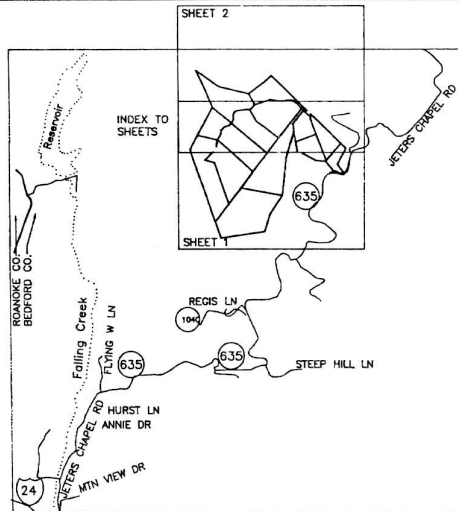




40/280

A.G. FRALIN SURVEY DATED  
JANUARY 15, 1993  
NOT FOUND OF RECORD



SOURCE OF TITLE:  
THE PROPERTY AS PLATTED HEREON IS ALL OF THE SAME  
PROPERTY AS ACQUIRED BY TIMBERLINE OF VIRGINIA INC.,  
BY DEED RECORDED AT INST. # 980009664, REF. P.B.36 PG.339.

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.

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

BEDFORD COUNTY BUILDING SETBACKS:  
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.

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

BEDFORD COUNTY DOES NOT APPROVE OR ENFORCE RESTRICTIVE  
COVENANTS.

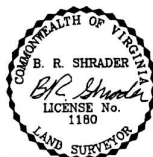
WATER AND SEWER:  
THE OWNER OF THIS SUBDIVISION DOES NOT AGREE TO  
CONSTRUCT EITHER A PUBLIC WATER OR A PUBLIC SEWER  
SYSTEM. BEFORE CONSTRUCTION OF ANY DWELLING CAN BEGIN  
THE BEDFORD COUNTY HEALTH DEPARTMENT SHALL BE CONSULTED  
TO ENSURE THE PROPER LOCATION OF THE WATER AND SEWER  
SYSTEMS IN RELATION TO THE LOCATION OF THE PROPOSED  
DWELLINGS.

PARCELS AS PLATTED HEREON WERE NOT REVIEWED FOR  
SUITABILITY FOR ON-SITE SEWAGE DISPOSAL AT THIS TIME.

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.

INSTRUMENT #010005904  
RECORDED IN THE CLERK'S OFFICE OF  
BEDFORD COUNTY ON  
MAY 14, 2001 AT 12:23PM  
CAROL W. BLACK, CLERK

BY: *Carol W. Black*  
INST. # 980018001 REF. P.B.37 PG. 172



SHRADER ENGINEERING & LAND SURVEYING, INC.

119 S. BRIDGE ST. P. O. BOX 647  
BEDFORD, VA. 24523  
PHONE (540) 586-4710 FAX (540) 586-4507

LAST REVISION 11-7-2000

Plat & Survey-Plat Bk 40 Pg 280

Plat & Survey-Plat Bk 40 Pg 280

**TIMBERLINE ESTATES**

BLUE RIDGE DIST., BEDFORD CO., VA.  
DATE: JULY 31, 1998 SCALE: 1" = 200'  
TAX ID. NO. 138-A-45&46

SHEET 2 OF 2

A-49.OTS.DWG