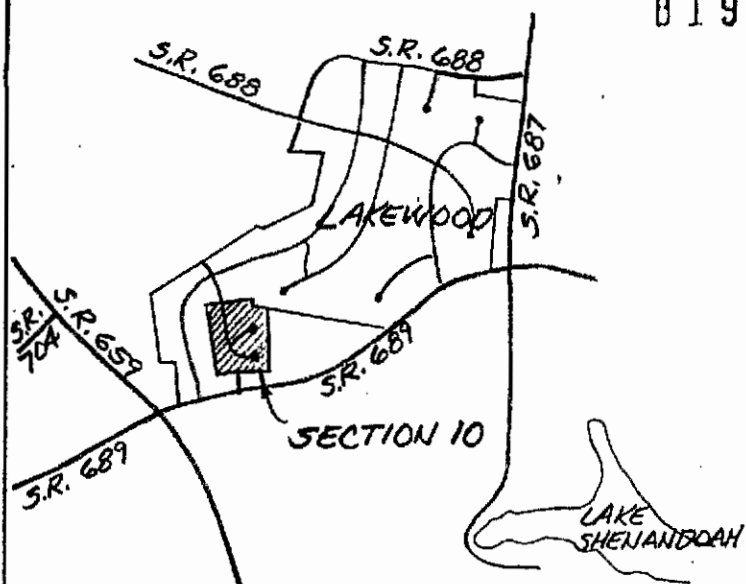
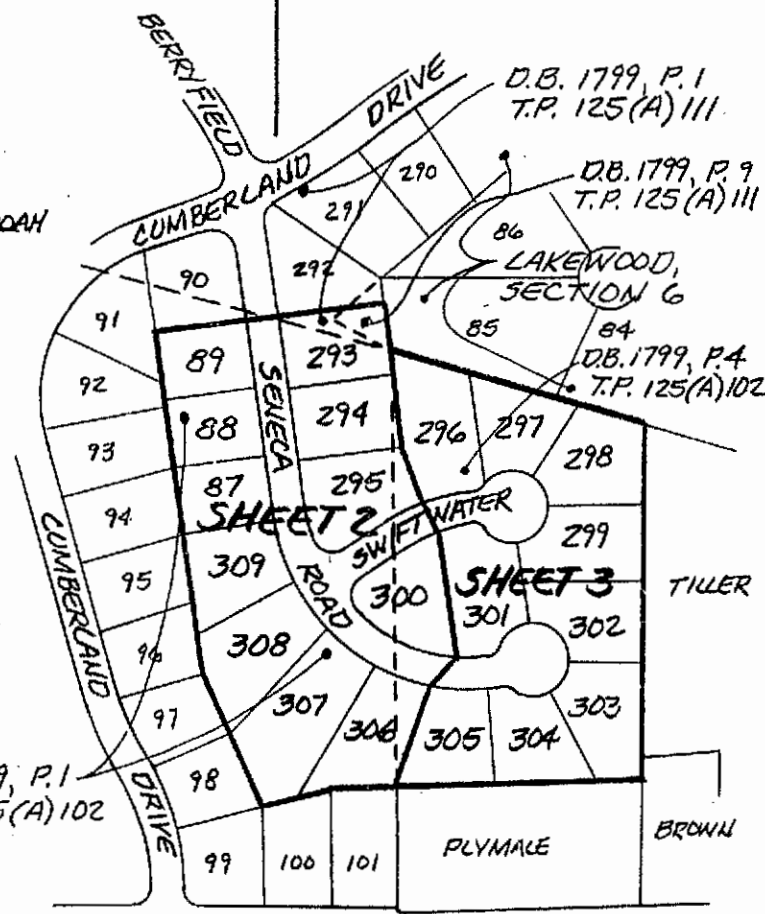
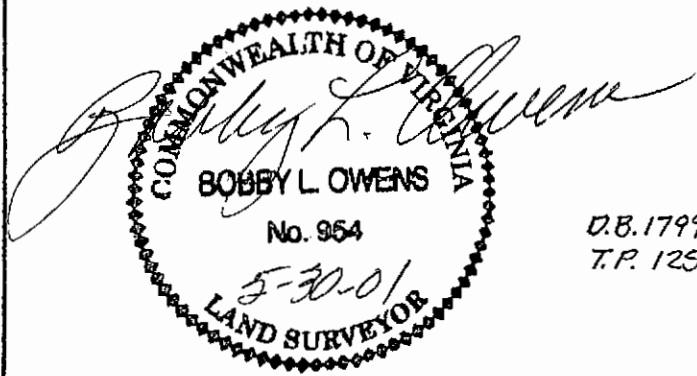


01968P591



VICINITY MAP
SCALE: 1" = 2000'



S.R. 689 - SHEN LAKE DRIVE
SHEET INDEX
SCALE: 1" = 300'

LAKEWOOD, SECTION 10
ASHBY DISTRICT, ROCKINGHAM CO., VIRGINIA

OWNER / DEVELOPER
LAKEWOOD ESTATES, INC.

SURVEYOR
BOBBY L. OWENS

ENGINEER
WILLIAM F. WISE

TOTAL AREA = 10.607 ACRES

PROPERTY ZONED R-2

PORTION OF TAX PARCELS
125 (A) 102 & 111

MAY 30, 2001

- 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 service lateral prior to establishing house elevations and shall plan structure accordingly.

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

NOTES

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6. If basements are desired on Lots 303 and 304, builders must set floors high enough to drain to sewer by gravity, or pumps will be required.

B1968P593

LAKEWOOD,
SECTION 9

EXIST. 10' UTIL.
EASEMENT

292

505°40'45"E
71.85'

LAKEWOOD
85

SECTION
6

293

574°22'07"E

84

122(A)111

127.91'

411.53'

294

296

297

298

295

SWIFTWATER CT.

150.22'

299

SEE SHEET 2

300

301

302

306

305

304

303

SENECA ROAD

THOMAS C. & ELSIE ANN TILLER
D.B. 499, P. 404 T.P. 125(A) 105A

NEW 15' UTILITY EASEMENT
ALONG REAR LOT LINES FOR
J.V.E.C. UNDERGROUND CABLE

RETHA BROWN
341/111
125(A) 104

101
LAKEWOOD,
SECTION
9

JOHN R. & SHIRLEY FLYMALE
D.B. 727, P. 220 T.P. 125(A) 103

LAKEWOOD, SECTION 10

ASHBY DISTRICT, ROCKINGHAM CO., VIRGINIA

SCALE: 1" = 100'

MAY 30, 2001

● = IRON PIN FOUND OR SET

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

LAKEWOOD, SECTION 10 CURVE DATA

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1	08-23-53	250.00	36.64	36.61	N 11-53-13 W
2	106-12-17	35.00	64.88	55.98	N 69-11-18 W
3	11-13-50	300.00	58.80	58.71	S 63-19-29 W
4	13-01-30	250.00	56.83	56.71	N 64-13-19 E
5	106-12-17	35.00	64.88	55.98	N 04-36-25 E
6	39-08-37	250.00	170.80	167.49	N 68-04-02 W
7	17-11-19	300.00	90.00	89.66	S 71-04-53 E
8	17-11-19	300.00	90.00	89.66	S 53-53-34 E
9	17-21-53	300.00	90.92	90.57	S 36-36-58 E
10	19-05-55	300.00	100.00	99.54	S 18-23-03 E
11	01-08-49	300.00	6.01	6.01	S 08-15-41 E
12	15-00-23	300.00	78.57	78.35	S 76-26-35 W
13	45-34-23	25.00	19.88	19.36	S 61-09-35 W
14	84-05-34	55.00	80.72	73.67	S 80-25-11 W
15	55-43-11	55.00	53.49	51.40	N 29-40-26 W
16	84-00-29	55.00	80.64	73.61	N 40-11-24 E
17	58-12-41	55.00	55.88	53.51	S 68-42-01 E
18	58-53-28	25.00	25.70	24.58	S 69-02-25 E
19	10-46-48	250.00	47.04	46.97	N 76-07-27 E
20	10-40-43	250.00	46.59	46.53	S 87-01-18 W
21	58-53-28	25.00	25.70	24.58	S 52-14-12 W
22	59-24-10	55.00	57.02	54.50	S 52-29-33 W
23	98-37-57	55.00	94.68	83.42	N 48-29-23 W
24	61-37-35	55.00	59.16	56.35	N 31-38-23 E
25	62-22-13	55.00	59.87	56.96	S 86-21-43 E
26	45-34-23	25.00	19.88	19.36	S 77-57-48 E
27	03-53-07	300.00	20.34	20.34	N 81-11-34 E
28	17-11-19	300.00	90.00	89.66	S 88-16-13 E

LAKEWOOD, SECTION 10

OWNER'S CONSENT AND DEDICATION

The platting or dedication of the following described land:

BEGINNING at an iron pin found, a corner with a tract in the name of John R. and Shirley Plymale and the northeastern back corner of Lot 101, Section 9, Lakewood; thence with the line of said Lot 101

S 88-00-38 W 105.02 feet

to an iron pin found, a corner with Lots 101 and 100; thence with Lot 100

S 76-25-44 W 107.64 feet

to an iron pin found, a corner to Lots 100, 99, and 98; thence with the line of Lots 98 and 97

N 24-26-21 W 221.98 feet

to an iron pin found, a corner with Lots 97 and 96; thence continuing with the line of Lakewood, Section 9

N 07-41-17 W 523.54 feet

to an iron pin found in the line of Lot 91, a corner with Lot 90; thence with said Lot 90, in part, crossing Seneca Road and continuing with Lot 292

N 82-18-43 E 357.83 feet

to an iron pin found, a corner with Lot 292 in a recently created new line of Lot 85, Section 6; thence with the new line of Lot 85

S 05-40-45 E 71.85 feet

to an iron pin found, a corner with said Lot 185; thence with Lots 85 and 84

S 74-22-07 E 411.53 feet

to an iron pin found, a corner with Thomas C., Jr. and Elsie A. Tiller; thence with said Tiller, in part, and continuing with Retha Brown

S 00-49-35 W 544.41 feet

to an iron pin set; thence

S 88-00-38 W 378.94 feet

LAKEWOOD, SECTION 10

to the beginning and containing 10.607 acres and designated as Lakewood, Section 10, 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 Sept 17, 2001, and recorded in the Clerk's office of Rockingham County, in Deed Book 1968, Page 597. The said 10.607 acres of land hereby subdivided being a portion of land conveyed to Lakewood Estates, Inc. from Trustees of the Elizabeth B. Martin Grandchildren's Trust, Dated December 6, 1990 by deed dated March 6, 2000 and recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia in Deed Book 1799, Page 1; and all of the land conveyed to Lakewood Estates, Inc. from John R. Plymale, Jr. and Shirley M. Plymale by deed dated March 6, 2000 and recorded in the aforesaid clerk's office in Deed Book 1799, Page 4; and a portion of land conveyed to Lakewood Estates, Inc. from Robert E. and Linda L. Alley by deed dated April 18, 2000 and recorded in aforesaid Clerk's Office in Deed Book 1799, Page 9.

Given under my hand this 17th day of September, 2001.

Betty B. Martin, President (SEAL)
Lakewood Estates, Inc.

NOTARY CERTIFICATE:

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

The foregoing owner's consent and dedication was acknowledged before me by Betty B. Martin, President of Lakewood Estates, Inc. this 17th day of September, 2001.

My commission expires: June 30, 2003 Walter R. Coffman
Notary Public

CERTIFICATE OF APPROVAL

This subdivision known as Lakewood, Section 10 is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record this 17th day of September, 2001.

6-26-01
date

G. A. Lindberry
Highway Engineer

9-17-01
date

Steven S. Key
Director of Public Works

9-17-01
date

Diana C. 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 30 day of May, 2002.

[Signature]
State Certified Land Surveyor

B 1 9 6 8 P 5 9 6

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
together with the certificate of acknowledgement annexed, admitted to record
on the 17 day of Sept, 2001 at 3:47 P.M. Money
taxes were paid when applicable:

Sec. 58-54 - State _____ County _____ City _____
Sec. 58-54.1 - State _____ County _____ City _____ Transfer _____
Recording 19.0 TESTE

L. WAYNE HARPER
CLERK

Deed Book No 1969 Page 591

01 SEP 17 PM 3:47
ROCKINGHAM COUNTY
CIRCUIT COURT
L. WAYNE HARPER, CLERK

024018