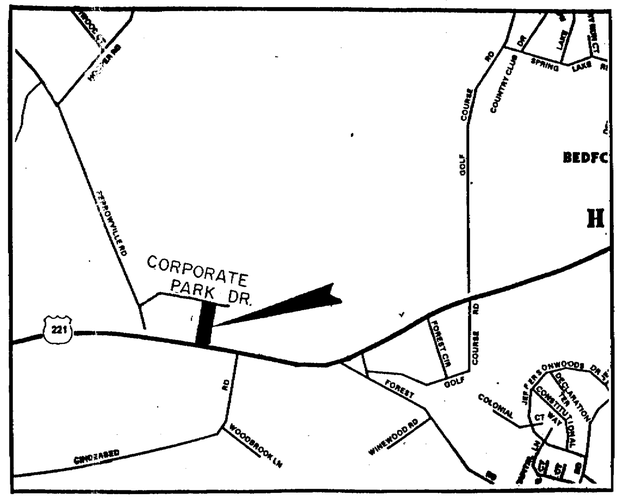
NOTE: IRONS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.



CURVE DATA CHART

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BEARING
C1	053°58'05"	25.00'	23.55'	22.69'	S14°06'58"E
C2	053°58'05"	60.00'	56.52'	54.45'	S14°06'57"E

VICINITY MAP



BAR SCALE-1"= 60'

NOTES:

1. THE OWNER OF THIS SUBDIVISION AGREES TO CONNECT TO THE EXISTING PUBLIC WATER SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE BEDFORD COUNTY PUBLIC SERVICE AUTHORITY. THE OWNER OF THIS SUBDIVISION AGREES TO CONSTRUCT A PUBLIC SANITARY SEWER SYSTEM TO THE SPECIFICATIONS OF THE BEDFORD COUNTY PUBLIC SERVICE AUTHORITY.
2. BEDFORD COUNTY BUILDING SETBACK REQUIREMENTS VARY DEPENDING UPON TYPE OF USE AND MAY DIFFER FROM ANY SETBACKS SHOWN ELSEWHERE ON THIS PLAT. REFER TO BEDFORD COUNTY REGULATIONS BEFORE ANY CONSTRUCTION BEGINS.
3. THESE LOTS DO NOT FALL WITHIN THE FEDERAL INSURANCE RATE MAP ONE-HUNDRED YEAR FLOOD PLAIN.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.
5. BEDFORD COUNTY INTENDS TO SUPPORT THE PROSECUTION OF THOSE UNLAWFULLY DISTURBING ANY GRAVE OR GRAVE MARKER. ACCORDINGLY, ANY GRAVE, OR ANY OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL IDENTIFIED DURING THE SURVEY, PROPERTY RESEARCH OR PLAT PREPARATION HAS BEEN DENOTED ON THIS PLAT.
6. BEDFORD COUNTY DOES NOT APPROVE OR ENFORCE RESTRICTIVE COVENANTS.
7. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY, THE BEDFORD COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT SHALL BE CONTACTED FOR THE ISSUANCE OF THE REQUIRED PERMITS.
8. THIS PLAT REFLECTS A SUBDIVISION OF COMMERCIAL PROPERTY.
9. TOTAL ACREAGE SUBDIVIDED- 6.166 ACRES.
10. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.

COMMONWEALTH OF VIRGINIA
WILLARD T. SIGLER
No. 1555
3-30-98
LAND SURVEYOR

SOURCE OF TITLE: THE LAND EMBRACED WITHIN THIS SUBDIVISION WAS ACQUIRED BY WALKER ENTERPRISES OF VIRGINIA, INC. BY DEED RECORDED IN DEED BOOK 756, PAGE 782 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA.

THE PLATTING OR DEDICATION OF THIS PROPERTY IS WITH THE FREE CONSENT AND THE DESIRES OF THE UNDERSIGNED OWNER. THE OWNER CERTIFIES THAT HE IS THE FEE SIMPLE OWNER OF SAID LAND. ALL EASEMENTS, UNLESS OTHERWISE NOTED, ARE HEREBY DEDICATED TO BEDFORD COUNTY, VIRGINIA FOR UTILITY AND DRAINAGE PURPOSES AND ARE OF THE WIDTH AND EXTENT SHOWN ON THIS PLAT.

WITNESS THE FOLLOWING SIGNATURE THIS 11 DAY OF June, 1998

WALKER ENTERPRISES OF VIRGINIA, INC.

BY Glen L. Walker, ITS Pres.

APPROVED JUN 23 1998
David Tice
Bedford County Subdivision Agent

APPROVAL VOID IF NOT RECORDED BY DEC 22 1998

COUNTY/CITY OF Lynchburg, TO WIT:
I, Debra C. Stewart, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 11 DAY OF June, 1998 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THE 11 DAY OF June, 1998.
MY COMMISSION EXPIRES June 30, 2000.

Debra C. Stewart
NOTARY PUBLIC

VIRGINIA: In Bedford Circuit Court Clerk's Office, 6-23 1998 This plat was presented in said office and, upon the annexed certificate of acknowledgment, admitted to record at 11:01 o'clock A.M. #16.00

Teste: Virginia J. Davenport, Clerk
Deputy

BERKLEY HOWELL & ASSOC., P.C.		RESUBDIVISION OF LOT 19, RADFORD MEADOWS	
ENGINEERS SURVEYORS PLANNERS		JEFFERSON DISTRICT - BEDFORD COUNTY, VA	
LYNCHBURG, VA. SMITH MTN. LAKE			
SCALE: 1" = 60'	DATE: 3-30-98	COMM. NO. 98100	F.B. REF.
TAX MAP #116-5-19		"MASTER"	