

The platting or dedication of the following described land,
RIVER VIEW
 is with the free consent and in accordance with the desires
 of the undersigned owners, proprietors, and trustees, if any.

Melony L. Sexton

George H. Sexton, II

I, _____, 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 _____ day of _____, 2009.

My commission expires _____

Notary Public

ELLEN AND
 BRUCE E. HABITZRURTHUR
 T.M. 132-A-49C
 D.B. 892 PG. 468

ANN MASSIE FERGUSON
 T.M. 150-6-4
 INST. NO. 000003289

NOTES:

1. "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.
2. 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.
3. This plat has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances upon the property.
4. Exact location of underground utilities and improvements unknown.
5. A portion of this property as platted falls within the Federal Insurance Rate Map One Hundred Year Flood Plain.
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 a survey, property research or plat preparation has been denoted on this plat.
7. "Bedford County requires a minimum setback of 25ft. horizontally from all normal shorelines, including streambanks.
8. This plat does not address the existence, detection, or delineation of any environmentally sensitive areas or any environmental problems located within the perimeter of the property shown.

Comm. No. 13064

RIVER VIEW
 TOTAL AREA 26.348 ACRES

OWNERS: Melony L. and
 George H. Sexton, II
 2298 Bells Mill Rd.
 Goode, Va. 24556

SANDRA E. AND
 VERNARD L. COFFLIN, JR.
 T.M. 132-A-49D
 INST. NO. 040008779
 P.B. 42 PG. 310

Comm. No. 13064



RECORD MERIDIAN
 PLAT BOOK 29 PG. 29

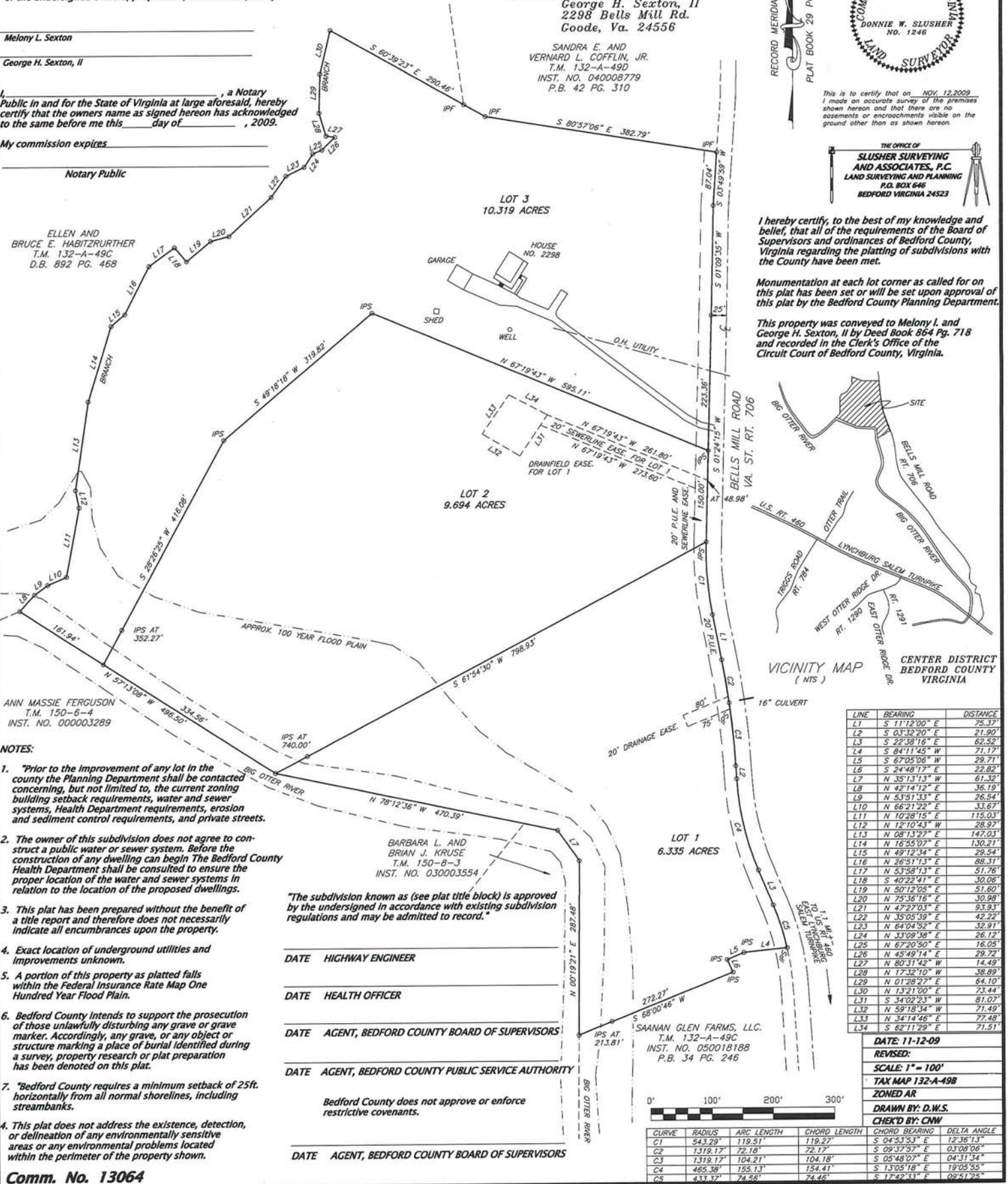
This is to certify that on NOV. 12, 2009
 I made an accurate survey of the premises
 shown hereon and that there are no
 encroachments or encroachments visible on the
 ground other than as shown hereon.

THE OFFICE OF
**SLUSHER SURVEYING
 AND ASSOCIATES, P.C.**
 LAND SURVEYING AND PLANNING
 P.O. BOX 648
 BEDFORD VIRGINIA 24533

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 Melony L. and
 George H. Sexton, II by Deed Book 864 Pg. 718
 and recorded in the Clerk's Office of the
 Circuit Court of Bedford County, Virginia.



VICINITY MAP (NTS)
 CENTER DISTRICT
 BEDFORD COUNTY
 VIRGINIA

LINE	BEARING	DISTANCE
L1	S 11°12'00" E	75.37'
L2	S 03°32'20" E	21.90'
L3	S 22°38'16" E	62.52'
L4	S 84°11'45" W	71.17'
L5	S 67°05'06" W	29.71'
L6	S 24°48'17" E	22.82'
L7	N 35°13'13" W	61.32'
L8	N 42°14'12" E	36.19'
L9	N 63°51'33" E	26.54'
L10	N 66°21'22" E	33.67'
L11	N 10°28'15" E	115.03'
L12	N 12°10'43" W	28.97'
L13	N 08°13'27" E	147.03'
L14	N 16°55'07" E	130.21'
L15	N 49°12'34" E	29.54'
L16	N 26°51'13" E	88.31'
L17	N 53°58'13" E	51.76'
L18	S 40°22'41" E	30.06'
L19	N 50°12'05" E	51.60'
L20	N 75°36'16" E	30.98'
L21	N 47°27'03" E	93.93'
L22	N 35°05'39" E	42.22'
L23	N 64°04'52" E	32.91'
L24	N 33°09'36" E	26.12'
L25	N 67°20'50" E	16.05'
L26	N 45°49'14" E	29.72'
L27	N 80°31'42" W	14.49'
L28	N 17°32'10" W	38.89'
L29	N 01°28'27" E	64.10'
L30	N 13°21'00" E	73.44'
L31	S 34°02'23" W	81.07'
L32	N 59°18'34" W	71.49'
L33	N 34°14'46" E	77.48'
L34	S 62°11'29" E	71.51'

DATE: 11-12-09
 REVISED:
 SCALE: 1" = 100'
 TAX MAP 132-A-49B
 ZONED AR
 DRAWN BY: D.W.S.
 CHECK'D BY: CNW

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	543.29'	119.51'	119.27'	S 04°53'53" E	12°36'13"
C2	1319.17'	72.18'	72.17'	S 09°37'57" E	03°08'08"
C3	1319.17'	104.21'	104.18'	S 05°48'07" E	04°31'34"
C4	485.38'	155.13'	154.41'	S 13°05'18" E	19°05'55"
C5	433.37'	74.50'	74.46'	S 17°42'33" E	09°51'25"

DATE _____ HIGHWAY ENGINEER
 DATE _____ HEALTH OFFICER
 DATE _____ AGENT, BEDFORD COUNTY BOARD OF SUPERVISORS
 DATE _____ AGENT, BEDFORD COUNTY PUBLIC SERVICE AUTHORITY
 Bedford County does not approve or enforce
 restrictive covenants.
 DATE _____ AGENT, BEDFORD COUNTY BOARD OF SUPERVISORS