060007570

OWNER:
RALPH BUICK, INC.
1211 BROOM DR.
GOODVIEW, VA 24095
TMP 220C-8-4
INSTR.# 050015281

47 265

NOTES:
1. THIS PLAT HAS BEEN PREPARED FROM A CURRENT FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT.

2. THE PURPOSE OF THIS PLAT IS ONLY TO CREATE A NEW EASEMENT AS SHOWN HEREON.

3. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT INDICATE ALL OF THE ENCUMBRANCES UPON THE PROPERTY.

4. THE PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DETERMINED BY FEMA.

5. THIS PROPERTY IS SERVED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.

6. 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.

7. 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 DISCOVERED DURING THE SURVEY, PROPERTY RESEARCH OR PLAT PREPARATION HAS BEEN DENOTED ON THIS PLAT.

8. BEDFORD COUNTY REQUIRES A MINIMUM SETBACK OF 25 FEET HORIZONTALLY FROM ALL NORMAL SHORELINES, INCLUDING STREAM BANKS.

9. THIS PROPERTY IS ZONED PCD/CD.

10. BEDFORD COUNTY DOES NOT APPROVE OR ENFORCE RESTRICTIVE COVENANTS.

Marilyn O Bondi MAY 08 2006
SUBDIVISION AGENT

11. THE NEW EASEMENT IS INTENDED TO BE USED FOR PARKING AND DUMPSTER ACCESS FOR TMP PARCEL 220C-8-3.

12. THE NEW EASEMENT LINE ALONG THE EXISTING BUILDING IS INTENDED TO FOLLOW THE EXTERIOR EDGE OF THE BUILDING WALL.

13. THE NEW EASEMENT LINE ALONG ROUTE 122 IS INTENDED TO ADJOIN THE STATE RIGHT-OF-WAY.

14. ALL EASEMENTS PROVIDED FOR ROADWAY PURPOSES ARE TO BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION ONLY TO THE EXTENT NECESSARY TO SERVE ROADWAY PURPOSES.

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, THAT THIS PROPERTY WAS CONVEYED TO RALPH BUICK, INC. IN INSTRUMENT# 050015281 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA.

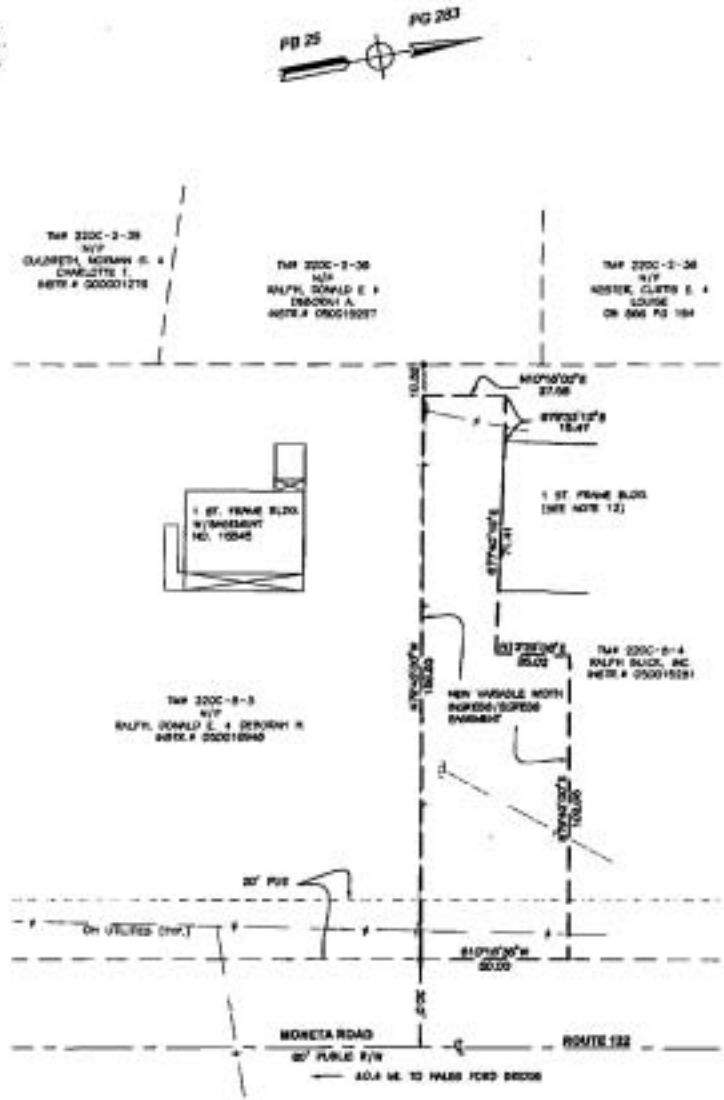
Kenneth Knott 4-27-06
KENNETH W. KNOTT, L.S. #2654 DATE

THE NEW EASEMENT AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Donald E Ralph 4-25-06
RALPH BUICK, INC. President DATE

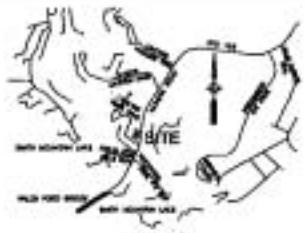
COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY OF Franklin
I, Tamra J. Affer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED ABOVE HAVE ACKNOWLEDGED THE SAME BEFORE ME.
MY COMMISSION EXPIRES 08-28-2009

Tamra J Affer 4-25-06
NOTARY PUBLIC DATE



LEGEND

— ● — IRON PIN FOUND
— ⊸ — UTILITY POLE



VICINITY MAP
NTS

INSTRUMENT #060007570
RECORDED IN THE CLERK'S OFFICE OF
BEDFORD COUNTY ON
MAY 11, 2006 AT 08:51AM
CAROL M. BLACK, CLERK

RECORDED BY: CMM

THE NEW EASEMENT AS SHOWN HEREON IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

APPROVED:

Marilyn O Bondi MAY 08 2006
AGENT, BEDFORD COUNTY BOARD OF SUPERVISORS DATE

Brian D. Robertson 5/2/06
HEALTH OFFICIAL DATE

9/26/06
BEDFORD SEWAGE AUTHORITY DATE

5/2/06
ROADWAY PROJECT DATE

APPROVAL VOID
IF NOT RECORDED
BY NOV 11 2006

PLAT SHOWING
A NEW EASEMENT FOR
RALPH BUICK, INC.
LARGE MAGISTERIAL DISTRICT
BEDFORD COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH W. KNOTT
No. 2654
4-27-06
LAND SURVEYOR

REV	4/27/06
DWN	JAD
DATE	4/14/2006
PROJ	1-07-00007
JOB	00007

GRAPHIC SCALE 1"=50'

PARKER & CORRISON
ENGINEERS & PLANNERS & SURVEYORS
20436 LYNCHBURG PIKE, UNIT 1, LYNCHBURG, VIRGINIA 24502
PHONE: 434-525-0966 FAX: 434-525-0771
E-Mail: pnc@parkercorrison.com