



**WOLTZ**  
**& ASSOCIATES**  
 INC.  
 BROKERS & AUCTIONEERS

23 FRANKLIN ROAD SW  
 ROANOKE, VIRGINIA 24011  
 540-342-3560 or 800-551-3588  
 Fax: 540-342-3741  
 Email: info@woltz.com

**REAL ESTATE PURCHASE AGREEMENT**

*(This is a legally binding contract; if not understood, seek competent advice before signing.)*

**AGENCY DISCLOSURE: REALTORS ARE REQUIRED BY LAW AND THEIR CODE OF ETHICS TO TREAT ALL PARTIES TO THE TRANSACTION HONESTLY.** The Seller and the Buyer each confirm that disclosure of the agency relationships described below has been made in writing. (Check **either A or B** below.)

- A. \_\_\_\_\_ The Seller and the Buyer confirm that in connection with the transaction under this Agreement, the Listing Firm, the Selling Firm, and its Agents, are acting on behalf of the Seller as Seller’s agent.
- B. \_\_\_\_\_ The Seller and the Buyer confirm that in connection with the transaction described by this Agreement, the Listing Firm and its Agents are acting on behalf of the Seller as the Seller’s agent, and the Selling Firm and its Agents, by agreement, are acting on behalf of the Buyer as the Buyer’s agent.

THIS AGREEMENT OF PURCHASE AND SALE (**Agreement**) made and entered into this 23<sup>rd</sup> day of October 2020, between Sharon Frances Archer Crouch (**"Seller"**), \_\_\_\_\_, (**"Buyer"**), and Woltz & Associates, Inc. (**"Agent"**).

**W-I-T-N-E-S-S-E-T-H:**

**REAL PROPERTY:** Buyer agrees to buy, and Seller agrees to sell the land, all improvements thereon in the County of Bedford, Virginia and identified as a portion of tax no. 215-A-20, as described and shown on the attached “Exhibit A” Property Description by Fidelity National Title Insurance Company and Aerial (the **"Property"**). (Complete legal description to be furnished in Deed)

**PURCHASE PRICE:** The Purchase Price (the “Purchase Price”) of the Property is \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) (**"Purchase Price"**).

**DEPOSIT:** The Buyer has made a deposit of: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) (**"Deposit"**) by \_\_\_\_\_ [**Form of Payment**] in hand paid on the signing of this Agreement, paid by Buyer to Agent; receipt of which is hereby acknowledged. The Deposit shall be placed in Agent’s escrow account until final settlement and may be placed in an interest-bearing account. The Buyer and Seller waive any claim to interest resulting from such Deposit.

**THIS IS A CASH AGREEMENT. THERE IS NO CONTINGENCY FOR BUYER TO OBTAIN FINANCING.** The residue of the purchase price shall be payable as follows: Cash at Settlement on or before December 14, 2020 (the **"Settlement Date"**). If closing does not occur on or before Settlement Date, Buyer shall be in default. Seller may, in its sole discretion, permit closing after this date, and, in such case,

shall charge the Buyer interest at the rate of 12% per annum of the total purchase price which shall be due and payable at closing.

The Seller agrees to convey the said Property with a General Warranty Deed, same to be prepared at the expense of the Seller and the cost of Virginia Grantor's tax shall be borne by the Seller. It is agreed that the Property is being conveyed free and clear of all liens but subject to all rights, reservations, covenants, conditions, easements, rights-of-way, and restrictions of record, as the same may lawfully apply to the Property, and to all matters which would be disclosed by a survey and inspection of the Property.

**RESIDENTIAL PROPERTY DISCLOSURE:** The Buyer has ( )/ has not ( X ) been furnished a Residential Property Disclosure form prior to signing this Agreement. Buyer acknowledges that it has inspected the above-described Property to its satisfaction, and agrees to accept the Property in its present condition unless otherwise specified herein.

**PROPERTY OWNER'S ASSOCIATION DISCLOSURE:** The Seller represents that the Property ( ) is, OR ( X ) is not located within a development which is subject to the Virginia Property Owners Association Act (Sections 55.1-1800 et. seq. of the Code of Virginia) (the "Act").

**MECHANIC'S LIEN DISCLOSURE:** (a) Virginia law (Virginia Code §43-1 et seq.) permits persons performing labor or furnishing materials of the value of \$50 or more, including the reasonable rental or use value of equipment, for site development improvements and/or for the construction, removal, repair or improvement of any building or structure permanently annexed to the Property shall have a lien, if perfected, against the Property. This lien may be filed at any time after the work is commenced or the material is furnished, but not later than 90 days from the last day of the month in which the lienor last performs labor or furnishes materials, and in no event later than 90 days from the time such building or structure is completed or the work thereon is otherwise terminated. **AN ENFORCEABLE LIEN FOR WORK PERFORMED OR MATERIALS PROVIDED PRIOR TO THE DATE OF SETTLEMENT MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED.**

(b) Seller shall deliver to Buyer at settlement an affidavit signed by Seller stating either that: No labor or materials have been furnished to the Property within the statutory period, OR: If labor and materials have been furnished during the statutory period, the costs thereof have been paid.

**FAIR HOUSING:** The Seller and Buyer acknowledge that in the sale, purchase or exchange of real property, all offers shall be presented and considered without regard to race, color, religion, national origin, sex, elderliness, familial status or handicap as well as all classes protected by the laws of the United States, the Commonwealth of Virginia and applicable local jurisdiction.

**MEGAN'S LAW:** Buyer shall exercise whatever due diligence Buyer deems necessary with respect to information on any sexual offenders registered under Chapter 23 (19.2-387 et seq.) of Title 19.2. Such information may be obtained by contacting your local police department or the Department of State Police, Central Criminal Records Exchange, at 804-674-2000 or [www.vsp.state.va.us](http://www.vsp.state.va.us).

**SETTLEMENT EXPENSES/RISK OF LOSS:** The expenses of examination of title and recordation shall be borne by the Buyer. All rents, interest, taxes, insurance, and other escrow deposits are to be pro-rated as of settlement. The risk of loss or damage to or destruction of any structure on the premises by any means until the deed of conveyance is delivered is assumed by the Seller.

**DEFAULT:** If Seller or Buyer defaults under this Agreement, the defaulting party, in addition to all other remedies available at law or in equity, shall be liable for the commission referenced in this Agreement as if this Agreement had been performed and for any damages and all expense incurred by non-defaulting party and Agent in connection with this transaction and the enforcement of this Agreement, including, without

limitation attorneys' fees and costs, if any. Payment of a commission as the result of a transaction relating to the property which occurs subsequent to a default under this Agreement shall not relieve the defaulting party of liability for any damages and expenses incurred by the non-defaulting party, Agent, or Company in connection with this transaction.

**COMMISSION:** The Seller agrees to pay cash to the Agent for its services, a commission on the sales price of the Property pursuant to the terms of the Auction Contract.

**ATTORNEY'S FEES:** In any action or proceeding involving a dispute between the Buyer, the Seller and/or the Agent, arising out of this Agreement, or to collect the Agent's Fee, the prevailing party shall be entitled to receive from the other party reasonable attorney's fees to be determined by the court or arbitrator(s).

**POSSESSION:** Possession of Property to be given on the date of actual settlement.

**TERMS AND CONDITIONS:** This Property is being sold "AS IS, WHERE IS." Buyer agrees to comply with all terms and conditions. The Buyer's decision to purchase is based upon Buyer's due diligence rather than upon any information provided by Agent, its agents, and representatives.

Except for the warranty of title in the deed delivered at closing, Seller makes no warranty or representation of any kind, express or implied, as to the condition, quality, or fitness for a particular purpose of the Property or any portion thereof, and in no event shall Seller be liable for any consequential or punitive damages under this Agreement or with respect to the Property. The Property is sold subject to applicable zoning.

**COUNTERPARTS:** This Agreement may be signed in one or more counterparts, each of which is deemed to be an original, and all of which shall together constitute one of the same original. Documents obtained via facsimile machines or email shall also be considered as originals.

**LAND USE ASSESSMENT:** In the event, the Property is taxed under land use assessment, and this sale results in disqualification from land use eligibility, Seller shall pay any rollback taxes assessed. If the Property continues to be eligible for land use assessment, Buyer agrees to make application, at Buyer's expense, for continuation under land use and to pay any rollback taxes resulting from failure to file or to qualify. Notwithstanding anything herein to the contrary, the provisions of this paragraph shall survive settlement and the delivery of the deed of bargain and sale.

**LIKE-KIND EXCHANGE:** Seller and Buyer shall have the right, at the option of either or both, to dispose of or purchase the Property through a transaction that is structured to qualify as a like-kind exchange of property within the meaning of Section 1031 of the Internal Revenue Code of 1986. Each party agrees to execute any necessary documents related to the Seller's or Buyer's affecting a qualifying like-kind exchange, provided that the non-exchanging party shall not incur any additional costs due to the exchange of the other party. In no event shall any like-kind exchange contemplated by this provision cause an extension of the date of closing unless agreed to by all parties to this Agreement, including Agent.

**PARTIES:** This Agreement shall be binding upon and shall inure to the benefit of the parties, *i.e.*, Buyer and Seller and their heirs, successors, and assigns. As used herein, words in the singular include the plural, and the masculine includes the feminine and neuter genders, as appropriate.

**CHOICE OF SETTLEMENT AGENT:** **Buyer has the right to select a settlement agent to handle the closing of this transaction.** The settlement agent's role in closing your transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and

the collection and disbursement of funds required to carry out the terms of the Agreement between the parties. If part of the purchase price is financed, your lender will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. No settlement agent can provide legal advice to any party to the transaction except a settlement agent who is engaged in the private practice of law in Virginia and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party. The seller may not require the use of a particular settlement agent as a condition of the sale of the property. **Escrow, closing and settlement service guidelines:** The Virginia State Bar issues guidelines to help settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, you are entitled to receive a copy of these guidelines from your settlement agent, upon request, in accordance with the provisions of Chapter 10 (55.1-1000 et seq.) of Title 55.1 of the Code of Virginia.

**ADDITIONAL TERMS AND CONDITIONS:**

1. Property is in Land Use.
2. Purchaser acknowledges there is a new drainfield easement for the benefit of the new 2.83-acre parcel surveyed out 10/6/2020 by James T. Riddle L.S. Survey Attached.
3. Plat of survey showing property subdivided from the subject property. Survey dated 8/28/20 by Douglas R. Meredith, Jr., L. S. Attached.
4. Temporary Construction Easement Access. Document Attached.

**APPLICABLE LAW:** This Agreement shall be construed under the laws of the Commonwealth of Virginia.

**MISCELLANEOUS:** This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors-in-title, heirs, personal representatives, successors, and assigns. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all such counterparts together shall constitute one and the same instrument. This Agreement may be executed and delivered by facsimile or other electronic transmission.

[Signatures on next page]

WITNESS the following signatures and seals.

\_\_\_\_\_(Seal) \_\_\_\_\_  
Buyer Date

\_\_\_\_\_(Seal) \_\_\_\_\_  
Buyer Date

**SELLER:**

\_\_\_\_\_(Seal) \_\_\_\_\_  
Sharon Frances Archer Crouch Date

Deed To: \_\_\_\_\_

Agent: Woltz & Associates, Inc.

\_\_\_\_\_

By: \_\_\_\_\_  
Its: Agent

Buyer's Address: \_\_\_\_\_

\_\_\_\_\_

Buyer's Phone: \_\_\_\_\_

Buyer's Email: \_\_\_\_\_

Buyer's choice of settlement services: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

BROKER PARTICIPATION

Participation Firm: \_\_\_\_\_

Firm Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Selling Agent: \_\_\_\_\_

Agent's Phone: \_\_\_\_\_

Agent's Email: \_\_\_\_\_

Agent's Signature: \_\_\_\_\_

# EXHIBIT A



Fidelity National Title Insurance Company

File No. 20-36060-R

Commitment No. ATS-428-20

## EXHIBIT A Property Description

A certain tract or parcel of land situate in Otter Magisterial District, Bedford County, Virginia, more particularly described as follows:

Beginning at 1, a post oak on the east side of the Calloway Road, thence to "4" as run by S. S. Lynn (mag. dec. zero) N 69 degs. 50' E. 774 ft. to 2, a stone, N. 72 degs. 15' E. 1100 ft. to 3, a black oak, S. 40 degs. 15' E. 1205 ft. to 4, a Spa Oak, thence to "5" as given in old deed, and varied to true meridian, following the Parson's Road, S 24 W. 528 ft., S. 39 degs. 30' W 528 ft. S. 51 W. 396 ft., S 43 W. 290 ft. to 5, the center of the Calloway Road, thence along the center of the Calloway Road to "6", as run by S. S. Lynn, N. 71 degs. 15' W. 65 ft. N. 62 W. 204 ft. N. 53 degs. 45' W. 284 ft. N. 61 W. 206 ft. to 6, corner of the Howell-Wilson tracts (located N 34 E 30' from a line Flint), thence up the center of the road to "1", as run by Wm. A. Goad (mag. dec. about 1 deg. 30' W) N. 81 W. 544.5 ft. N. 72 degs. 30' W. 330 ft. N. e W. 264 ft. N. 23 E. 231 ft. N. 5 W. 198 ft. N. 47 W 231 ft. N. 45 degs 30' E. 264 ft. N. 20 degs 30' E. 66 ft. to the beginning, and containing 85 acres.

Less and Except that portion conveyed to the Commonwealth of Virginia in Deed Book 466, page 611.

Less and Except a lot described as containing approximately two-thirds acre, more or less, being triangular in shape and bounded on the east by the right of way line of the newly improved Virginia Secondary Route No. 628, which separated said lot from original tract of Haywood Lewis Crouch, as conveyed to

AND

Less and Except 2.830 acres (House tract) surveyed out 10/6/2020 by James T. Riddle, L.S.

Less and Except 10+/- acres (Creasey tract - see aerial).

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*  
**27C165B46**

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ALTA Commitment for Title Insurance 8-1-16 w- VA Mod



**EXHIBIT A**

S Fork Ln

Mentow Dr

72± ACRES

628

**DRAINFIELD  
EASEMENT**



Google Earth

© 2020 Google

1000 ft

**Crouch**

Bedford County, VA  
Boundaries are Approximate  
Date: 10/12/2020





CURRENT OWNER - SHARON FRANCES ARCHER CROUCH  
 3 GATEHOUSE LANE  
 GREENSBORO, NC 27407

TITLE SOURCE - WILL INST. 200001102  
 REFERENCE - A PORTION OF TAX No. 215-A-20  
 (DB 318, PG 176)

NOTES:  
 ALL IRON RODS SET ARE 5/8" REBAR.  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.  
 THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A. ZONE UNSHADED X, FIRM 51019C0000, DATED 9-29-10  
 THIS IS TO CERTIFY THAT ON AUGUST 26, 2020, AN ACCURATE SURVEY WAS MADE OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

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.



LINE TABLE ALONG NEW DRAINFIELD EASEMENT

COURSE	BEARING	DISTANCE
L-8	S 64°26'26"W	103.29'
L-9	S 23°34'24"E	44.91'
L-10	N 68°05'16"E	92.20'

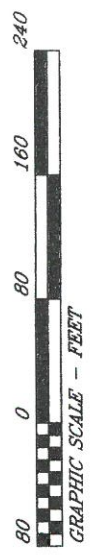
THE NEW LOT SHALL BE SERVICED BY A PRIVATE WATER SOURCE AND PRIVATE SEPTIC SYSTEM.

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 TO THE LOCATION OF THE PROPOSED DWELLINGS.

THE PROPERTY IS CURRENTLY ZONED "AP". 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.

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.  
 BEDFORD COUNTY BUILDING SETBACK REQUIREMENTS VARY DEPENDING ON THE TYPE OF USE AND MAY DIFFER FROM ANY SETBACKS SHOWN ELSEWHERE ON THIS PLAT. REFER TO BEDFORD COUNTY REGULATIONS BEFORE ANY CONSTRUCTION BEGINS.

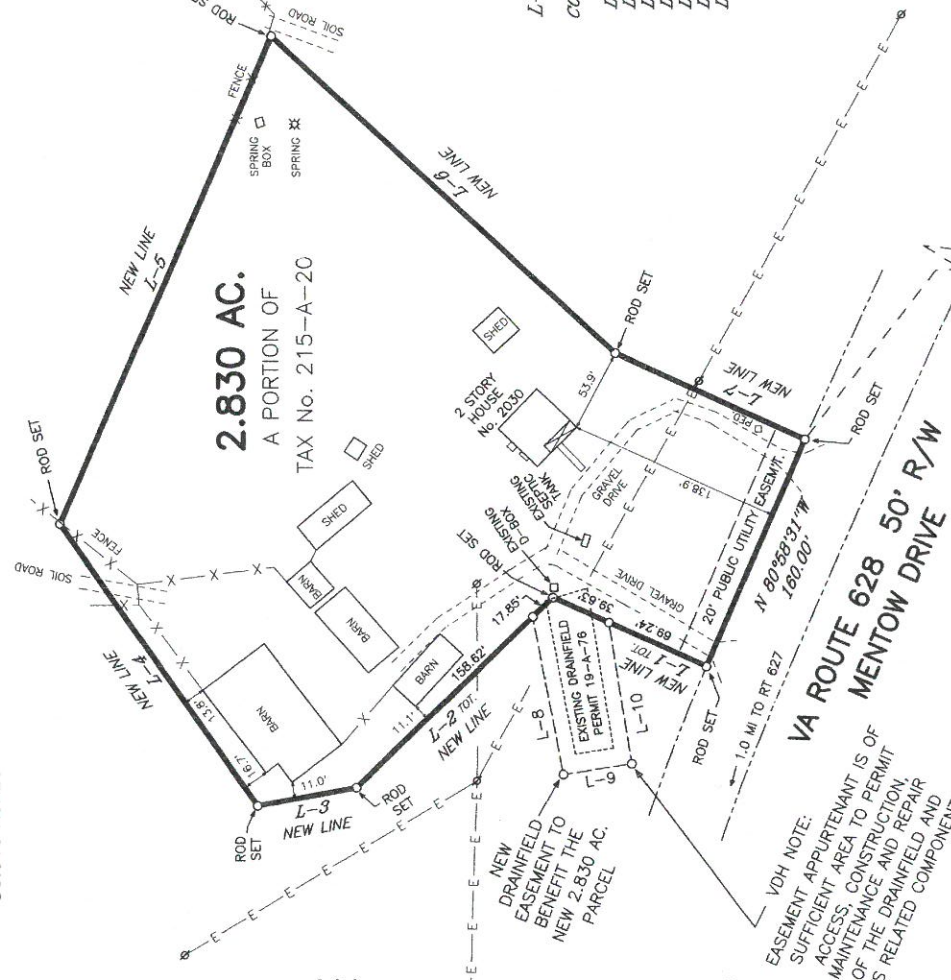
EXACT LOCATION OF UNDERGROUND UTILITIES AND IMPROVEMENTS UNKNOWN.  
 PRIOR TO THE IMPROVEMENT OF ANY LOT IN THE COUNTY THE DIVISION OF PLANNING SHALL BE CONTACTED CONCERNING BUT NOT LIMITED TO CURRENT ZONING, BUILDING SETBACK REQUIREMENTS, WATER OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS.



CORNERSTONE LAND SURVEYING, INC.  
 250 SOUTH MAIN STREET  
 P. O. BOX 779  
 ROCKY MOUNT, VIRGINIA 24151  
 540-489-3590

THE MAINTENANCE, REPAIR, AND OPERATION OF ANY STORM 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 EXPRESSLY ACCEPTED BY, BEDFORD COUNTY OR OTHER PUBLIC AGENCY.

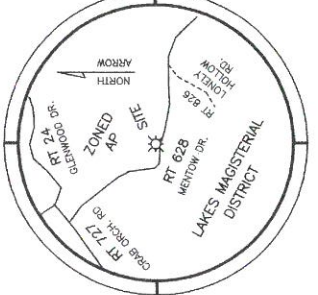
REMAINING PROPERTY OF SHARON FRANCES ARCHER CROUCH  
 WILL INST. 200001102  
 TAX No. 215-A-20  
 86.340 AC. BY COUNTY GIS  
 - 2.830 AC. BY SURVEY  
 83.510 ACRES



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

CERTIFICATE OF APPROVAL  
 THE SUBDIVISION AS SHOWN ON THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REQUIREMENTS AND MAY BE ADMITTED TO RECORD.

DATE HEALTH OFFICIAL  
 DATE AGENT, BEDFORD COUNTY BOARD OF SUPERVISORS



1 INCH = 1 MILE  
 LOCATION MAP

OWNER'S CERTIFICATE  
 KNOW ALL MEN BY THESE PRESENTS, that I, Sharon Frances Archer Crouch, owner of the property shown on this plat, do hereby certify that the platting or dedication of the following described land; 2.830 acres, a portion of Tax No. 215-A-20, as shown hereon, is with the free will and consent and in accordance with the desires of the undersigned owners, proprietors, and trustees, if any. The roads and public utility easement shown hereon are hereby dedicated to public use. I further certify that the entire subdivided parcel is within the boundaries of a tract of land conveyed to me by Will recorded as Will Instrument #200001102, Bedford County.

Sharon Frances Archer Crouch Date  
 State of \_\_\_\_\_ of \_\_\_\_\_  
 I, \_\_\_\_\_, a Notary Public in and for the aforesaid State do hereby certify that Sharon Frances Archer Crouch, whose name is signed to the foregoing writing, has personally appeared before me and acknowledged the same in my aforesaid jurisdiction on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My Commission Expires \_\_\_\_\_  
 Notary Public Date

RESTRICTIVE COVENANTS

LINE TABLE  
 L-1 TO L-7 ARE "NEW LINES"

COURSE	BEARING	DISTANCE
L-1	N 09°01'34"E	108.87'
L-2	N 58°54'02"W	176.47'
L-3	N 25°23'24"W	64.88'
L-4	N 40°05'08"E	221.50'
L-5	S 81°09'03"E	243.77'
L-6	S 27°55'24"W	300.41'
L-7	S 09°12'51"W	155.13'

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ANNEXED IS ADMITTED TO RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

TESTE: \_\_\_\_\_ DEPUTY CLERK

MINOR SUBDIVISION  
 CREATING A NEW 2.830 AC. PARCEL  
 PREPARED FOR

SHARON FRANCES ARCHER CROUCH  
 LOCATED IN  
 LAKES MAGISTERIAL DISTRICT  
 BEDFORD COUNTY, VIRGINIA  
 AUGUST 26, 2020  
 SCALE 1" = 80'

FIELD BK 622, JOB No. 20280, DRAWING No. C-4117  
 REVISED: 10-6-20



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. Monumentation of each lot corner as called for on this plat has been set or will be set upon approval of this plat by the Bedford County Division of Planning.

This property was conveyed to SHARON FRANCES ARCHER CROUCH BY W.F. 200000385 and recorded in the Clerk's Office of the Circuit Court of Bedford County, Virginia.

Bedford County intends to support the prosecution of the United States vs. [Name] case. Accordingly, any grave or object or structure marking a place of burial identified during the survey, property research or plat preparation has been denoted on this plat. The owner of this subdivision does not agree to construct site utility or sewer system before construction of any dwelling can begin.

The Virginia Health Department shall be consulted to ensure the proper location of water and sewer system in relation to the location of the proposed dwellings. 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.

- NOTES
- This survey was performed without the benefit of a title search and therefore may not show all encumbrances.
  - This property as platted does not fall within the 100 Year flood zone.
  - This plat was prepared from an actual and current field survey.
  - Any physical improvements not dimensioned shall not be scaled.
  - FEMA flood zone X UNSHADED MAP # 51019C05000 DATED 9-29-2010
  - Legal reference: W.F. 200000385

Zone No. \_\_\_\_\_ A.P. \_\_\_\_\_ tax# 215-A-20

Subject Property Owner \_\_\_\_\_ SHARON FRANCES ARCHER CROUCH

Address \_\_\_\_\_ 3 GATEHOUSE LANE GREENSBORO N.C. 27407

Bedford County does not approve or enforce restrictive covenants

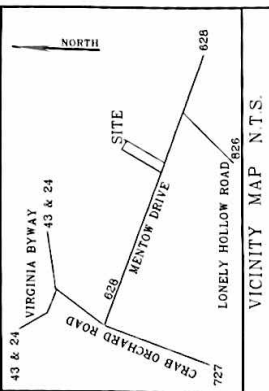
The platting or dedication of the following described land \_\_\_\_\_ Date \_\_\_\_\_ is with the free consent and in accordance with the desires of the undersigned owners, proprietors and trustee if any \_\_\_\_\_ SHARON FRANCES ARCHER CROUCH

MICHELLE C. CREASEY \_\_\_\_\_

KERRY W. CREASEY \_\_\_\_\_

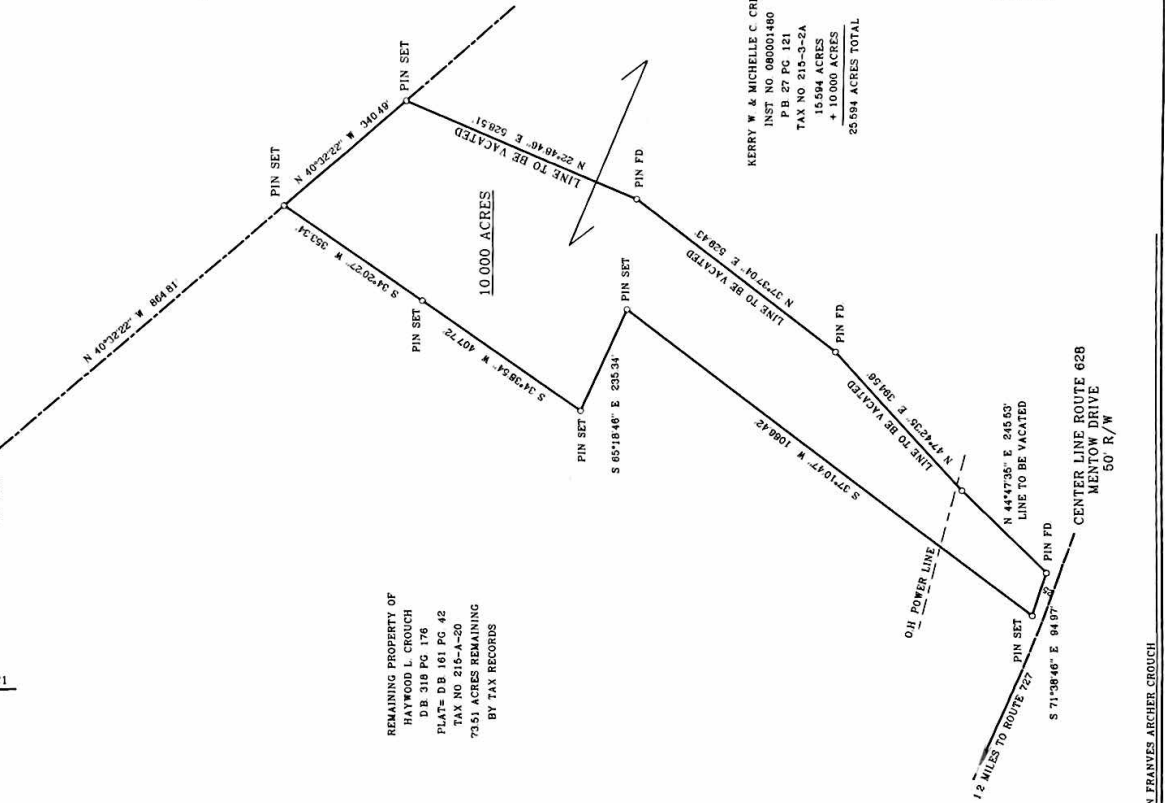
I, \_\_\_\_\_ A Notary Public in and for the state of Virginia at large aforesaid, hereby certify that the owners of the above described land \_\_\_\_\_ 20 \_\_\_\_\_ My commission expires \_\_\_\_\_ 20 \_\_\_\_\_

Notary Public \_\_\_\_\_ SHARON FRANCES ARCHER CROUCH



THIS SUBDIVISION KNOWN AS SHARON FRANCES ARCHER CROUCH IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE BEDFORD COUNTY SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD

DATE	HIGHWAY	ENGINEER
DATE	HEALTH	OFFICIAL
DATE	AGENT	BEDFORD REGIONAL WATER AUTHORITY
DATE	AGENT	BEDFORD COUNTY BOARD OF SUPERVISORS



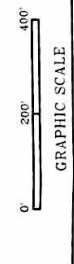
LANDON L. & EVA T. JOHNSON  
W.F. 106060124  
PB 1 PG 11  
TAX NO 215-A-31

PLAT OF SURVEY  
SHOWING PROPERTY SUBDIVIDED  
FROM THE PROPERTY OF  
SHARON FRANCES ARCHER CROUCH  
TO BE CONVEYED TO  
KERRY W. & MICHELLE C. CREASEY  
LOCATED IN  
LAKES MAGISTERIAL DISTRICT  
BEDFORD COUNTY VIRGINIA  
DATE SURVEYED 8-28-2020  
SCALE 1" = 200'

BY  
DOUGLAS R. MEREDITH JR PLLC  
ENGINEERING - SURVEYING  
1647 MILLWOOD DRIVE  
SALEM VIRGINIA 24153  
PHONE 540-353-0484

KERRY W. & MICHELLE C. CREASEY  
INST NO 080001480  
PB 27 PG 121  
TAX NO 215-A-2A  
15,594 ACRES  
+ 10,000 ACRES  
25,594 ACRES TOTAL

THE MAINTENANCE REPAIR AND OPERATION OF ANY STORM WATER MANAGEMENT IMPROVEMENTS AND CONVEYANCE SYSTEMS OF THIS SUBDIVISION ARE THE PRIVATE RESPONSIBILITY OF THE CURRENT AND FUTURE OWNERS OF THE SUBDIVISION. THE BEDFORD COUNTY BOARD OF SUPERVISORS DOES NOT ACCEPT LIABILITY UNLESS FORMALLY DESIGNATED TO AND EXPRESSLY ACCEPTED BY BEDFORD COUNTY VIRGINIA OR OTHER PUBLIC AGENCY



**TEMPORARY CONSTRUCTION EASEMENT ACCESS**

**Tax Map Parcel No: \_\_\_\_\_ 215 A 20 \_\_\_\_\_, Bedford County, VA**

**Address: \_\_\_\_\_ 2030 Mentow Drive Huddleston, Va. 24104 \_\_\_\_\_**

I, the undersigned property owner and the Commonwealth of Virginia do on this 29 (day) September (month) 2020 (year), agree to the following conditions with regard to temporary access:

Grant temporary access through the above referenced property to replace a failing 60" cross pipe located under Route 628 at or near the address noted above. VDOT and its contractors will need access for construction equipment, personnel and material storage. Minor tree and fence removal may be needed for construction equipment to access the work area. Please note that VDOT does not replace trees or their value. All areas will be reseeded and conformed back to pre-construction condition. The Commonwealth, through the Virginia Department of Transportation as her Agent will see that the area is restored to as near original condition as possible with the exception of tree replacement.

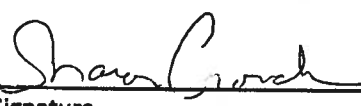
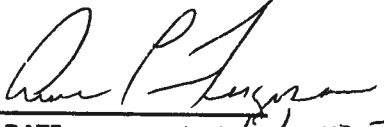
Site restoration will be accomplished with the following items: Seed, straw, erosion control matting, and Rip Rap as needed.

As landowner, I expect that damages will be held to a minimum and seeding will be done to re-establish vegetation.

By execution of this agreement I acknowledge that the proposal has been fully explained to us and how the work will affect the property.

All agreements signed conclude with the project completion.

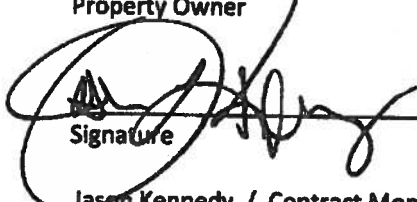
**WITNESS THE FOLLOWING SIGNATURE:**

	
Signature	DATE <u>10/1/2020</u>

Haywood Lewis Crouch

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Phone

	<u>09/29/2020</u>
Signature	DATE

\_\_\_\_\_  
Jason Kennedy / Contract Monitor

\_\_\_\_\_  
(540)580-8328

\_\_\_\_\_  
VDOT REPRESENTATIVE

\_\_\_\_\_  
Phone