**NOTE:**

1. SEE SHEET 1 OF 3 FOR CURVE

TAX # 191-3-2
PROPERTY OF
RICHARD T. MOORMAN
& LORINE MOORMAN
PARCEL 2
C. D. MOORMAN SUBDIVISION
P.B. 10, PG. 206

APPROXIMATE LIMITS OF
100' YEAR FLOOD PLAIN
ELEVATION = 802.7'

REMAINING PROPERTY OF
DAVID S. WILSON
D.B. 725, PG. 348
29.664 ACRES (WEST OF ROAD)

REMAINING PROPERTY
DAVID S. WILSON
D.B. 725, PG. 348
17.374 ACRES (EAST OF

MATCHLINE
SEE SHEET 2 OF 3

SEE SHEET 2 OF 3
MATCHLINE

MERIDIAN OF
DEED BOOK 725, PAGE 348

LOT 13
2.215 ACRES

LOT 12
1.801 ACRES

LOT 11
2.405 ACRES

COMMON AREA
32,847 S.F.

LOT 10
23,741 S.F.

LOT 9
26,027 S.F.

LOT 8
29,258 S.F.

WELL LOT #1
10,328 S.F.

WELL LOT #2
18,126 S.F.

UTILITY LOT
11,911 S.F.

BRADFORD COVE DRIVE

BRADFORD LAKES

NEW PRIVATE
VARIABLE-WIDTH
S.S.E. #1

NEW PRIVATE
VARIABLE-WIDTH
S.S.E. #2

NEW 20' S.S.E #4

NEW 20'
D.E. #3

NEW 20'
D.E. #2

NATURAL DRAIN

20' P.U.E.
(TYP.)

25' P.U.E.
LOTS 1 & 2

NEW
10' S.S.E #3

NEW
10' S.S.E #5

APPROXIMATE
800' CONTOUR

ORIGINAL
TAX # 192-2-3
PROPERTY OF
DAVID S. WILSON
PARCEL 3
C. D. MOORMAN SUBDIVISION
P.B. 10, PG. 206
D.B. 725, PG. 348

ORIGINAL
TAX # 192-2-3E
PROPERTY OF
DAVID S. WILSON
D.B. 784, PG. 457

TAX # 192-3-3D
PROPERTY OF
HOWARD H. FLETCHER
PARCEL 1
MILLER-FLETCHER SUBDIVISION
P.B. 35, PG. 148
INSTRUMENT #970008873

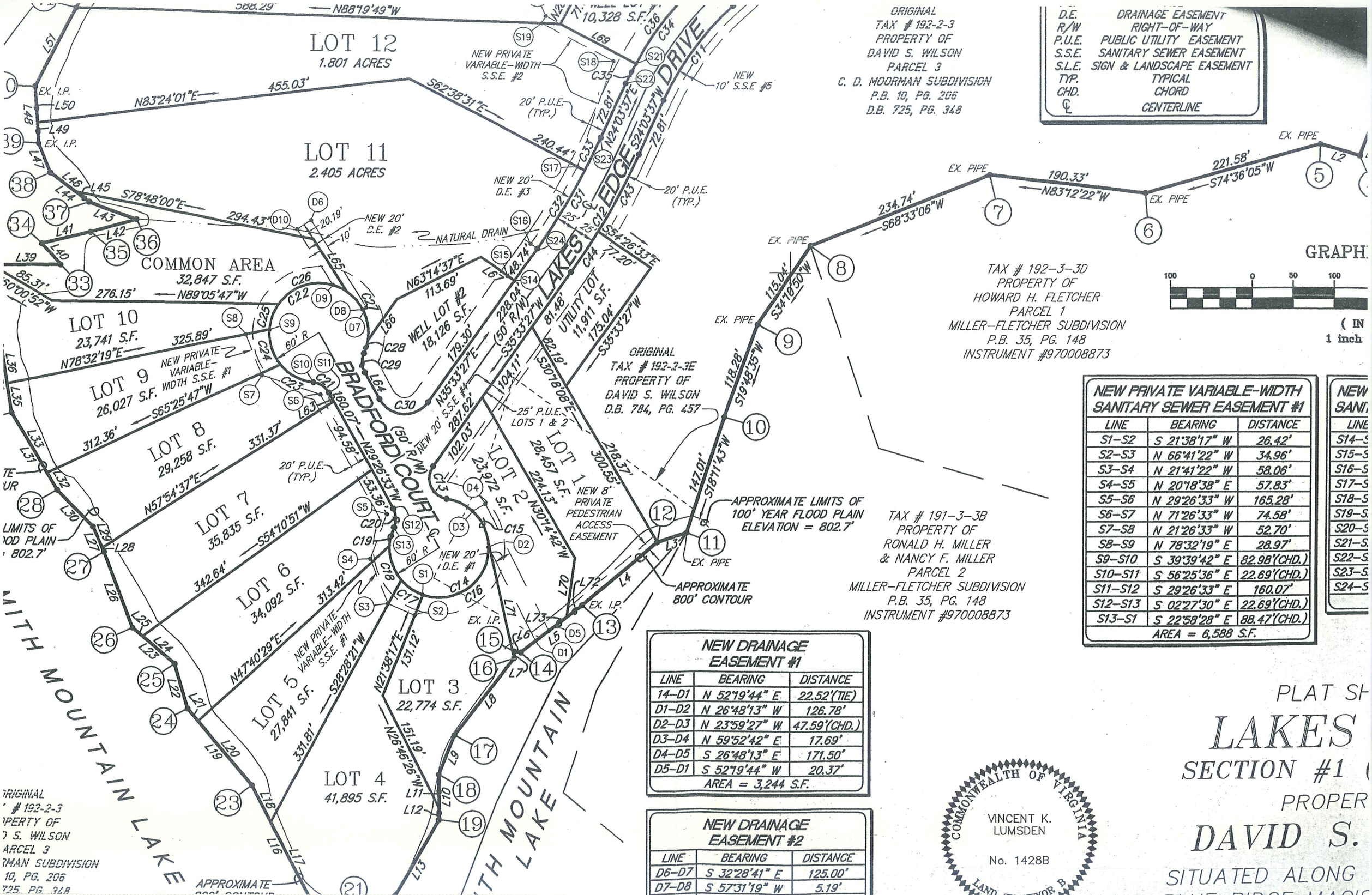
EX. PIPE

## LEGEND

| | |
|---|---|
| S.F. | SQUARE FEET |
| AC. | ACRES |
| EX. | EXISTING |
| I.P. | IRON PIN |
| D.F. | APPROVED DRAIN FIELD |
| P.B. | PLAT BOOK |
| D.B. | DEED BOOK |
| PG. | PAGE |
| D.E. | DRAINAGE EASEMENT |
| R/W | RIGHT-OF-WAY |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| S.L.E. | SIGN & LANDSCAPE EASEMENT |
| TYP. | TYPICAL |
| CHD. | CHORD |
| ℄ | CENTERLINE |

## NEW PRIVATE VARIABLE-WID
## SANITARY SEWER EASEMEN

| LINE | BEARING | DISTA |
|---|---|---|
| S1-S2 | S 21°38'17" W | 26.4 |
| S2-S3 | N 66°41'22" W | 34.9 |
| S3-S4 | N 21°41'22" W | 58.0 |




| | |
|---|---|
| D.E. | DRAINAGE EASEMENT |
| R/W | RIGHT-OF-WAY |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| S.L.E. | SIGN & LANDSCAPE EASEMENT |
| TYP. | TYPICAL |
| CHD. | CHORD |
| ℄ | CENTERLINE |

**NEW PRIVATE VARIABLE-WIDTH SANITARY SEWER EASEMENT #1**

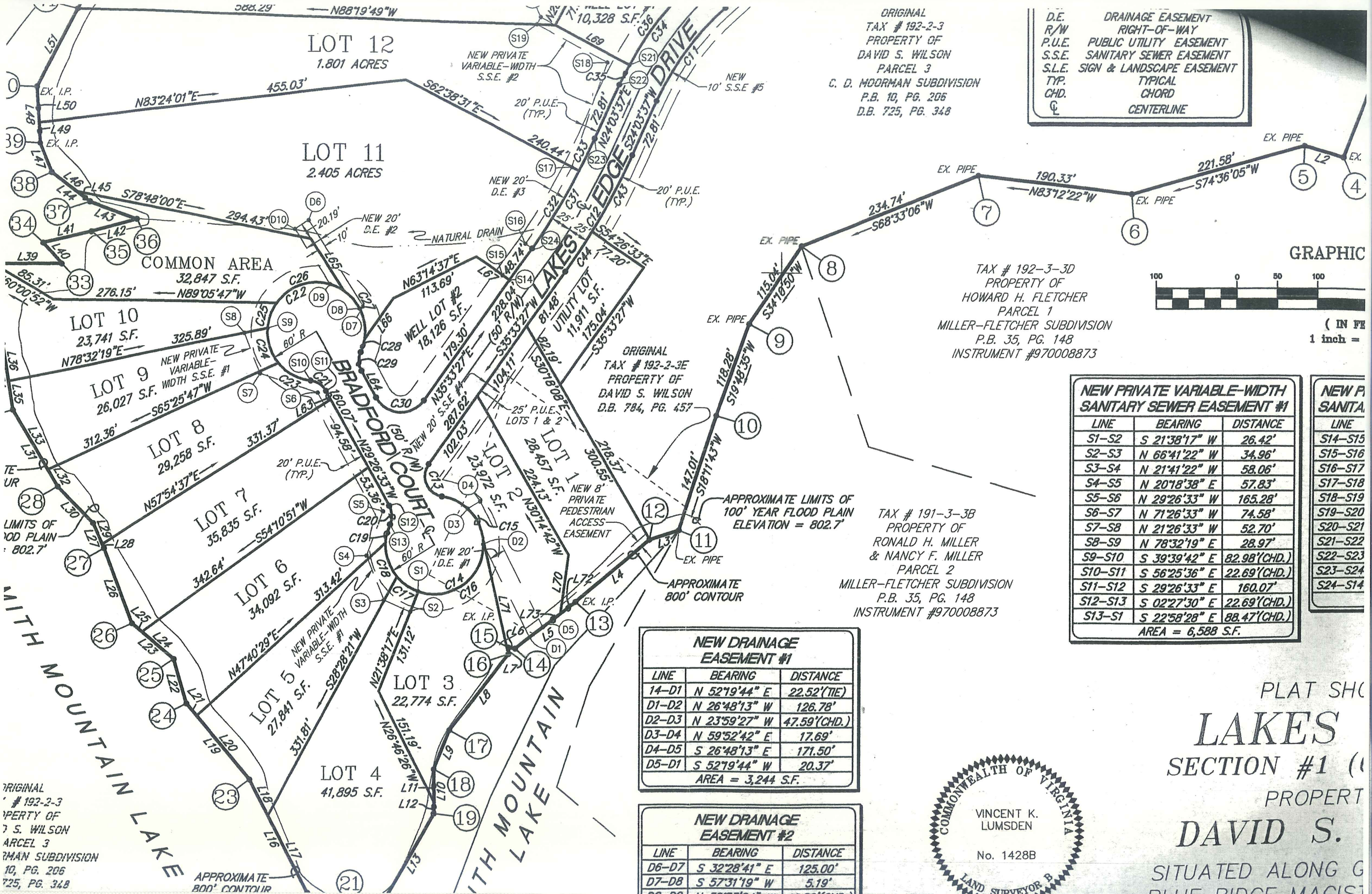
| LINE | BEARING | DISTANCE |
|---|---|---|
| S1–S2 | S 21°38'17" W | 26.42' |
| S2–S3 | N 66°41'22" W | 34.96' |
| S3–S4 | N 21°41'22" W | 58.06' |
| S4–S5 | N 20°18'38" E | 57.83' |
| S5–S6 | N 29°26'33" W | 165.28' |
| S6–S7 | N 71°26'33" W | 74.58' |
| S7–S8 | N 21°26'33" W | 52.70' |
| S8–S9 | N 78°32'19" E | 28.97' |
| S9–S10 | S 39°39'42" E | 82.98'(CHD.) |
| S10–S11 | S 56°25'36" E | 22.69'(CHD.) |
| S11–S12 | S 29°26'33" E | 160.07' |
| S12–S13 | S 02°27'30" E | 22.69'(CHD.) |
| S13–S1 | S 22°58'28" E | 88.47'(CHD.) |
| AREA = 6,588 S.F. | | |

**NEW DRAINAGE EASEMENT #1**

| LINE | BEARING | DISTANCE |
|---|---|---|
| 14–D1 | N 52°19'44" E | 22.52'(TIE) |
| D1–D2 | N 26°48'13" W | 126.78' |
| D2–D3 | N 23°59'27" W | 47.59'(CHD.) |
| D3–D4 | N 59°52'42" E | 17.69' |
| D4–D5 | S 26°48'13" E | 171.50' |
| D5–D1 | S 52°19'44" W | 20.37' |
| AREA = 3,244 S.F. | | |

**NEW DRAINAGE EASEMENT #2**

| LINE | BEARING | DISTANCE |
|---|---|---|
| D6–D7 | S 32°28'41" E | 125.00' |
| D7–D8 | S 57°31'19" W | 5.19' |




**NEW PRIVATE VARIABLE-WIDTH SANITARY SEWER EASEMENT #1**

| LINE | BEARING | DISTANCE |
|---|---|---|
| S1–S2 | S 21°38'17" W | 26.42' |
| S2–S3 | N 66°41'22" W | 34.96' |
| S3–S4 | N 21°41'22" W | 58.06' |
| S4–S5 | N 20°18'38" E | 57.83' |
| S5–S6 | N 29°26'33" W | 165.28' |
| S6–S7 | N 71°26'33" W | 74.58' |
| S7–S8 | N 21°26'33" W | 52.70' |
| S8–S9 | N 78°32'19" E | 28.97' |
| S9–S10 | S 39°39'42" E | 82.98'(CHD.) |
| S10–S11 | S 56°25'36" E | 22.69'(CHD.) |
| S11–S12 | S 29°26'33" E | 160.07' |
| S12–S13 | S 02°27'30" E | 22.69'(CHD.) |
| S13–S1 | S 22°58'28" E | 88.47'(CHD.) |
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| LINE | BEARING | DISTANCE |
|---|---|---|
| 14–D1 | N 52°19'44" E | 22.52'(TIE) |
| D1–D2 | N 26°48'13" W | 126.78' |
| D2–D3 | N 23°59'27" W | 47.59'(CHD.) |
| D3–D4 | N 59°52'42" E | 17.69' |
| D4–D5 | S 26°48'13" E | 171.50' |
| D5–D1 | S 52°19'44" W | 20.37' |
| AREA = 3,244 S.F. | | |

**NEW DRAINAGE EASEMENT #2**

| LINE | BEARING | DISTANCE |
|---|---|---|
| D6–D7 | S 32°28'41" E | 125.00' |
| D7–D8 | S 57°31'19" W | 5.19' |

| | |
|---|---|
| D.B. | DEED BOOK |
| PG. | PAGE |
| D.E. | DRAINAGE EASEMENT |
| R/W | RIGHT-OF-WAY |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| S.L.E. | SIGN & LANDSCAPE EASEMENT |
| TYP. | TYPICAL |
| CHD. | CHORD |
| ℄ | CENTERLINE |

| | | | | | | |
|---|---|---|---|---|---|---|
| C36 | 392.19' | 101.12' | 50.84' | 100.84' | S 35°31'50" W | 14°46'20" |
| C37 | 392.19' | 37.01' | 18.52' | 37.00' | S 45°37'13" W | 05°24'27" |
| C38 | 311.00' | 257.16' | 136.44' | 249.89' | N 24°38'10" E | 47°22'34" |
| C39 | 336.25' | 245.25' | 128.37' | 239.85' | S 21°50'37" W | 41°47'27" |
| C40 | 314.08' | 184.63' | 95.07' | 181.99' | S 59°34'47" W | 33°40'55" |
| C41 | 756.00' | 102.82' | 51.49' | 102.74' | N 72°31'29" E | 07°47'32" |
| C42 | 30.00' | 43.28' | 26.38' | 39.62' | N 27°18'11" E | 82°39'03" |
| C43 | 817.40' | 104.02' | 52.08' | 103.95' | S 27°42'22" W | 07°17'29" |
| C44 | 817.40' | 60.00' | 30.01' | 59.99' | S 33°27'17" W | 04°12'21" |

IE AFORESAID _____
RUSTEE AND _____,
WHOSE NAMES ARE SIGNED TO THE
ONALLY APPEARED BEFORE ME IN
GED THE SAME ON _____, 2001.

## VING DATED MAY 15, 2001.

ION OF TAX PARCELS 192-2-3, 192-2-3E, AND
LIMINRY PLAN PREPARED BY LUMSDEN ASSOCIATES
ERE SHALL BE NO FURTHER SUBDIVISION OF ANY
OSED SUBDIVISION SHALL REMAIN AT TWENTY-FIVE (25).

E "COMMON AREA" SHALL BE LIMITED TO TEN SLIPS
, M, N, AND P). THE COMMUNITY DOCK WILL BECOME
ATION" AND SHALL BE FOR THE EXCLUSIVE USE OF THE
MERCIAL ACTIVITY OF ANY KIND AND NO BOAT RAMP

| LE | | | | |
|---|---|---|---|---|
| | DISTANCE | LINE | BEARING | DISTANCE |
| V | 98.08' 26 | L50 | N 03°29'29" W | 43.59' |
| V | 33.61' 27 | L51 | N 27°47'26" E | 107.93' |
| V | 5.28' 28 | L52 | N 26°59'01" E | 126.42' |
| V | 28.33' 29 | L53 | N 69°29'48" E | 90.63' |
| V | 62.53' 30 | L54 | S 88°41'59" W | 28.84' |
| V | 108.09' 31 | L55 | N 26°57'52" W | 16.69' |
| V | 23.87' 32 | L56 | N 07°33'34" E | 52.58' |
| V | 84.22' 33 | L57 | N 27°53'00" E | 53.37' |
| V | 81.54' 34 | L58 | N 02°56'43" W | 60.08' |
| V | 35.49' 35 | L59 | N 10°54'35" E | 44.64' |
| V | 46.05' 36 | L60 | N 19°13'22" E | 47.45' |
| V | 53.84' 37 | L61 | N 14°04'15" E | 49.90' |
| E | 45.25' 38 | L62 | S 02°57'13" W | 52.40' |
| E | 84.46' 39 | L63 | N 29°26'33" W | 12.13' |
| V | 34.68' 40 | L64 | S 29°26'33" E | 37.08' |
| E | 60.99' 41 | L65 | S 32°28'41" E | 76.02' |
| E | 58.44' 42 | L66 | N 35°33'27" E | 61.01' |
| V | 62.34' 43 | L67 | S 54°26'33" E | 50.00' |
| V | 58.84' 44 | L68 | N 73°08'40" E | 41.01' |
| V | 20.59' 45 | L69 | N 61°51'20" W | 103.19' |
| V | 38.25' 46 | L70 | N 07°54'16" E | 72.05' |
| V | 38.34' 47 | L71 | S 12°37'24" E | 143.43' |
| V | 68.59' 48 | L72 | S 52°19'44" W | 23.40' |
| V | 25.00' 49 | L73 | S 52°19'44" W | 70.10' |

## NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON.
3. A PORTION OF THE PROPERTY AS PLATTED FALLS WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. SEE COMMUNITY PANEL # 510016 0100 A, DATED SEPTEMBER 29, 1978.
4. 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 AND SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, SEDIMENT AND EROSION CONTROL REQUIREMENTS AND PRIVATE STREETS.
5. 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.
6. 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 NOTED ON THIS PLAT.
7. 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 AND SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, SEDIMENT AND EROSION CONTROL REQUIREMENTS AND PRIVATE STREETS.
8. THE 50' RIGHT-OF-WAY, DRAINFIELD AND 15' PUBLIC UTILITY EASEMENT AS SHOWN IN D.B. 739, PG. 38 (SEE PLAT IN D.B. 739, PG. 51) SERVING TAX # 192-2-3E ARE HEREBY ABANDONED.
9. A NON-COMMUNITY WATER SYSTEM (NOT TO BE OPERATED OR MAINTAINED BY THE BEDFORD COUNTY PUBLIC SERVICE AUTHORITY) WILL BE CONSTRUCTED TO SERVE LOTS 1 THROUGH 10. LOT 11, 12, 13, AND PARCELS H, J, K AND L TO BE SERVED BY PRIVATE WELLS.
10. SEE SHEET 2 OF 3 FOR LOCATIONS OF DRAINFIELDS SERVING LOTS AS SHOWN HEREON. DRAINFIELDS AS SHOWN AND NUMBERED CORRESPOND TO SOIL SUMMARY REPORT PREPARED BY FRANK DAVIS, AOSE #163 DATED APRIL 26, 2001.
11. PARCELS H, J, K, AND L APPROVED PER LETTER DATED JULY 24, 1997 BY TIM PARKER, ENVIRONMENTAL HEALTH SPECIALIST WITH THE BEDFORD COUNTY HEALTH DEPARTMENT.
12. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
13. NOTICE IS HEREBY GIVEN THAT: THE STREETS AND ROADS IN THIS SUBDIVISION ARE NOT PUBLICLY MAINTAINED AND WILL NOT QUALIFY FOR PUBLIC MAINTENANCE UNTIL ALL APPLICABLE REQUIREMENTS OF BEDFORD COUNTY AND THE VIRGINIA DEPARTMENT OF HIGHWAYS HAVE BEEN MET.
14. THE PROPERTY AS SHOWN IS LOCATED WITHIN R-1 ZONING DISTRICT.
15. OWNER: DAVID S. WILSON - 320 HOLYOKE ROAD, GOODVIEW, VA 24095
16. PER SEC. 30-100-6 OF THE BEDFORD COUNTY ZONING ORDINANCE, THE USE OF THE WELL AND UTILITY LOTS SHOWN WILL BE FOR THE SAID USE ONLY AND THAT NO EMPLOYMENT SHALL BE ALLOWED AT THESE LOTS EXCEPT FOR ROUTINE MAINTENANCE OF THE PUBLIC FACILITIES.
17. SEWAGE SYSTEMS FOR LOT 1, 2, 3, AND 10 ARE LIMITED TO 3 BEDROOMS, SEWAGE SYSTEMS FOR LOTS 4-9, AND 11-13 ARE LIMITED TO 4 BEDROOMS.
18. THE AREA CONTAINED WITHIN THE ROADS OF THIS SUBDIVISION IS 3.158 AC.
19. DRAINFIELD NUMBER 9 IS HEREBY RESERVED FOR USE BY THE OWNER OF THE 17.374 ACRE TRACT OF LAND LYING EAST OF LAKES EDGE DRIVE, AS SHOWN HEREON. THE CAPACITY OF DRAINFIELD NUMBER 9 SHALL BE LIMITED TO 3 BEDROOMS.
20. ALL ROADWAY EASEMENTS PROVIDED FOR ROADWAY PUPOSES ARE TO BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION ONLY TO THE EXTENT NECESSARY TO SERVE ROADWAY PURPOSES.
21. PRIVATE RESTRICTIONS AND COVENANTS TO BE RECORDED ALONG WITH RECORDATION OF LAKES EDGE SUBDIVISION.

OWNER DATE

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.

SOURCE OF TITLE - D.B. 725, PG. 348; D.B. 784, PG. 457

I CERTIFY THAT THE CORNERS SHOWN AND DESCRIBED ON THIS PLAT ARE IN PLACE OR SHALL BE INSTALLED UPON FINAL UTILITY AND ROAD INSTALLATION.

DATE SURVEYOR

BEDFORD COUNTY DOES NOT APPROVE OR ENFORCE RESTRICTIVE COVENANTS.

DATE BEDFORD COUNTY SUBDIVISION AGENT

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON _____, 2001, AT _____ O'CLOCK ___M.

TESTEE: CAROL W. BLACK, CLERK

DEPUTY CLERK

COMMONWEALTH OF VIRGINIA
VINCENT K. LUMSDEN
No. 1428B
LAND SURVEYOR B

PLAT SHOWING

# LAKES EDGE

## SECTION #1 (69.427 AC.)

PROPERTY OF

## DAVID S. WILSON

SITUATED ALONG GOODVIEW ROAD
BLUE RIDGE MAGISTERIAL DISTRICT

BEDFORD COUNTY, VIRGINIA

P.B. ____, PG