

OWNER'S STATEMENT:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND "PLAT OF MINOR SUBDIVISION OF TAX PARCEL 69-1-D SITUATED AT THE TERMINUS OF CAMP JAYCEE ROAD, VA. SECONDARY RTE. 697" BEING THE PROPERTY OF HOPETREE PROPERTY HOLDINGS, L.L.C., IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY, AND THAT THE DEDICATION OF THE 40' WIDE INGRESS/EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY MADE.

FOR: HOPETREE PROPERTY HOLDINGS, L.L.C.,

MANAGING MEMBER _____ DATE _____

NOTARY'S STATEMENT:

FOR A PERSON WHO IS SIGNING ON BEHALF OF A CORPORATION:

STATE OF: _____

CITY / COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____

BY _____

OF _____

NOTARY PUBLIC _____ REGISTRATION No. _____

MY COMMISSION EXPIRES: _____

CLERK'S ATTESTATION:

VIRGINIA: IN THE OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY _____ DAY OF _____, 20____, THE FOREGOING INSTRUMENT WAS THIS DAY PRESENTED IN SAID OFFICE AND WITH CERTIFICATE ANNEXED ADMITTED TO RECORD AT _____ O'CLOCK ____M.

TESTE:
CATHY C. HOGAN, CLERK

BY: _____, DEPUTY CLERK

V.D.H. SUBDIVISION APPROVAL STATEMENT:

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ, THE "REGULATIONS"), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

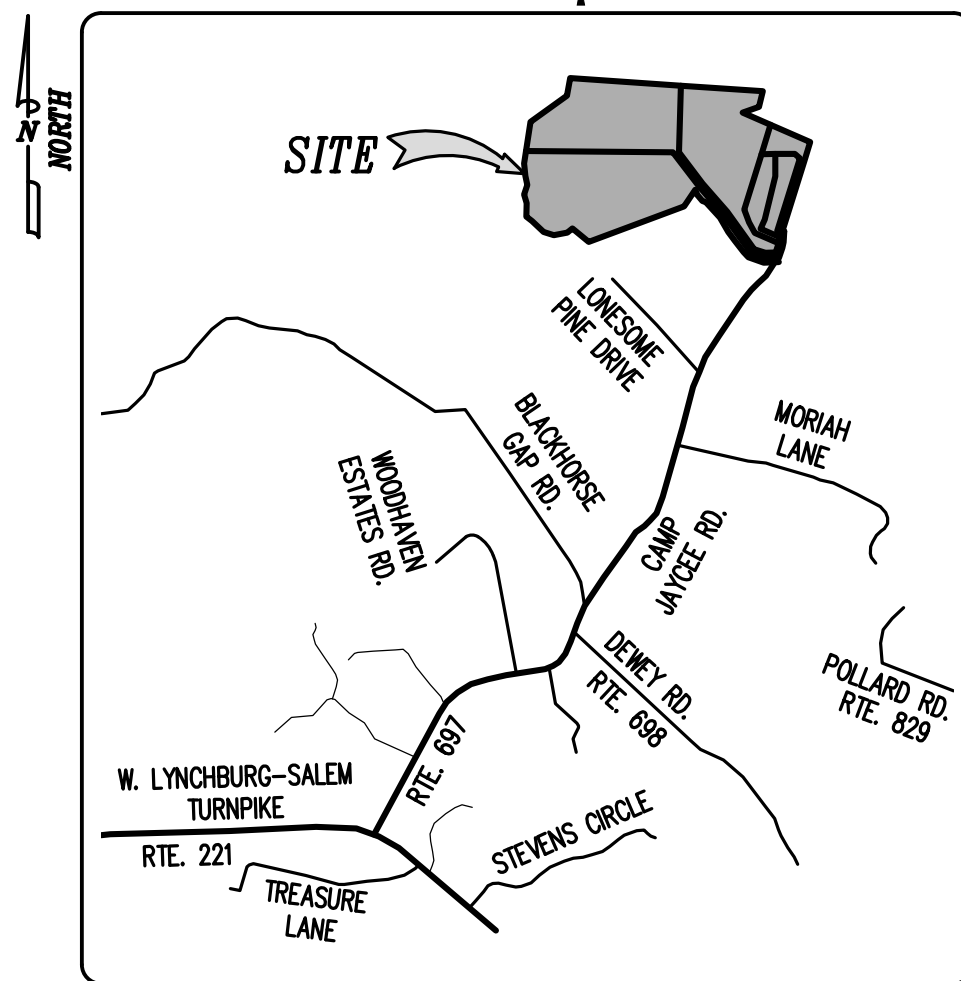
THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO § 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE HEALTH DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: WILLIAM H. EVANS, IV, AOSE #1452, TELEPHONE NO. 1-540-381-0309. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO § 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THE PROPOSED DRAIN FIELD ON LOT 1, THE PROPOSED MAIN DRAIN FIELD ON LOT 2, AND THE PROPOSED MAIN AND RESERVE DRAIN FIELDS ON LOT 3 ARE DESIGNED FOR TL-2 PRETREATMENT INTO SHALLOW PLACED ABSORPTION TRENCHES. THE PROPOSED RESERVE DRAIN FIELD ON LOT 2 IS DESIGNED FOR TL-2 PRETREATMENT INTO DRIP IRRIGATION.

PROPOSED WELLS ON LOT 2 AND LOT 3 SHALL BE TYPE CLASS '3B'.

VIRGINIA DEPARTMENT OF HEALTH OFFICIAL _____ DATE _____



VICINITY MAP:
SCALE: 1"=±2,000'

PRIVATE ACCESS EASEMENT NOTE:

THE PROPOSED PRIVATE ACCESS EASEMENT SHOWN HEREON DOES NOT MEET STATE STANDARDS, IS NOT INTENDED FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS, AND WILL NOT BE CONSTRUCTED, MAINTAINED, OR ALLOCATED ANY FUNDING FOR SUCH PURPOSES BY EITHER THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR BEDFORD COUNTY, VIRGINIA. THE MAINTENANCE OF THE PRIVATE ACCESS EASEMENT SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PRIVATE LANDOWNERS WHOSE LOTS ARE SERVED BY SAID PRIVATE ACCESS EASEMENT.

NOTES:

- THIS PLAT WAS PREPARED FOR: HOPETREE PROPERTY HOLDINGS, L.L.C.,
- CURRENT OWNER & LEGAL REFERENCES:
HOPETREE PROPERTY HOLDINGS, L.L.C., #1078 APPLE BUTTER LANE, BLUE RIDGE, VA. 24064
TAX PARCEL NO. 69-1-D; INST. NO. 20120006992; P.B. 12 PG. 99.
ADDITIONAL REFERENCES: D.B. 361 PG. 180; D.B. 411 PG. 518; HWY. P.B. 5 PG. 58; P.B. 7 PG. 27; INST. 20130012880; INST. 20130012881; INST. 20060012556; D.B. 409 PG. 507; P.B. 55 PG. 277 & 278.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD. A CAPPED ROD IS SET A ALL NEW CORNERS UNLESS OTHERWISE SHOWN HEREON.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD HAZARD ZONE. THE SUBJECT PROPERTY LIES WITHIN "UNSHADED ZONE X - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51019C0140D, EFFECTIVE DATE OF SEPTEMBER 29, 2010. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- THE DRAINFIELD TOPOGRAPHY, AS DEPICTED HEREON, IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED BY GAY AND NEEL, INC. ON 06/23/17.
- THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF RALPH O. CLEMENTS, L.S. LIC. #1864, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA USING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- ELEVATIONS AS SHOWN HEREON, ARE BASED ON NAVD 88 VERTICAL DATUM. HORIZONTAL DATUM, AS SHOWN HEREON, IS BASED ON GRID NORTH, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(NA2011), EPOCH 2010.00. HORIZONTAL AND VERTICAL UNITS OF MEASUREMENT UTILIZED IS U.S. SURVEY FOOT. CONTOUR INTERVAL=2 FT.
- NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.
- SUBJECT PROPERTY IS ZONED: BEDFORD COUNTY "AP - AGRICULTURAL/RURAL PRESERVE DISTRICT" SETBACK REQUIREMENTS PER BEDFORD COUNTY:
FRONT=35'; REAR=25'; SIDE=10';
ACCESSORY BUILDINGS: ACCESSORY: FRONT - 35' OR BEHIND FRONT BUILDING LINE OF PRINCIPAL STRUCTURE; SIDE - 10' IF IN FRONT OF REAR BUILDING LINE OF PRINCIPAL STRUCTURE OR 3' - WHEN PLACED BEHIND THE REAR BUILDING LINE; REAR - 3'.
- SETBACKS ARE NOT SHOWN FOR CLARITY PURPOSES. GAY AND NEEL, INC., AND THE SURVEYOR WHO'S NAME AND SEAL ARE AFFIXED HERETO, DOES NOT WARRANT SETBACKS AND ASSUMES NO LIABILITY FOR THE SETBACK INFORMATION SHOWN HEREON. CONSULT THE BEDFORD COUNTY PLANNING DEPARTMENT AND/OR BUILDING INSPECTOR PRIOR TO OBTAINING ANY BUILDING OR CONSTRUCTION PERMITS.
- ACCESS RIGHT-OF-WAY GRANTED TO ROCKYDALE QUARRIES CORPORATION BY CALLIE E. HOGAN & ROY W. HOGAN IN D.B. 239 PG. 313 (PARAGRAPH 2) AS SHOWN ON PLAT IN D.B. 239 PG. 313. ROCKYDALE QUARRIES CORPORATION QUITCLAIMED ITS RIGHTS TO THIS ROAD TO THE VIRGINIA JAYCEES BY DEED DATED MAY 12, 1970, IN D.B. 361 PG. 180
- BUILDINGS, ROADS, STREAMS AND POND ARE GRAPHICALLY SHOWN AND HAVE NOT BEEN FIELD SURVEYED THIS DATE.
- LOTS 1, 2 AND 3 TO BE SERVED BY INDIVIDUAL ON-SITE WASTE TREATMENT SYSTEMS. LOT 4 IS SERVED BY EXISTING TREATMENT SYSTEM. LOTS 5 AND 6 ARE CONSIDERED AN "AGRICULTURAL SUBDIVISION" AS DEFINED IN THE SUBDIVISION AND ZONING ORDINANCE. V.D.H. APPROVED ON-SITE TREATMENT SYSTEMS SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR LOTS 5 AND 6.
- THE DWELLINGS ON LOT 1 AND LOT 3 ARE CURRENTLY USING A TREATMENT PLANT AND DRAIN FIELD THAT ARE LOCATED OFF OF THEIR PERSPECTIVE LOTS.
- PER REQUIREMENTS BEDFORD COUNTY SUBDIVISION ORDINANCE ONLY TWO (2) LOTS SHALL HAVE RIGHT TO USE THE 40' RIGHT-OF-WAY OF 'APPLE BUTTER LANE'. THESE TWO LOTS ARE DESIGNATED LOTS 5 AND 6 HEREON.
- WELL SITUATED ON LOT 1 SERVES STRUCTURES ON LOTS 1, 4 AND 6. EASEMENT APPURTENANT FOR WELL IS OF SUFFICIENT AREA TO PERMIT ACCESS, CONSTRUCTION, MAINTENANCE AND REPAIR OF THE WELL AND ITS RELATED COMPONENTS.
- 20 FOOT WIDE PUBLIC UTILITY EASEMENTS, CENTERED ON ALL INTERIOR LOT LINES, ARE HEREBY DEDICATED.

CERTIFICATE OF APPROVAL:

THE SUBDIVISION KNOWN AS "PLAT OF MINOR SUBDIVISION OF TAX PARCEL 69-1-D SITUATED AT THE TERMINUS OF CAMP JAYCEE ROAD, VA. SECONDARY RTE. 697" IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD."

DATE _____ HIGHWAY ENGINEER _____

DATE _____ HEALTH OFFICIAL _____

DATE _____ AGENT, BEDFORD COUNTY BOARD OF SUPERVISORS _____

BEDFORD COUNTY NOTE:

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 SETBACK REQUIREMENTS, WATER OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS.

STORMWATER NOTE:

THE MAINTENANCE, REPAIR, AND OPERATION OF ANY STORM WATER MANAGEMENT, IMPROVEMENT AND CONVEYANCE SYSTEMS OF THIS SUBDIVISION ARE THE PRIVATE RESPONSIBILITY OF THE CURRENT AND FUTURE LANDOWNERS OF THE PROPERTY SHOWN HEREON AND SHALL NOT BECOME A PUBLIC RESPONSIBILITY UNLESS FORMALLY DEDICATED TO, AND EXPRESSLY ACCEPTED BY BEDFORD COUNTY, VIRGINIA OR PUBLIC AGENCY.

SHEET INDEX:

- SHEET 1 OF 3: SIGNATURES, APPROVALS, NOTES, ETC.
- SHEET 2 OF 3: MINOR SUBDIVISION, LINE TABLE
- SHEET 3 OF 3: MINOR SUBDIVISION, LEGEND, ABBREVIATIONS

STATEMENT OF INTENT:

THE PURPOSE OF THIS PLAT IS TO CREATE SIX (6) NEW LOTS, AS SHOWN HEREON, FROM TAX PARCEL 69-1-D, PER THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE OF BEDFORD COUNTY, VIRGINIA, AS THEY PERTAIN TO MINOR SUBDIVISIONS.

SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS PLAT DATED 06/23/17, IS A PORTION OF THE PROPERTY WHICH WAS ACQUIRED BY HOPETREE PROPERTY HOLDINGS, L.L.C. BY DEED RECORDED IN INSTRUMENT NO. 20120006992 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA. SAID DEED BEING THE LAST INSTRUMENT BY WHICH SAID OWNERS ACQUIRED THEIR INTEREST IN THE SUBJECT PROPERTY.

RALPH O. CLEMENTS, L.S. LIC. #1864 _____ DATE _____

SURVEYORS CERTIFICATE:

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.

RALPH O. CLEMENTS, L.S. LIC. #1864 _____ DATE _____



Email: info@gayandneel.com
Web: www.gayandneel.com

25 YEARS
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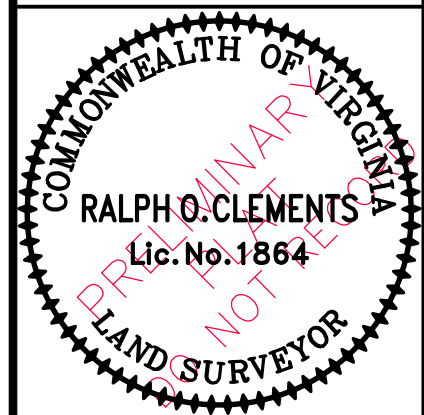
1260 Radford Street
Christiansburg, Virginia 24073

Phone: (540) 381-6011
Fax: (540) 381-2773

Plat of Minor Subdivision of
Tax Parcel 69-1-D

Situated At The Terminus of
Camp Jaycee Road, Va. Secondary Rte. 697

Blue Ridge Magisterial District
Bedford County, Virginia



REVISIONS

PROJECT TEAM	
PM	ROC
TECH	KJD
CREW	SBU
GNI JOB NO.	ISSUE DATE
2773.00	06/23/17

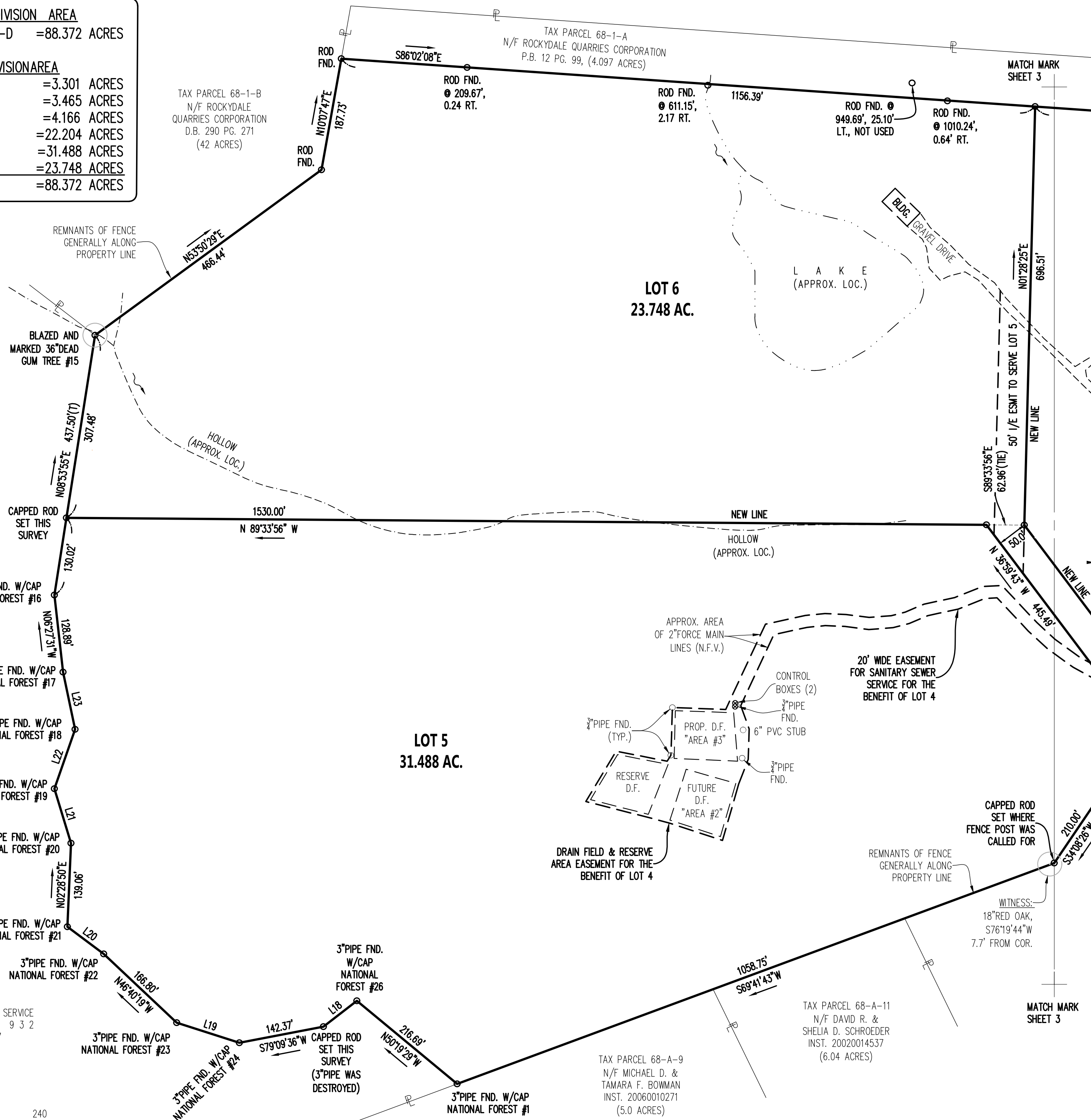
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1 OF 3	



AREA SUMMARY:

BEFORE MINOR SUBDIVISION AREA	
TAX PARCEL 69-(1)-D	=88.372 ACRES
AFTER MINOR SUBDIVISION AREA	
LOT 1	=3.301 ACRES
LOT 2	=3.465 ACRES
LOT 3	=4.166 ACRES
LOT 4	=22.204 ACRES
LOT 5	=31.488 ACRES
LOT 6	=23.748 ACRES
TOTAL AREA	=88.372 ACRES

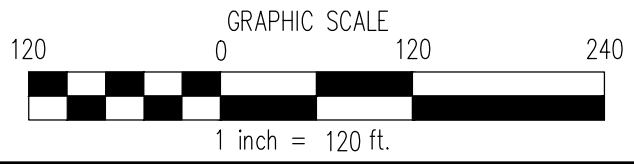
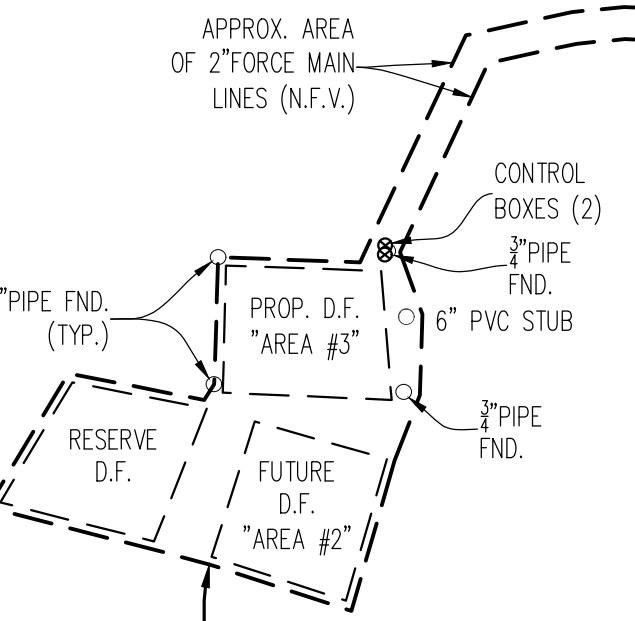
GRID NORTH - VA. STATE PLANE COORDINATE SYSTEM
(SOUTH ZONE, NAD 83(NA2011) EPOCH 2010.00)



LINE	BEARING	DISTANCE
L1	N 45°35'22\"	W 28.48'
L2	N 49°11'43\"	W 73.28'
L3	S 66°36'56\"	E 11.24'
L4	S 23°23'04\"	W 107.74'
L5	S 88°10'34\"	W 107.68'
L6	S 88°10'34\"	W 95.77'
L7	S 11°48'02\"	W 39.23'
L8	S 19°08'18\"	W 64.68'
L9	S 19°08'18\"	W 32.65'
L10	S 23°28'18\"	W 21.58'
L11	S 23°28'18\"	W 55.30'
L12	S 88°10'34\"	W 81.14'
L13	N 42°12'36\"	W 72.97'
L14	N 36°21'30\"	W 111.54'
L15	N 70°00'15\"	W 39.76'
L16	N 39°34'15\"	W 82.74'
L17	N 21°03'55\"	W 55.85'
L18	S 52°09'52\"	W 70.31'
L19	N 72°14'45\"	W 109.49'
L20	N 53°14'56\"	W 75.46'
L21	N 16°52'34\"	W 94.80'
L22	N 19°14'27\"	E 104.52'
L23	N 11°51'16\"	W 97.45'
L24	N 89°15'42\"	W 30.62'
L25	S 03°28'20\"	W 58.78'
L26	S 03°28'20\"	W 48.23'
L27	S 11°48'02\"	W 17.00'
L28	S 49°11'43\"	E 75.59'

U.S. FOREST SERVICE
TRACT 932
1967

U.S. FOREST SERVICE
TRACT 932
1967



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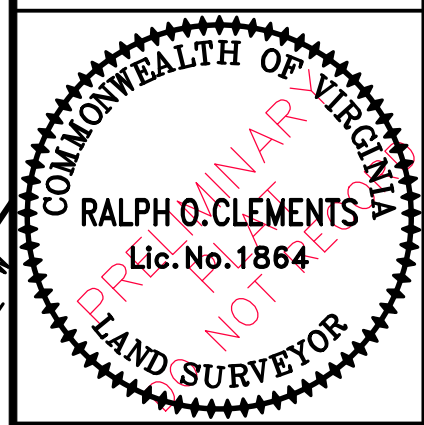
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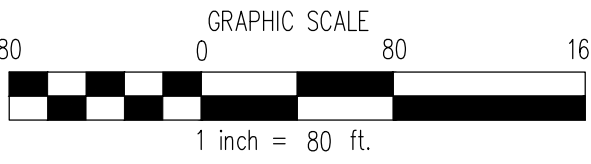
REVISIONS	

PROJECT TEAM	
PM	ROC
TECH	KJD
CREW	SBU
GNI JOB NO.	ISSUE DATE
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ABBREVIATIONS:

- (TYP.)=TYPICAL
- ⊙=AT
- &=AND
- ±=PLUS OR MINUS
- AC.=ACRE(S)
- ASCE=AMERICAN SOCIETY OF CIVIL ENGINEERS
- BLDG.=BUILDING
- BR.=BRICK
- BSMT.=BASEMENT
- CI=CONSTRUCTION INSTITUTE OF CIVIL ENGINEERS
- C.O.=UTILITY CLEAN OUT
- C.L.F.=CHAIN-LINK FENCE
- CONC.=CONCRETE
- D.B.=DEED BOOK
- D.F.=DRAIN FIELD
- DR.=DRIVE
- E / ELEC.=ELECTRIC
- E=EAST
- ELEV.=ELEVATION
- ESMT.=EASEMENT
- EX. / EXIST.=EXISTING
- F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M.=FLOOD INSURANCE RATE MAP
- FNC.=FENCE
- FR.=FRAME
- HWY.=HIGHWAY
- I/E=INGRESS-EGRESS
- INC.=INCORPORATED
- INST.=INSTRUMENT
- JR.=JUNIOR
- LIC.=LICENSE
- L.L.C.=LIMITED LIABILITY COMPANY
- L.P.=LIGHT POLE / LAMP POST
- L.S.=LAND SURVEYOR
- LT.=LEFT
- M.P.H.=MILES PER HOUR
- MH=MANHOLE
- N.F.V.=NOT FIELD VERIFIED
- N/F=NOW OR FORMERLY
- N=NORTH
- NAD=NORTH AMERICAN DATUM
- NAVD=NORTH AMERICAN VERTICAL DATUM
- NO. / #=NUMBER
- OHU=OVERHEAD UTILITY LINE(S)
- P.B.=PLAT BOOK
- P.F.=PIN FLAG
- PED.=PEDESTAL
- PG. / PGS.=PAGE/PAGES
- PROP.=PROPOSED
- PVC=POLYVINYLCHLORIDE PIPE
- R+C=CAPPED ROD
- R/W=RIGHT-OF-WAY
- RD.=ROAD
- REG.=REGISTERED
- R.F.=RESERVE FIELD
- RT.=RIGHT
- RTE.=ROUTE
- S=SOUTH
- STA.=STATION
- STD.=STANDARD
- STY.=STORY
- TELE. PED.=TELEPHONE PEDESTAL
- U.P.=UTILITY POLE
- VA.=VIRGINIA
- W.=WEST
- W.W.T.P.=WASTE WATER TREATMENT PLANT
- WF=WILL BOOK FILE
- W/=WITH
- W=WEST



LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- DISTANCE
- R/W ROAD RIGHT-OF-WAY
- - - EXISTING EASEMENT
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF SOIL ROAD
- - - PROPOSED D.F. / R.F.
- OHU OVERHEAD UTILITY LINE
- - - STORM SEWER
- FENCE LINE
- ▨ BUILDING / SHED (LOCATED)
- - - ELECTRIC LINE PAINT MARKS
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- - - DEPRESSED CONTOUR
- SIGN
- PROPERTY CORNER
- ☆ L.P. LIGHT POLE
- U.P. UTILITY POLE
- MANHOLE
- GUY WIRE
- C.O. UTILITY CLEAN OUT
- TELE. PED. TELEPHONE PEDESTAL

LEGEND: CONT'D).

- ⊙ EXISTING WELL
- ⊙ PROPOSED WELL (APPROX.)
- TREE
- - - PROPOSED EASEMENT
- - - WATER FEATURE/FLOW
- - - CENTER OF HOLLOW (APPROX.)
- ▨ BUILDING / SHED (APPROX.)



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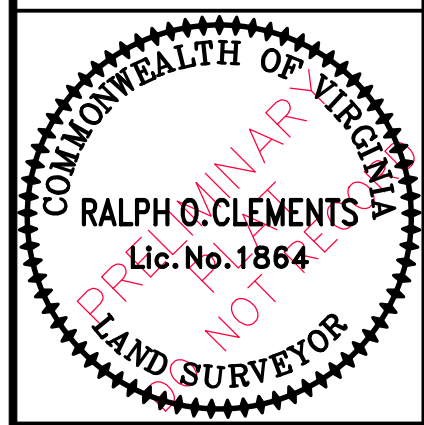
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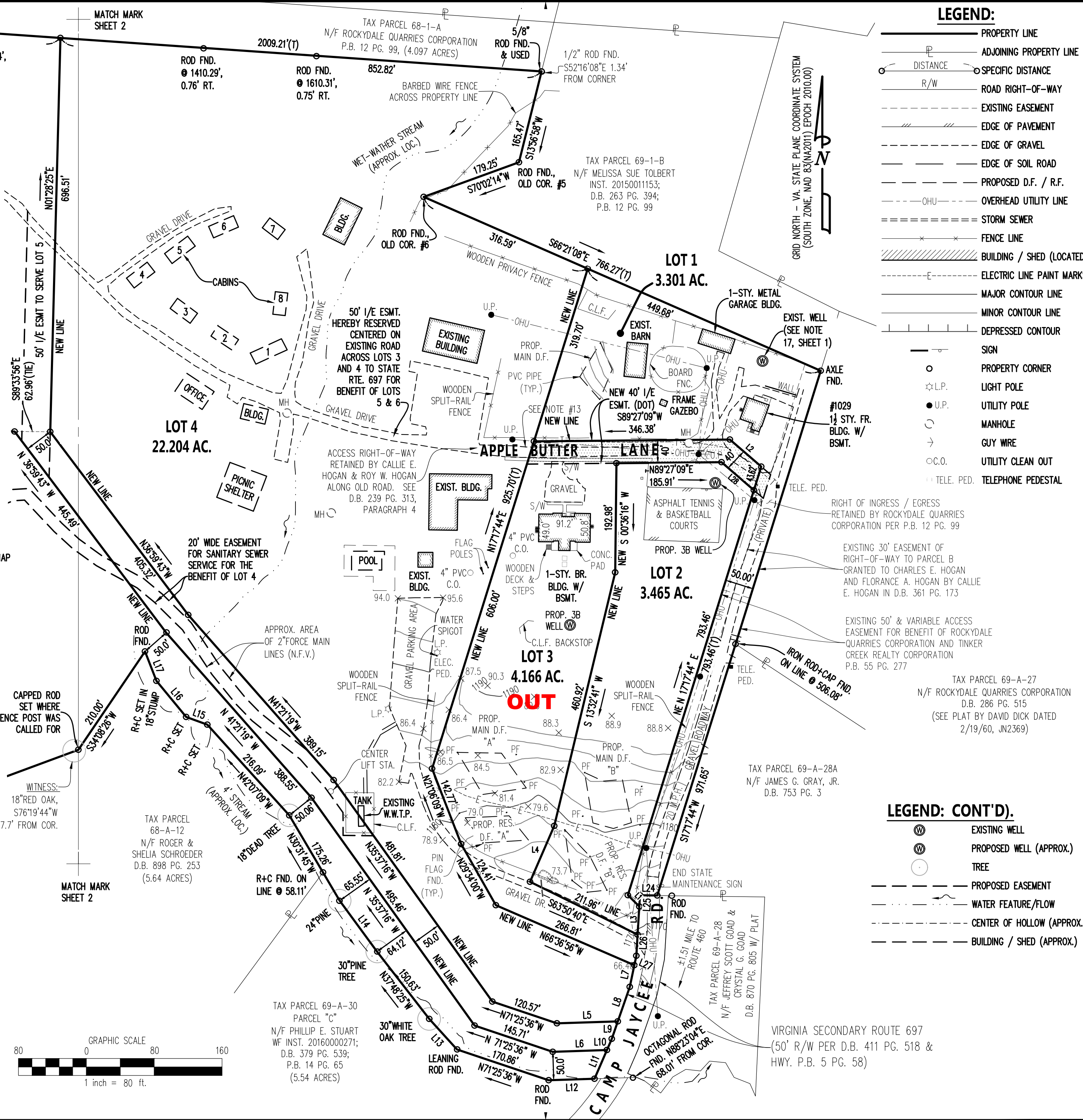
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