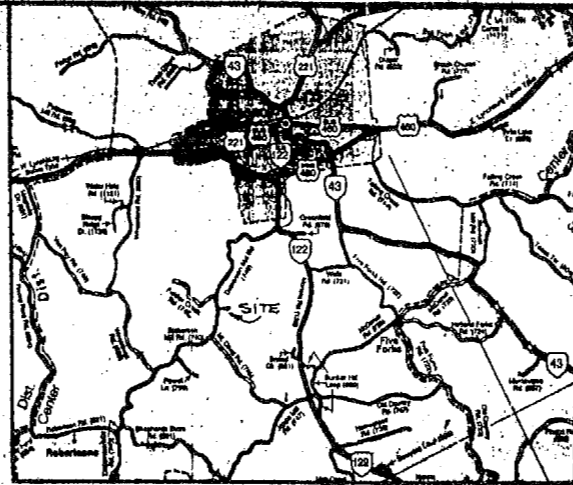


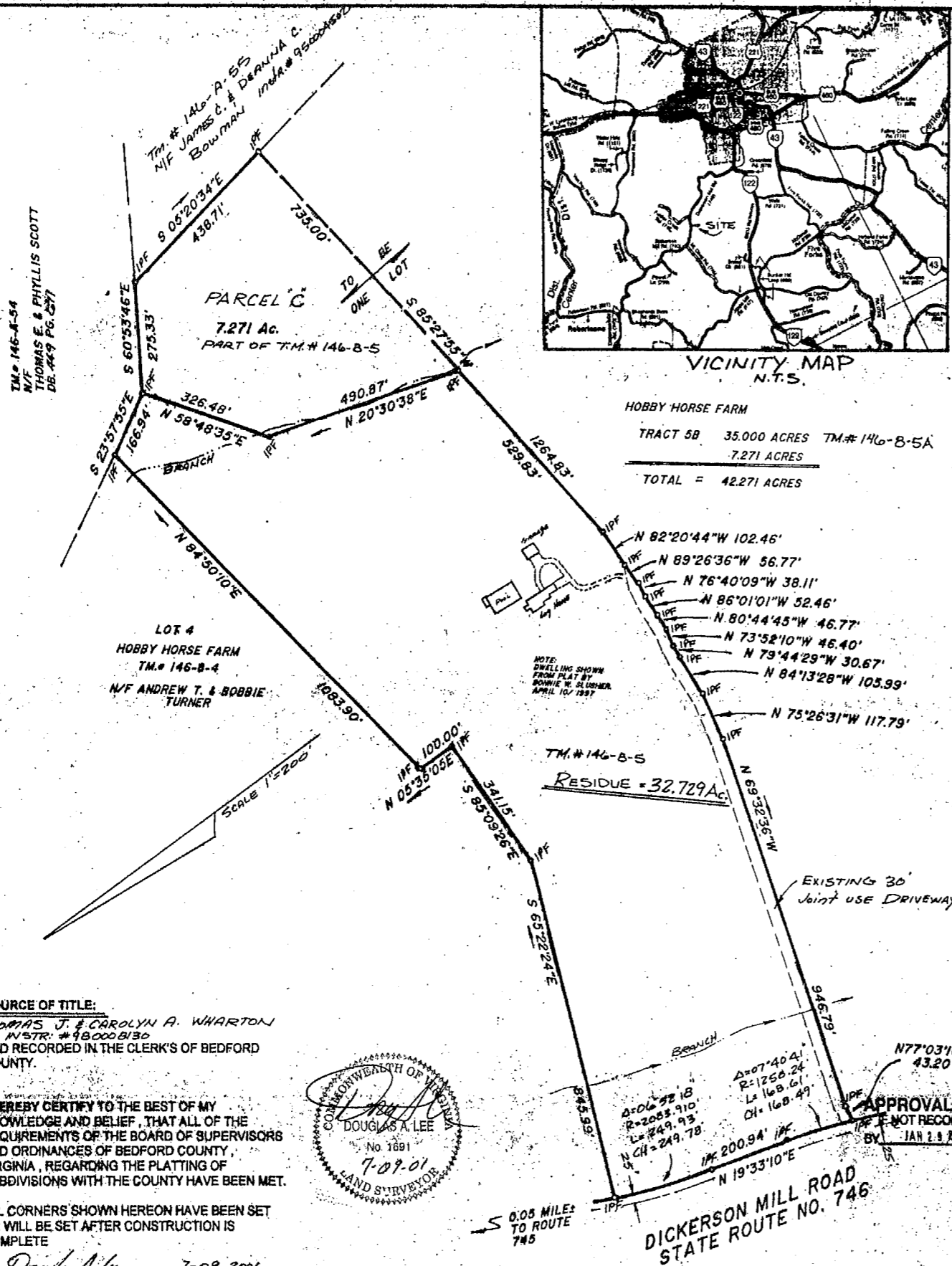
INSTRUMENT #010010431
 RECORDED IN THE CLERK'S OFFICE OF
 BEDFORD COUNTY ON
 AUGUST 7, 2001 AT 03:29PM
 \$75.00 GRANTOR TAX WAS PAID AS
 REQUIRED BY SEC 58.1-802 OF THE VA. CODE
 STATE: \$37.50 LOCAL: \$37.50
 CAROL W. BLACK, CLERK

BY: Virginia J. Casper (DC)



VICINITY MAP
N.T.S.

HOBBY HORSE FARM
 TRACT 5B 35.000 ACRES TM# 146-B-5A
 7.271 ACRES
 TOTAL = 42.271 ACRES

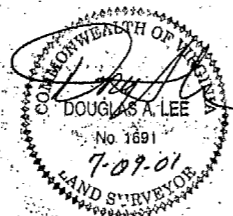


SOURCE OF TITLE:
 THOMAS J. & CAROLYN A. WHARTON
 INSTR. # 980008130
 AND RECORDED IN THE CLERK'S OF BEDFORD
 COUNTY.

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 WITH THE COUNTY HAVE BEEN MET.

ALL CORNERS SHOWN HEREON HAVE BEEN SET
 OR WILL BE SET AFTER CONSTRUCTION IS
 COMPLETE

Douglas A. Lee 7-09-2001
 DOUGLAS A. LEE, SURVEYOR DATE



THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND PARCEL "A" AS SHOWN HERE ON IS
 WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS,
 PROPRIETORS, AND TRUSTEES, IF ANY. THE ROADS SHOWN HEREON ARE HEREBY DEDICATED TO PUBLIC USE.
 THE STATEMENT SHALL BE SIGNED BY SUCH PERSONS AND DULY ACKNOWLEDGED BEFORE AN OFFICER
 AUTHORIZED TO TAKE ACKNOWLEDGEMENT OF DEEDS.

Thomas J. Wharton OWNER Carolyn A. Wharton OWNER

COMMONWEALTH AT LARGE TO WIT:
 STATE OF VIRGINIA

Carolyn A. Wharton A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO
 HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME
 BEFORE ME THIS 28th DAY OF July, 2001.

MY COMMISSION EXPIRES: 01-31-04

Carolyn A. Wharton NOTARY PUBLIC.

THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE
 ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE,
 NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

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 OF THE PROPOSED DWELLING.

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, PROSION AND
 SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS.
 BEDFORD COUNTY REQUIRES AN MINIMUM SETBACK OF 25 FT. HORIZONTALLY FROM ALL NORMAL SHORELINES,
 INCLUDING STREAMBANKS.

BEDFORD COUNTY DOES NOT APPROVE OR ENFORCE RESTRICTIVE COVENANTS
Virginia J. Casper AGENT

THIS PROPERTY IS LOCATED IN ZONE "C" AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE "A" FOR A 100 YR
 FLOOD AS DETERMINED BY F. E. M. A. AND SHOWN ON THEIR MAP DATED SEPTEMBER 29, 1978.

TOTAL AREA SUBDIVIDED= 7.271 Ac. ZONING FOR THIS PARCEL IS AR

THIS SUBDIVISION KNOWN AS PARCEL "C", PART OF THE PROPERTY OF Thomas J. E.

CAROLYN A. WHARTON IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING
 SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

 HIGHWAY ENGINEER DATE

 HEALTH OFFICIAL DATE

 AGENT BEDFORD COUNTY BOARD OF SUPERVISORS DATE

REVISED - July 09, 2001

<p>LEE SURVEYING "Surveying the world one piece at a time" 703 INDUSTRIAL AVE. BEDFORD, CITY PH: 587.8818 FAX: 587.4998</p>	PLAT SHOWING SECTION 1 HOBBY HORSE FARM SUBDIVISION CENTER DISTRICT, BEDFORD CO. VA.	
	DATE: <u>APRIL 14, 1998</u> COMM. # <u>981089</u>	DRAWN BY: <u>DAL</u> FILE # <u>3B-61D</u>

GRAPHIC SCALE IN FEET: 200 100 0 200 400

APPROVAL VOID
 IF NOT RECORDED
 BY JAN 23 2001