

STONE SPRING VILLAGE

SECTION ONE

HARRISONBURG, VIRGINIA

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 12.513 ACRES, MORE OR LESS, AND DESIGNATED AS STONE SPRING VILLAGE, SECTION ONE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF; THAT ALL STREETS ON SAID PLATS ARE HEREBY DEDICATED TO THE PUBLIC USE, AND THAT ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO CERTAIN RESTRICTIONS, RESERVATIONS, STIPULATIONS AND COVENANTS AS CONTAINED IN WRITING EXECUTED BY THE UNDERSIGNED, UNDER DATE OF FEBRUARY 27, 1995, WHICH IS TO BE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY IMMEDIATELY FOLLOWING THE RECORDATION OF THIS DEDICATION. THE SAID 12.513 ACRES OF LAND HEREBY BEING SUBDIVIDED IS A PORTION OF THE LANDS CONVEYED TO HARRISONBURG COMMUNITY ASSOCIATES, L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED JANUARY 27, 1995, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1329, PAGE 529.

GIVEN UNDER ~~MY~~/OUR HAND THIS 20TH DAY OF APRIL, 1995

HARRISONBURG COMMUNITY ASSOCIATES, L.C.
A VIRGINIA LIMITED LIABILITY COMPANY

BY: David G. Frackelton, MANAGER, MEMBER
TITLE

BY: Jared S. Scripture MEMBER
TITLE

STATE OF VIRGINIA AT LARGE
CITY OF HARRISONBURG, VIRGINIA TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF April, 1995
BY DAVID G. FRACKELTON & JARED S. SCRIPTURE ON BEHALF OF
HARRISONBURG COMMUNITY ASSOCIATES, L.C.

September 1999
MY COMMISSION EXPIRES
Alison S. Banks
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

THE SUBDIVISION KNOWN AS STONE SPRING VILLAGE, SECTION ONE, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING REGULATIONS AND MAY BE ADMITTED TO RECORD.

G. Carl Nassum 4/20/95
CHAIRMAN, HARRISONBURG PLANNING COMMISSION DATE

John M. Neff 4-26-95
MAYOR OF HARRISONBURG DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 27TH DAY OF FEBRUARY, 1995.

Hal T. Benner
HAL T. BENNER, LAND SURVEYOR

BENNER & ASSOC., INC.
3061 SOUTH MAIN STREET
HARRISONBURG, VIRGINIA
22801
PH # 703-434-0267
REF 093194

SCALE 1" = 60'
FEBRUARY 27, 1995

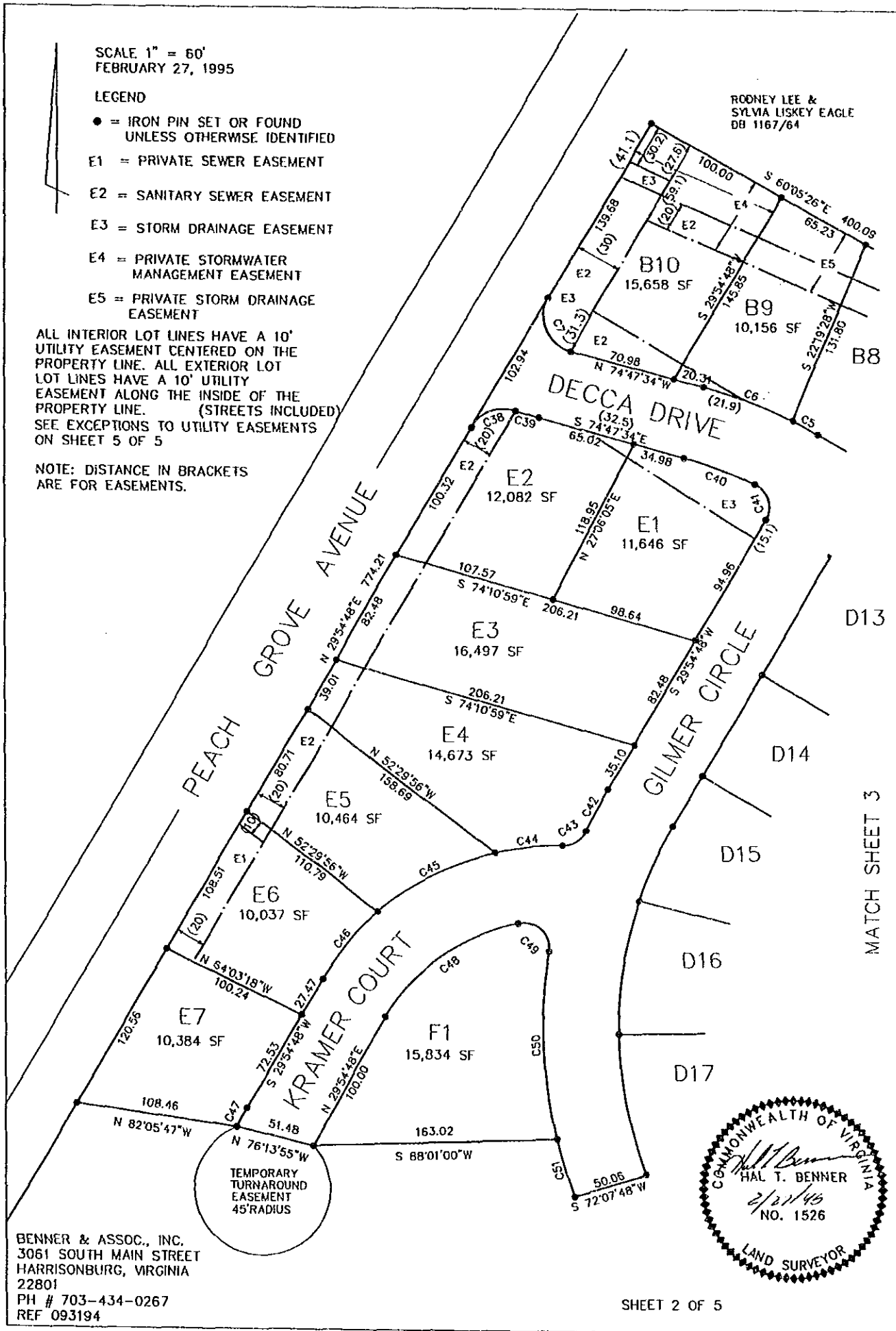
LEGEND

- = IRON PIN SET OR FOUND UNLESS OTHERWISE IDENTIFIED
- E1 = PRIVATE SEWER EASEMENT
- E2 = SANITARY SEWER EASEMENT
- E3 = STORM DRAINAGE EASEMENT
- E4 = PRIVATE STORMWATER MANAGEMENT EASEMENT
- E5 = PRIVATE STORM DRAINAGE EASEMENT

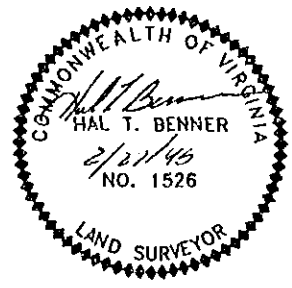
ALL INTERIOR LOT LINES HAVE A 10' UTILITY EASEMENT CENTERED ON THE PROPERTY LINE. ALL EXTERIOR LOT LINES HAVE A 10' UTILITY EASEMENT ALONG THE INSIDE OF THE PROPERTY LINE. (STREETS INCLUDED) SEE EXCEPTIONS TO UTILITY EASEMENTS ON SHEET 5 OF 5

NOTE: DISTANCE IN BRACKETS ARE FOR EASEMENTS.

RODNEY LEE &
SYLVIA LISKEY EAGLE
DB 1167/64

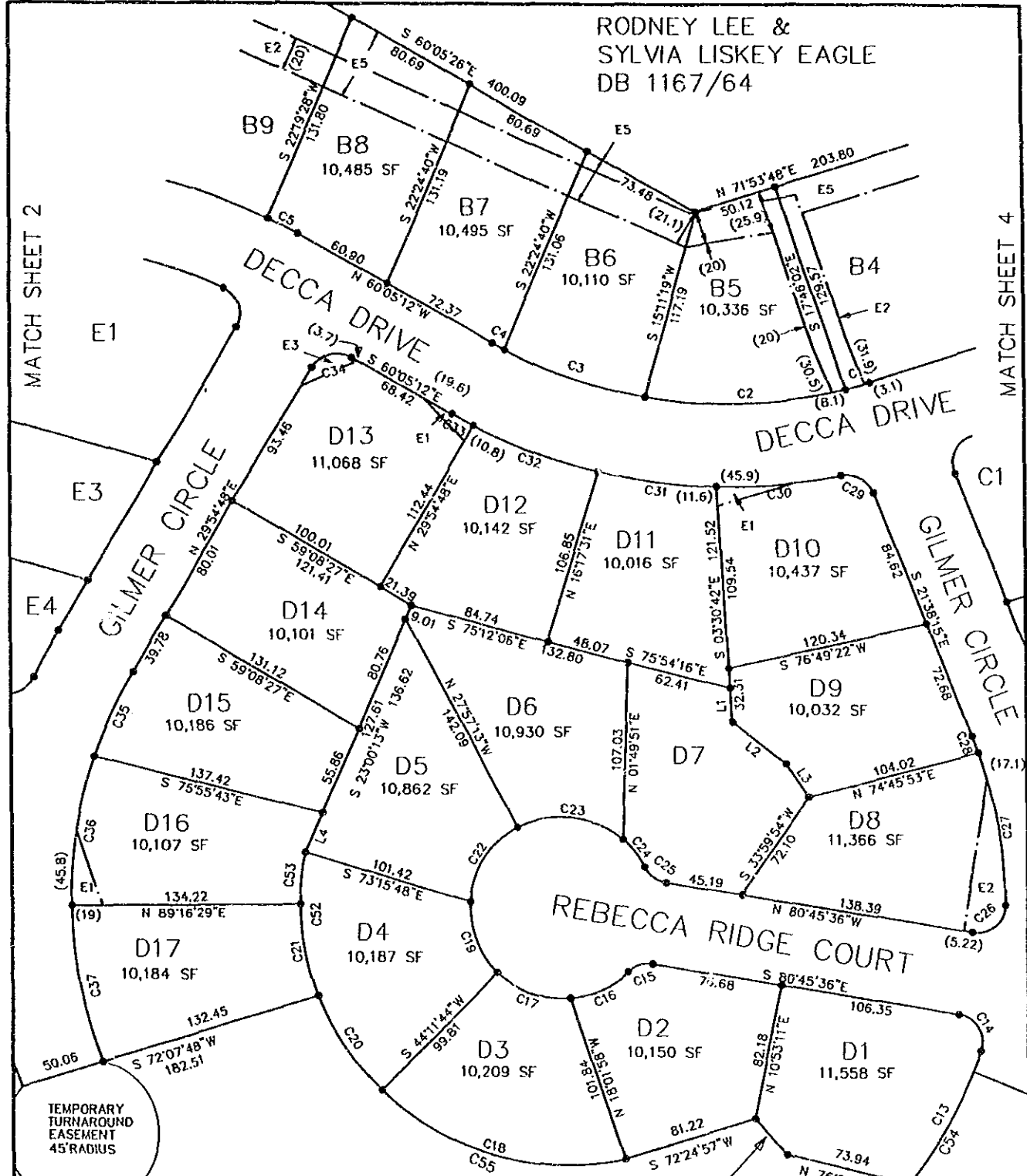


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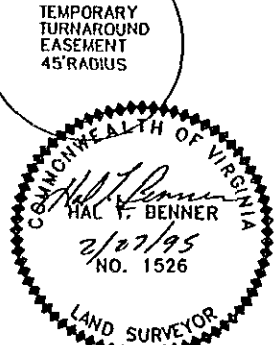
MATCH SHEET 3

RODNEY LEE &
SYLVIA LISKEY EAGLE
DB 1167/64



MATCH SHEET 2

MATCH SHEET 4



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FEBRUARY 27, 1995

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FUTURE DEVELOPMENT

NOTE: DISTANCE IN BRACKETS ARE FOR EASEMENTS.

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SHEET 3 OF 5

RODNEY LEE &
SYLVIA LISKEY EAGLE
DB 1167/64

RODNEY LEE EAGLE
WB 45/371

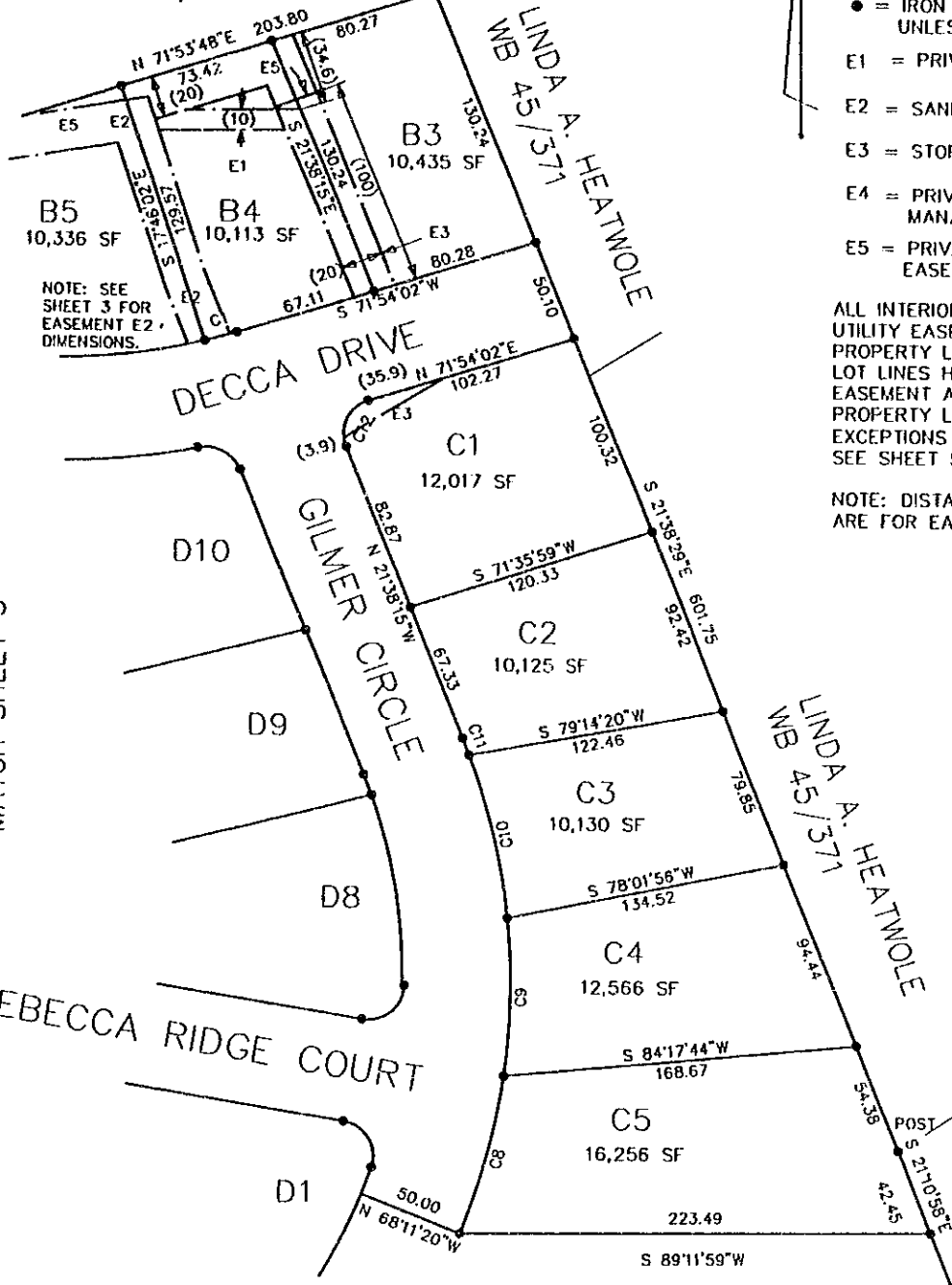
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NOTE: DISTANCE IN BRACKETS ARE FOR EASEMENTS.



NOTE: SEE SHEET 3 FOR EASEMENT E2 DIMENSIONS.

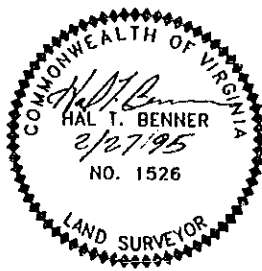
MATCH SHEET 3

REBECCA RIDGE COURT

FUTURE DEVELOPMENT

MARY W. ZIGLER
DB 1253/201

BENNER & ASSOC., INC.
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CURVE	RADIUS	ARC	CHORD	CHORD BRG
1	275.00	15.11	15.10	S 73°28'27"W
2	275.00	118.92	118.00	S 87°26'10"W
3	275.00	88.12	87.74	N 70°59'44"W
4	275.00	8.30	8.30	N 60°57'05"W
5	325.00	19.52	19.52	N 61°48'27"W
6	325.00	63.90	63.79	N 69°09'38"W
7	25.00	45.69	39.59	N 22°26'23"W
8	325.00	79.31	79.12	N 14°49'11"E
9	325.00	76.84	76.67	N 01°03'18"E
10	325.00	81.52	81.30	N 12°54'15"W
11	325.00	8.78	8.78	N 20°51'49"W
12	17.00	27.75	24.77	N 25°07'54"E
13	275.00	91.75	91.32	S 28°32'27"W
14	17.00	29.59	26.00	S 30°53'18"E
15	17.00	16.12	15.52	N 72°04'58"E
16	55.00	38.34	37.57	N 64°53'38"E
17	55.00	47.36	45.91	S 70°28'15"E
18	156.90	156.37	149.98	N 74°17'07"W
19	55.00	47.19	45.75	S 21°13'38"E
20	156.90	68.49	67.95	N 33°13'46"W
21	156.42	56.36	56.06	S 10°20'06"E
22	55.00	56.34	53.91	S 32°41'54"W
23	55.00	66.22	62.29	N 83°27'36"W
24	55.00	21.62	21.48	N 37°42'21"W
25	17.00	16.12	15.52	N 53°36'10"W
26	17.00	29.37	25.85	S 49°44'33"W
27	275.00	94.40	93.94	S 09°35'21"E
28	275.00	10.63	10.63	S 20°31'50"E
29	17.00	23.86	21.95	S 61°50'30"E
30	325.00	73.83	73.67	N 84°27'44"E
31	325.00	70.27	70.13	S 82°50'10"E
32	325.00	79.33	79.13	S 69°38'59"E
33	325.00	14.58	14.58	S 61°22'19"E
34	17.00	26.70	24.04	N 74°54'48"E
35	275.00	55.74	55.64	N 24°06'25"E
36	275.00	92.24	91.81	N 08°41'31"E
37	275.00	96.33	95.84	N 10°57'05"W
38	25.00	34.10	31.52	N 68°59'11"E
39	325.00	16.18	16.18	S 73°22'00"E
40	275.00	50.16	50.09	S 69°34'03"E
41	17.00	27.97	24.92	S 17°12'52"E
42	325.00	32.02	32.00	S 27°05'28"W
43	17.00	19.54	18.48	S 57°11'56"W
44	185.00	44.78	44.67	S 83°11'42"W
45	185.00	89.10	88.24	S 62°27'49"W
46	185.00	60.55	60.28	S 39°17'22"W
47	185.00	14.33	14.32	S 27°41'40"W
48	135.00	112.15	108.95	N 53°42'46"E
49	17.00	33.09	28.11	S 46°43'14"E
50	325.00	127.15	126.34	S 02°09'38"E
51	325.00	40.49	40.47	N 16°56'14"W
52	156.42	88.01	86.85	N 04°32'22"W
53	156.42	31.65	31.59	S 05°46'58"W
54	275.00	78.17	77.91	S 29°57'17"W
55	156.90	224.86	206.11	N 61°46'47"W

LINE	BEARING	DISTANCE
1	S 03°30'42"E	20.33
2	S 51°59'26"E	40.28
3	S 33°46'12"E	24.50
4	S 21°59'03"W	26.11

UTILITY EASEMENT EXCEPTIONS

ALL INTERIOR LOT LINES HAVE A 10' UTILITY EASEMENT CENTERED ON THE PROPERTY LINE, ALL EXTERIOR LOT LINES HAVE A 10' UTILITY EASEMENT ALONG THE INSIDE OF THE PROPERTY LINE (STREETS INCLUDED).

EXCEPTED AS TO LOT E2 THROUGH LOT E6, ADJACENT TO PEACH GROVE AVENUE. THE EASEMENT SHALL BE EXCLUSIVE TO SANITARY SEWER.

EXCEPTED AS TO LOT B10, ADJACENT TO PEACH GROVE AVENUE. THE EASEMENT SHALL BE EXCLUSIVE TO STORM AND SANITARY SEWER.

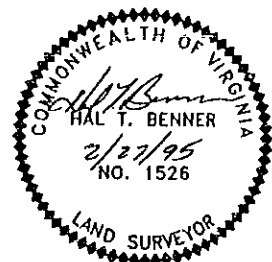
EXCEPTED AS TO THE BOUNDARY BETWEEN LOT B4 AND LOT B5, THE EASEMENT SHALL BE EXCLUSIVE TO SANITARY SEWER.

NOTE: HOUSE ORIENTATION PER PLANNING COMMISSION LOT B10, D10, D13, E1 & E2 ARE TO FACE DECCA DRIVE LOT D1 TO FACE REBECCA RIDGE COURT LOT D8 TO FACE GILMER CIRCLE

METES AND BOUNDS

BEGINNING AT A FOUND IRON PIN ON THE EASTERN LINE OF PEACH GROVE AVENUE, A CORNER WITH R. L. EAGLE; THENCE WITH SAME S 60-05-26 E 400.09' TO AN IRON PIN; THENCE; N 71-53-48 E 203.80' TO AN IRON PIN; THENCE WITH L. A. HEATWOLE'S LANDS S 21-38-29 E 601.75' TO A POST; THENCE WITH M. W. ZIGLER'S LANDS S 21-10-58 E 42.45' TO A PIN; THENCE WITH NEW LINES THROUGH THE TRACT S 89-11-59 W 223.49' TO A PIN; THENCE N 68-11-20 W 50.00' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00' AND AN ARC OF 78.74', LONG CHORD S 29-57-17 W 77.91' TO A PIN; THENCE N 76-22-19 W 73.94' TO A PIN; THENCE N 40-29-31 W 28.25' TO A PIN; THENCE S 72-24-57 W 81.22' TO A PIN; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 156.90' AND AN ARC OF 224.86', LONG CHORD N 61-46-47 W 206.11' TO A PIN; THENCE S 72-07-48 W 182.51' TO A PIN; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00' AND AN ARC OF 40.49', LONG CHORD N 16-56-15 W 40.47' TO A PIN; THENCE S 88-01-00 W 163.02' TO A PIN; THENCE N 76-13-55 W 51.48' TO A PIN; THENCE N 82-05-47 W 108.46' TO A PIN; THENCE WITH THE EASTERN LINE OF PEACH GROVE AVENUE N 29-54-48 E 774.21' TO THE BEGINNING AND ENCLOSING AN AREA OF 12.513 ACRES.

BENNER & ASSOC., INC.
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006188

'95 APR 27 10 30 59

RECORDED
INDEXED
CLERK'S OFFICE
ROCKINGHAM COUNTY, VA

VIRGINIA: In the Clerk's Office of the Circuit Court of Rockingham County, the foregoing instrument was this day presented in the office aforesaid, and is together with the certificate of acknowledgment annexed, admitted to record the

27 day of April, 1995 at 10:58 A.M. I certify that

taxes were paid when applicable:
Sec. 58-54 - State _____ County _____ City _____
Sec. 58-54.1 - State _____ County _____ City _____ Transfer _____
Recording 14.00 TESTE

L. WAYNE HARPFER
CLERK

Record Book No 1341 Page 106