

PRESENT ZONING DISTRICT IS R-1.

THIS PLAT IS REFERRED TO IN INSTRUMENT #00003470 ON 4-4-2000.

Plat & Survey-Plat Bk 39 Pg 90

SOURCE OF TITLE:
THE PROPERTY AS PLATTED HEREON IS A PORTION OF THE SAME PROPERTY AS ACQUIRED BY STEPHEN EDWARD BOOTH & CATHLYN (A.K.A. KATHLYN) RIDGEWAY BOOTH BY DEEDS RECORDED AT D.B. 258, P. 46 AND D.D. 233, P. 189.

LOT 1 AS PLATTED HEREON WAS NOT REVIEWED FOR SUITABILITY FOR ON-SITE SEWAGE DISPOSAL AT THIS TIME.

FLOOD PLAIN:
THE PROPERTY AS PLATTED HEREON DOES NOT FALL WITHIN THE FEDERAL INSURANCE RATE MAP ONE HUNDRED YEAR FLOOD PLAIN.

WATER AND SEWER:
THE OWNER OF THIS SUBDIVISION DOES NOT AGREE TO CONSTRUCT EITHER A PUBLIC WATER OR A PUBLIC SEWER SYSTEM. BEFORE 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.

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.

STREETS:
NOTICE IS HEREBY GIVEN THAT THE STREETS IN THIS SUBDIVISION ARE PRIVATE AND NOT INTENDED FOR GENERAL PUBLIC USE, BUT SHALL PROVIDE FREE AND UNOBSTRUCTED ACCESS BY EACH AND EVERY LOT OWNER AND THEIR INVITEES. STREETS DO NOT QUALIFY FOR PUBLIC MAINTENANCE.

BEDFORD COUNTY BUILDING SETBACK:
REQUIREMENTS VARY DEPENDING UPON TYPE OF USE AND MAY DIFFER FROM ANY RESTRICTIVE COVENANTS THAT MAY BE APPLICABLE TO THIS PROPERTY. REFER TO BEDFORD COUNTY REGULATIONS BEFORE ANY CONSTRUCTION BEGINS.

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

BEDFORD COUNTY DOES NOT APPROVE OR ENFORCE RESTRICTIVE COVENANTS.

CEMETERY NOTE:
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.

THE 30' JOINT-USE DRIVEWAY AS PLATTED HEREON IS NOT REQUIRED BY BEDFORD COUNTY FOR THIS DIVISION, NOR ALLOWED AS SOLE ACCESS FOR FUTURE DIVISIONS, BUT IS SHOWN ONLY AS ADDITIONAL ACCESS.

FAMILY CONVEYANCE:
THE PROPERTY AS PLATTED HEREON IS EXEMPT FROM THE PROVISIONS OF THE BEDFORD COUNTY SUBDIVISION ORDINANCE FOR CONVEYANCE TO A FAMILY MEMBER.

OWNER'S STATEMENT:
THIS PLAT WAS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

FURTHERMORE, THIS IS TO CERTIFY THAT: FARRIS BOOTH JR. AND MICHAEL W. BOOTH MY GRANDSONS, ARE THE GRANTEEES OF THE CERTAIN PARCEL OF LAND AS SHOWN HEREON.

Cathlyn Ridgeway Booth

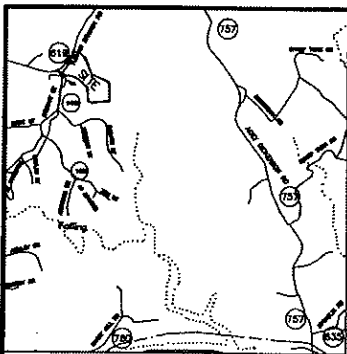
STATE OF VIRGINIA, AT LARGE
CITY/COUNTY OF Bedford, VA, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY STEPHEN EDWARD & CATHLYN RIDGEWAY BOOTH
THIS 25th DAY of March, 2000.
MY COMMISSION EXPIRES 11/30/2001

Margie H. Brown NOTARY PUBLIC.

SUBDIVISION OF 21.163 ACRES
(DECEASED) FROM THE PROPERTY OF
STEPHEN EDWARD & CATHLYN RIDGEWAY BOOTH
BLUE RIDGE DIST., BEDFORD CO., VA.
DATE: JANUARY 25, 2000 SCALE: 1"=150'
TAX ID. NO.: 174-1-A

1-A-DWC



ROUTE 619
TURNER BRANCH RD.

ROUTE 1800
STEWART ST.

PROPERTY OF
TOWN OF VINTON
D.B. 385, P. 359
P.B. 20, P. 69
TAX MAP NO. 173-A-162, 163 & 164

TRACT 1
PROPERTY OF
JAMES C. & DEANNA C. BOWMAN
INSTRUMENTS P. 9, 39, P. 392
P.B. 20, P. 69
TAX MAP NO. 174-A-3A

EXISTING
30' R/W
D.B. 317, P. 39
P.B. 20, P. 69
TAX MAP NO. 174-A-3A

PROPERTY OF
STEPHEN EDWARD & CATHLYN R. BOOTH
D.B. 233, P. 189
TAX MAP NO. 174-1-A

REMAINING PROPERTY OF
STEPHEN EDWARD & CATHLYN R. BOOTH
D.B. 233, P. 189
TAX MAP NO. 174-1-A

LOT 2
TAX MAP NO. 174-7-2

LOT 3
TAX MAP NO. 174-7-3

LOT 11
TAX MAP NO. 174-7-11

LOT 12
TAX MAP NO. 174-7-12

LOT 13
TAX MAP NO. 174-7-13

- LEGEND:
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - PPOLE POWER POLE
 - * TREE AS IDENTIFIED
 - FENCES



SHRADER ENGINEERING & LAND SURVEYING, INC.
119 S. BRIDGE ST. BEDFORD, VA. PHONE (540) 586-4710
P. O. BOX 647 24523 FAX (540) 586-5407

APPROVED MAR 16 2000
DATE
Margie H. Brown
Bedford Co. Subdivision Agent

APPROVAL VOID
IF NOT RECORDED
BY SEP 14 2000

921848 S.F.
21.163 Ac.
INCLUDES AREA IN CEMETERY
AGRICULTURAL PROPERTY

VARIETY VIEW ESTATES
P.B. 22 P.355

P.B. 22, P. 355

PROPERTY OF
BILLIE LOU DAVIS & FRONIE LEE PATSEL
D.B. 505, P. 300 (PLAT)
D.B. 176, P. 143 (PLAT)
TAX MAP NO. 174-A-15

540.857
5023731'E