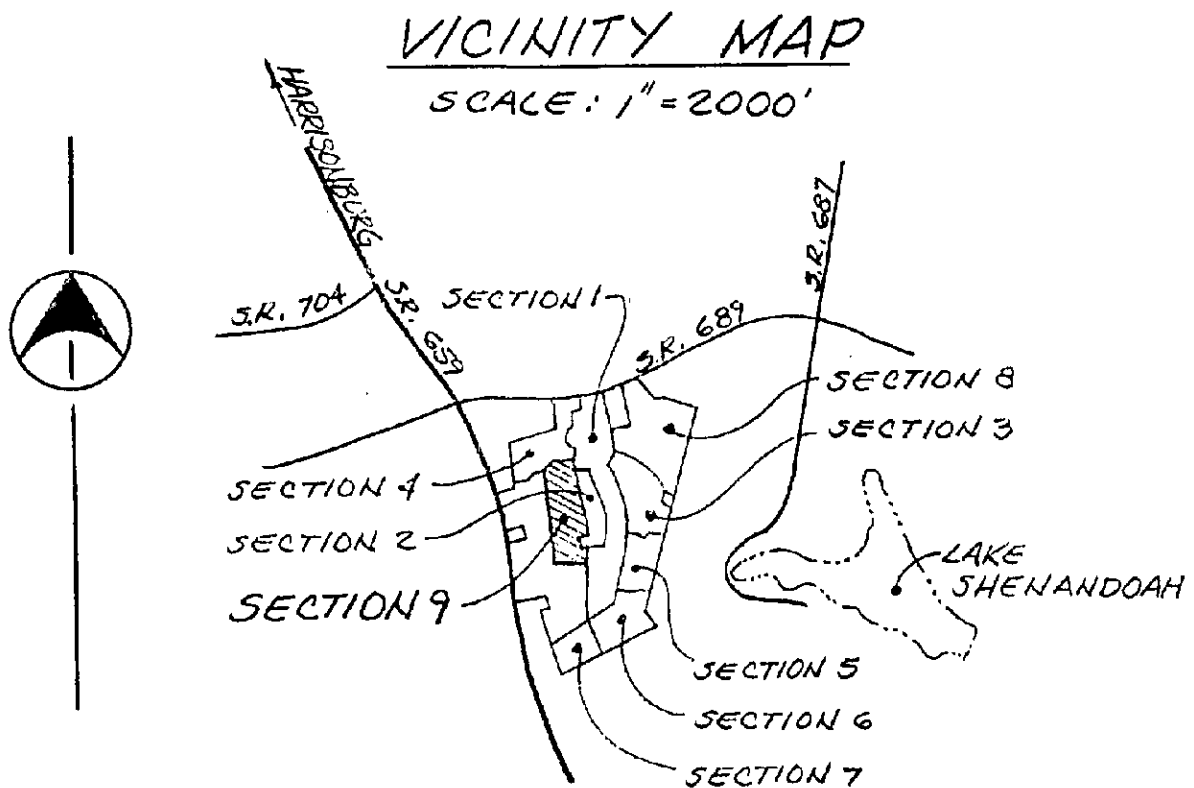


12761P678



## HIGHLAND PARK, SECTION 9

ASHBY DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

OWNER & DEVELOPER  
JAMES R. SEASE

SURVEYOR:  
BOBBY L. OWENS

ENGINEER:  
WILLIAM F. WISE

PROPERTY ZONED R2

TOTAL AREA = 7.983 AC.

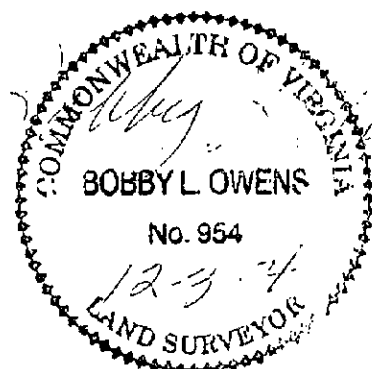
PORTION OF  
TAX PARCEL 125(A)96

PROJECT NO. 04-004

DECEMBER 3, 2004

### NOTES

1. Front Setback requirement is 35 feet.
2. A ten foot wide utility and drainage easement is retained along the front, rear, and sides of each lot.
3. Additional easements are as shown on plat.
4. Lot owner or builder shall obtain entrance permit from VDOT prior to construction of driveway and shall not disturb ditches or slopes within street R/W or drainage easements without prior approval of VDOT.
5. Lot owner or builder to verify location and elevation of sewer laterals prior to establishing house elevations and shall plan structure accordingly.



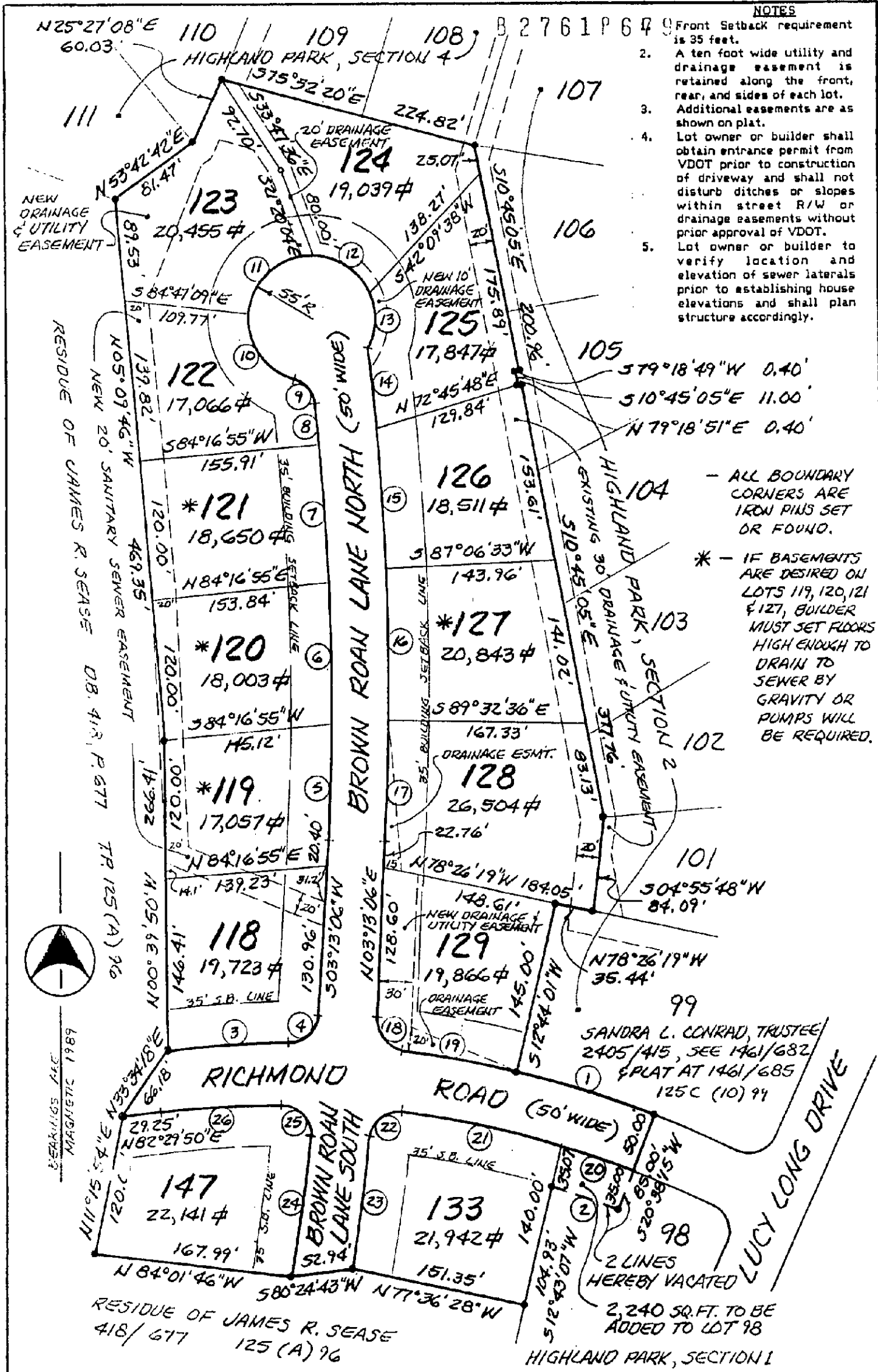
BOBBY L. OWENS, C. L. S.  
HARRISONBURG, VIRGINIA 22801

**NOTES**

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- ALL BOUNDARY CORNERS ARE IRON PINS SET OR FOUND.

\* - IF BASEMENTS ARE DESIRED ON LOTS 119, 120, 121 & 127, BUILDER MUST SET FLOORS HIGH ENOUGH TO DRAIN TO SEWER BY GRAVITY OR PUMPS WILL BE REQUIRED.



**HIGHLAND PARK , SECTION 9**  
**ASHBY DISTRICT, ROCKINGHAM COUNTY, VIRGINIA**

SCALE: 1" = 100'  
 DATE: DECEMBER 6, 2004

BOBBY L. OWENS, C. L. S.  
 HARRISONBURG, VIRGINIA 22801

# HIGHLAND PARK, SECTION 9

B 2761 P 680

NO.	DELTA	CURVE DATA		CHORD	CHORD BEARING
		RADIUS	ARC		
1	07-54-14	895.73	123.57	123.47	S 73-18-52 E
2	04-21-11	810.73	61.60	61.58	N 71-32-21 W
3	06-41-53	895.73	104.71	104.65	S 86-45-23 W
4	86-53-13	25.00	37.91	34.38	S 46-39-43 W
5	02-38-29	2175.00	100.27	100.26	S 01-53-51 W
6	03-10-20	2175.00	120.42	120.40	S 01-00-33 E
7	03-09-45	2175.00	120.05	120.04	S 04-10-35 E
8	00-56-46	2175.00	35.92	35.92	S 06-13-51 E
9	65-00-37	25.00	28.37	26.87	S 39-12-33 E
10	76-55-42	55.00	73.85	68.42	S 33-15-00 E
11	84-46-31	55.00	81.38	74.16	S 47-36-06 W
12	63-29-42	55.00	60.95	57.88	N 58-15-48 W
13	61-44-40	55.00	59.27	56.44	N 04-21-23 E
14	01-38-37	2225.00	63.83	63.83	N 06-48-10 W
15	03-05-24	2225.00	120.00	119.99	N 04-26-09 W
16	03-20-51	2225.00	130.00	129.98	N 01-13-02 W
17	02-45-42	2225.00	107.25	107.24	N 01-50-15 E
18	86-53-13	25.00	37.91	34.38	N 40-13-31 W
19	06-24-08	895.73	100.09	100.04	N 80-28-03 W
20	04-30-03	845.73	66.44	66.42	S 71-36-47 E
21	09-29-07	845.73	140.01	139.85	S 78-36-22 E
22	91-31-48	25.00	39.94	35.82	N 50-53-11 E
23	04-07-58	1525.00	110.00	109.98	N 07-11-16 E
24	04-39-41	1475.00	120.00	119.97	S 07-35-16 W
25	95-35-44	25.00	41.71	37.04	S 42-32-27 E
26	07-09-51	845.73	105.75	105.68	N 86-04-46 E

## OWNER'S CONSENT AND DEDICATION

The platting or dedication of the following described land:

BEGINNING at an iron pin found at the southernmost corner of Lot 111, Section 4, Highland Park; thence with the line of said Lot 111

N 53-42-42 E 81.47 feet

to an iron pin found, a corner between Lots 111 and 110; thence continuing with Section 4

N 25-27-08 E 60.03 feet

to an iron pin; thence

S 75-52-20 E 224.82 feet

to an iron pin found, a corner with Section 2; thence with 7 lines of said Section 2

S 10-45-05 E 200.96 feet

to an iron pin found; thence

S 79-18-49 W 0.40 feet

to an iron pin found; thence

S 10-45-05 E 11.00 feet

to an iron pin found; thence

N 79-18-51 E 0.40 feet

to an iron pin found; thence

S 10-45-05 E 377.76 feet

to an iron pin found; thence

S 04-55-48 W 84.09 feet

to an iron pin found; thence

N 78-26-19 W 35.44 feet

to an iron pin found; thence

S 12-44-01 W 145.00 feet

to an iron pin found, a point on a curve to the right having a radius of 895.73 feet in the northern line of an unbuilt portion of Richmond Road; thence with said road and the arc of said curve a distance of 123.57 feet

chord S 73-18-52 E 123.47 feet

to a point, a corner of Section 1; thence crossing Richmond Road

S 20-33-15 W 85.00 feet

to an iron pin found, a corner of Lot 98, Section 1, Highland Park; thence with Lot 98 and the arc of a curve to the left having a radius of 810.73 feet a distance of 61.60

chord N 71-32-21 W 61.58 feet

to an iron pin found; thence continuing with Lot 98

S 12-43-07 W 104.93 feet

to an iron pin set; thence making seven new courses through James R. Sease

N 77-36-28 W 151.35 feet

to an iron pin set; thence

S 80-24-43 W 52.94 feet

to an iron pin set; thence

N 84-01-46 W 167.99 feet

to an iron pin set; thence

N 11-15-54 E 120.00 feet

to an iron pin set; thence

N 33-34-18 E 66.18 feet

to an iron pin set; thence

N 00-39-50 W 266.41 feet

to an iron pin set; thence

N 05-09-46 W 469.35 feet

HIGHLAND PARK, SECTION 9

B 2761P681

to the beginning and containing 7.983 acres and designated as Section 9, Highland Park, located in Ashby District, Rockingham County, Virginia, is with the free consent and in accordance with the desires of the undersigned owners thereof; that all streets and easements shown on said plat 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 a writing executed by the undersigned, under date of October 24, 2005, and recorded in the Clerk's office of Rockingham County, in Deed Book \_\_\_\_\_, Page \_\_\_\_\_. The said 7.983 acres of land hereby subdivided being a portion of land conveyed to James R. Sease from James R. & Janie T. Sease by deed dated March 28, 1973 and recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia in Deed Book 418, Page 677.

Given under my hand this 18 day of October, 2005.

James R. Sease (SEAL)

NOTARY CERTIFICATE:

STATE OF VIRGINIA; CITY/COUNTY OF Rockingham to-wit:

The foregoing owner's consent and dedication was acknowledged before me by James R. Sease this 18 day of October, 2005.

My commission expires: May 31, 2006

Christopher Montgomery  
Notary Public

CERTIFICATE OF APPROVAL

This subdivision known as Highland Park, Section 9 is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record this \_\_\_\_ day of \_\_\_\_\_, 2005.

10/17/05  
date

J. M. L. L. L.  
Highway Engineer

10/17/05  
date

James M. L. L.  
Director of Public Works

10/21/05  
date

Diana Cobb Stultz  
Chairman or Agent Board of Supervisors

Note: Public water and sewer by Rockingham County.

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, all of the requirements of the board of supervisors and ordinances of the County of Rockingham, Virginia, regarding the platting of subdivisions within the county have been complied with.

Given under my hand this 3 day of Dec., 2004.

Barney L. L.  
State Certified Land Surveyor

B 2 7 6 1 P 6 8 2

VIRGINIA: In the Clerk's Office of the Circuit Court of Rockingham County  
The foregoing instrument was this day presented to the office aforesaid, and is  
together with the certificate of acknowledgement annexed, admitted to record this  
27 day of Oct, 2005 at 10:30 AM. I certify that  
taxes were paid when applicable:

Sec. 53-54 - State \_\_\_\_\_ County \_\_\_\_\_ City \_\_\_\_\_  
Sec. 56-54.1 - State \_\_\_\_\_ County \_\_\_\_\_ City \_\_\_\_\_ Transfer \_\_\_\_\_  
Recording 210 Copies 250 TESTE

L. WAYNE HARPER  
CLERK

Deed Book No 2741 Page 678

2250

035190

0500127 10:56

L. WAYNE HARPER, CLERK