

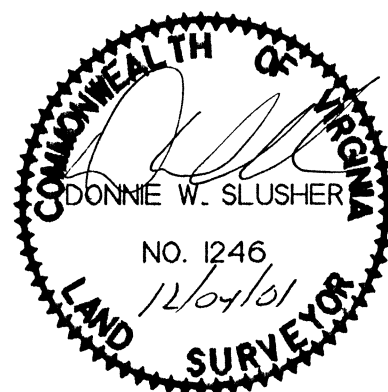
PLAT SHOWING SURVEY OF A PORTION  
OF PROPERTY BEING OWNED BY:  
GUNNOE SAUSAGE COMPANY  
3989 CIFAX ROAD  
GOODE, VA. 24551  
SOURCE: D.B. 325 PG. 359  
TRACT A 23.171 ACRES  
AND PROPERTY BEING CONVEYED BY:  
DELORES T. AND CHARLES D. GUNNOE  
1200 CIFAX RD.  
GOODE, VA. 24551  
SOURCE: D.B. 369 PG. 244  
WELL LOT "A"

# GUNNOE SAUSAGE COMPANY

TOTAL AREA: 23.441 ACRES

CENTER DISTRICT  
BEDFORD COUNTY  
VIRGINIA

SCALE: 1" = 100'  
CD - L01  
DATE: NOVEMBER 20, 2001



This is to certify that on NOVEMBER 20, 2001  
I made an accurate survey of the premises shown hereon  
and that there are no easements or encroachments visible  
on the ground other than those shown hereon.

Slusher Surveying and Assoc., P.C.  
P.O. Box 646 Bedford, Va. 24523  
Phone: (540) 586-957

## NOTES:

- 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, erosion and sediment control requirements, and private streets.
- The owner of this subdivision does not agree to construct 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.
- This plat has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances upon the property.
- Exact location of underground utilities and improvements unknown.
- This property as platted falls within Flood Zone C of the Federal Insurance Rate Map One Hundred Year Flood Plain.
- 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 a survey, property research or plat preparation has been denoted on this plat.
- Bedford County requires a minimum setback of 25ft. horizontally from all normal shorelines, including streambanks.
- Tax Map No. 78-A-28B & 78-A-2A. Zoned AR
- Well Lot "A" (0.270 Ac.) is to become a part and parcel of Tract A (23.171 Ac.) for a total area of 23.441 acres.
- Tract I approved to become part of adjoining property only and not approved as a separate building lot.
- Tract I not reviewed for suitability for on-site sewage disposal at this time.
- Well lots are for the purpose of dedication only and not for the purpose of subdivision.

JANE M. AND  
RAY L. GARLAND  
T.M. 78-A-28A  
D.B. 804 PG. 3

JULIE C. AND  
DEAN A. YOUNG  
T.M. 78-4-2B  
D.B. 800 PG. 390

LAND RETAINED BY:  
DELORES T. AND  
CHARLES D. GUNNOE  
T.M. 78-A-28B  
D.B. 369 PG. 244  
10.68 AC. +- ACCORDING  
TO TAX RECORDS

FOR COUNTY USE  
NOT FOR RECORDING  
PURPOSES

EMMA R. AND  
HAROLD E. ABBOTT  
T.M. 78-A-43A  
D.B. 836 PG. 428

WAYNE T. MAYHEW  
INSTR. NO.  
950004915  
T.M. 78-A-43

FOR COUNTY USE  
NOT FOR RECORDING  
PURPOSES

TRACT "A"  
23.171 ACRES  
(area includes Well Lot "B")

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.

Monumentation at 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 Planning Department.

This property was conveyed to Delores T. & Charles D. Gunnoe in D.B. 369 pg. 244 and to Gunnoe Sausage Company in D.B. 325 Pg. 359 and recorded in the Clerk's Office of the Circuit Court of Bedford County, Virginia.

"The subdivision known as (see plat title block) is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record."

DATE HIGHWAY ENGINEER

DATE HEALTH OFFICER

DEC 10 2001 *Kim Dole*

DATE AGENT, BEDFORD COUNTY BOARD OF SUPERVISORS

Bedford County does not approve or enforce restrictive covenants.

APPROVAL VOID  
IF NOT RECORDED  
BY JUN 09 2002

DEC 10 2001 *Kim Dole*

DATE AGENT, BEDFORD COUNTY BOARD OF SUPERVISORS

The platting or dedication of the following described land, Property owned and being conveyed by: Delores T. and Charles D. Gunnoe and Gunnoe Sausage Company is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees, if any.

*Delores T. Gunnoe*

DELORES T. GUNNOE

*Charles D. Gunnoe*

CHARLES D. GUNNOE

*Charles D. Gunnoe*

GUNNOE SAUSAGE COMPANY

BY CHARLES D. GUNNOE, OWNER

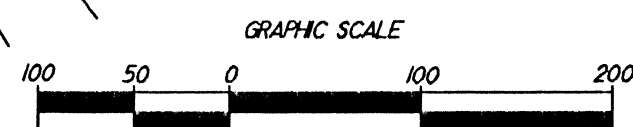
*Beatrice H. Witt*

Beatrice H. Witt, a Notary Public in and for the State of Virginia at large aforesaid, hereby certify that the owners name as signed hereon has acknowledged to the same before me this 10th day of December 2001.

My commission expires July 31, 2003

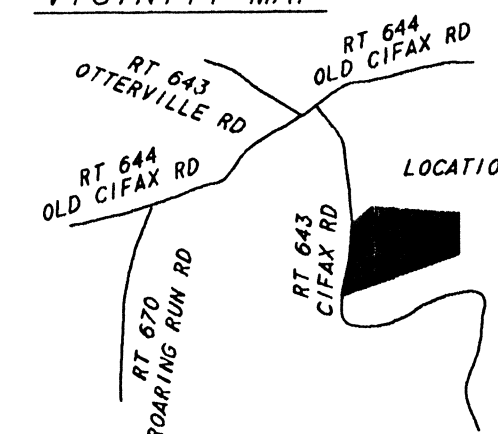
*Beatrice H. Witt*

Notary Public



| LINE  | BEARING      | DISTANCE |         |         |         |               |
|-------|--------------|----------|---------|---------|---------|---------------|
| L 1   | N 02°20'39"W | 43.67'   |         |         |         |               |
| L 2   | N 17°45'50"E | 77.13'   |         |         |         |               |
| CURVE | DELTA ANGLE  | RADIUS   | ARC     | TANGENT | CHORD   | CHORD BEARING |
| C 1   | 26°16'24"    | 95.00'   | 43.56'  | 22.17'  | 43.18'  | N 04°47'36"E  |
| C 2   | 48°03'31"    | 110.00'  | 92.27'  | 49.04'  | 89.58'  | N 06°15'56"W  |
| C 3   | 13°35'39"    | 510.00'  | 121.00' | 60.79'  | 120.72' | N 33°10'58"W  |

## VICINITY MAP



LOCATION