

VICINITY SKETCH
1"=2000'

959-96



LAKEWOOD, SECTION 4

CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA
MARCH 30, 1987

SCALE: 1"=100'

OWNER & DEVELOPER

LAKEWOOD ESTATES, INC.

SURVEYOR

BOBBY L. OWENS & ASSOCIATES

ENGINEER

WILLIAM F. WISE

ZONED R-2

TOTAL AREA = 26.832 AC.

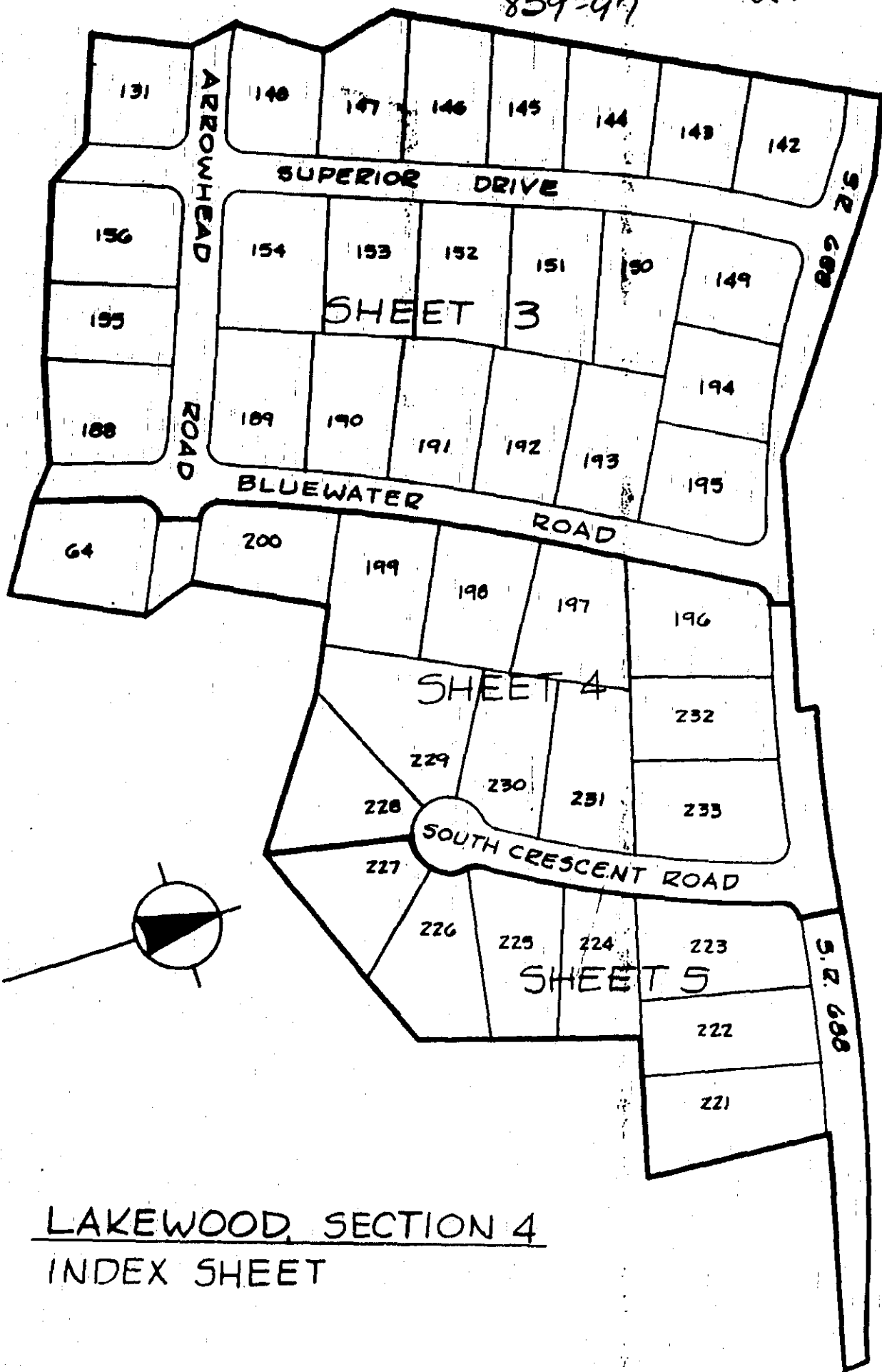


NOTES

1. Front setback requirement is 35 feet.
2. A ten foot utility and drainage easement is retained along the front, rear, and sides of each lot.
3. Additional easements are as shown on plat.
4. Required entrance locations on Lots 190, 191, 192, 192 and 149 to be as shown unless approved otherwise by V.D.O.T.
5. Public water and sewer by Rockingham County.

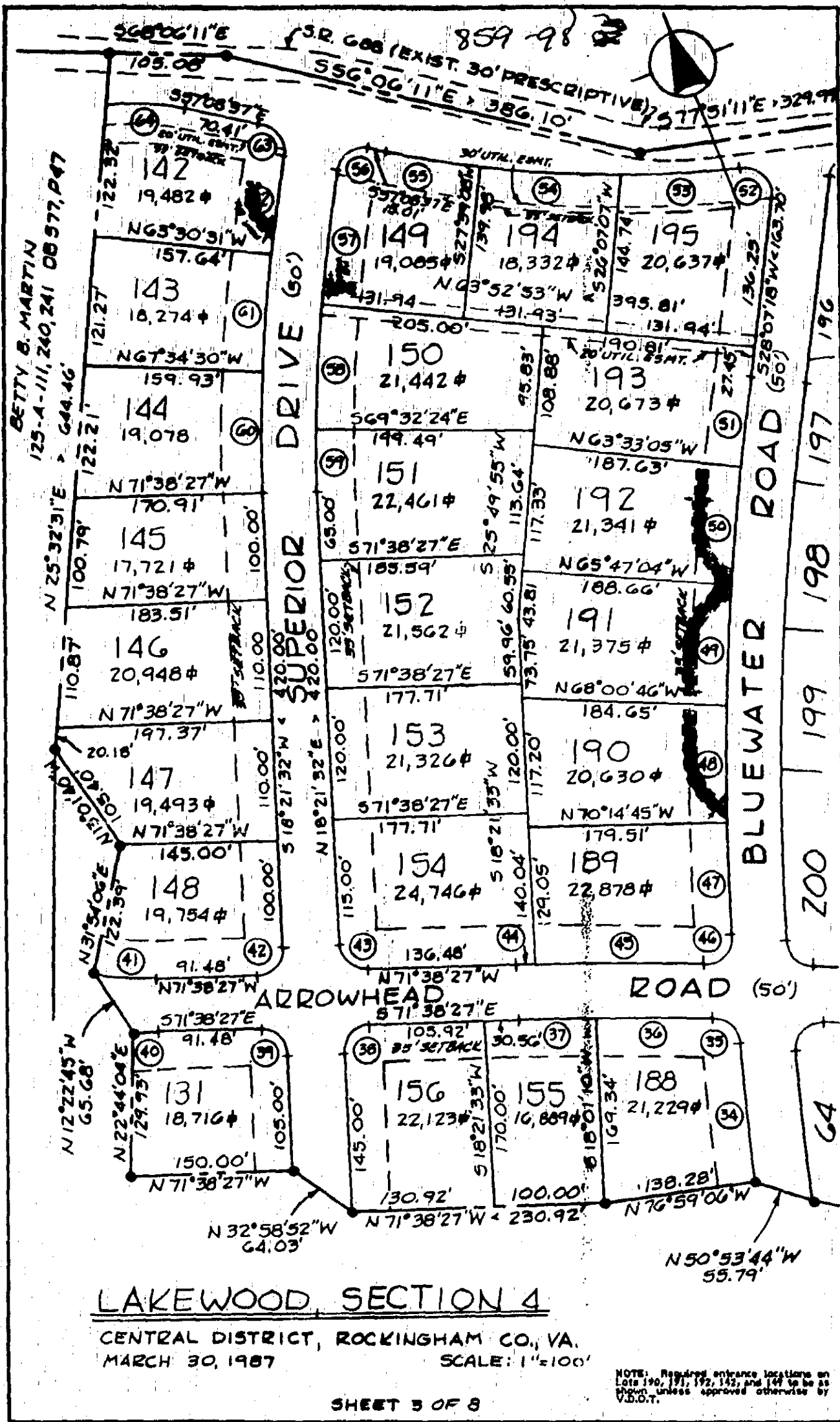
SHEET 1 OF 8

859-97 107



LAKWOOD, SECTION 4
INDEX SHEET

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BETTY B. MARTIN
125-A-111, 240, 241 08977, P.47
N 25° 32' 31" E - 644.46'

SUPERIOR DRIVE (60')

BLUEWATER ROAD (50')

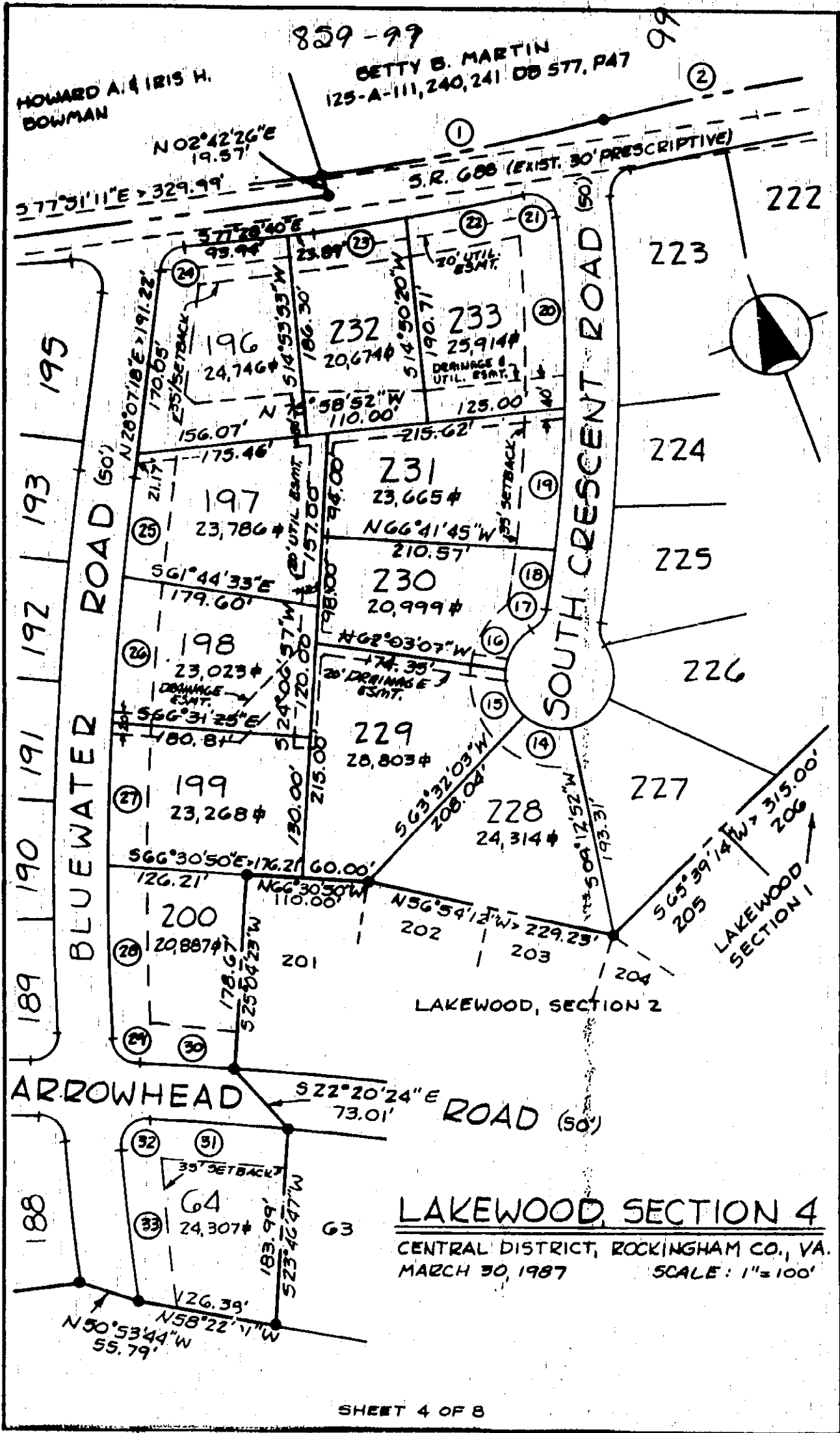
LAKWOOD, SECTION 4
CENTRAL DISTRICT, ROCKINGHAM CO., VA.
MARCH 30, 1987
SCALE: 1"=100'

NOTE: Required entrance locations on Lots 190, 191, 192, 193, and 194 to be as shown unless approved otherwise by V.D.O.T.

SHEET 3 OF 8

PROJECT # 86-1079

mm



HOWARD A. & IRIS H. BOWMAN

859-99
 BETTY B. MARTIN
 125-A-111, 240, 241 DB 577, PA7

$N 02^{\circ} 42' 26'' E$
 $19.57'$
 $S 77^{\circ} 51' 11'' E$
 $329.99'$
 S.R. 686 (EXIST. 30' PRESCRIPTIVE)

189 | 190 | 191 | 192 | 193 | 195
 BLUEWATER ROAD (50')

SOUTH CRESCENT ROAD (50')

ARROWHEAD ROAD (50')

LAKWOOD, SECTION 4

CENTRAL DISTRICT, ROCKINGHAM CO., VA.
 MARCH 30, 1987
 SCALE: 1" = 100'

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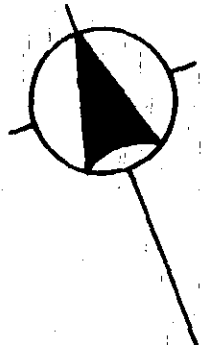
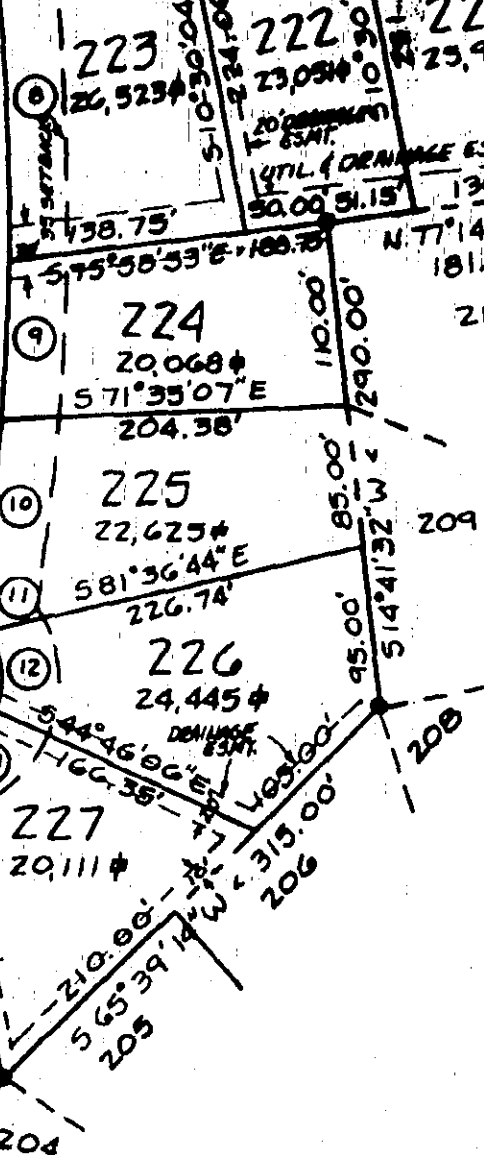
BETTY B. MARTIN
128-A-111, 240, 241 DB 577, P47

859-100

509°00'15"E
22.34'
509°31'05"E
10.73'

SOUTH CRESCENT ROAD (60')

233
231
230
229
228
203
204



LAKWOOD, SECTION 2

LAKWOOD, SECTION 4

CENTRAL DISTRICT, ROCKINGHAM CO., VA.
MARCH 30, 1987

SCALE: 1" = 100'

Lakewood, Section 4

CURVE DATA

859-101

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1	06-22-30	2342.02	260.58	260.44	S 81-05-15 E
2	12-21-59	2425.00	523.40	522.38	S 78-05-31 E
3	06-11-55	691.20	74.78	74.74	S 75-00-27 E
4	02-14-47	2375.00	93.11	93.11	S 78-15-16 E
5	02-26-15	2375.00	101.04	101.03	S 80-35-47 E
6	02-11-15	2375.00	90.67	90.67	S 82-54-19 E
7	81-40-20	25.00	35.64	32.69	N 55-09-41 E
8	07-35-15	1425.00	188.71	188.57	N 18-07-09 E
9	03-30-59	1425.00	95.75	95.73	N 23-50-16 E
10	04-16-17	1425.00	106.23	106.21	N 27-53-54 E
11	47-04-54	25.00	20.55	19.97	N 06-30-31 E
12	62-16-31	50.00	54.35	51.71	N 14-05-38 E
13	53-58-59	50.00	47.11	45.39	N 72-13-22 E
14	54-19-11	50.00	47.40	45.65	S 53-37-32 E
15	54-24-51	50.00	47.49	45.72	S 00-44-28 W
16	51-22-11	50.00	44.83	43.35	S 53-37-47 W
17	49-22-05	25.00	21.54	20.88	S 54-38-10 W
18	02-22-49	1375.00	57.12	57.12	S 28-45-44 W
19	05-22-13	1375.00	128.88	128.83	S 24-53-13 W
20	07-18-23	1375.00	175.34	175.22	S 18-32-55 W
21	97-02-31	25.00	42.34	37.46	S 33-37-32 E
22	02-36-24	2392.02	108.83	108.82	S 80-50-26 E
23	02-03-43	2392.02	86.08	86.07	S 78-30-32 E
24	74-24-02	25.00	32.46	30.23	N 65-19-19 E
25	01-54-19	2775.00	92.28	92.28	N 27-10-08 E
26	02-47-15	2775.00	135.01	135.00	N 24-49-21 E
27	02-41-04	2775.00	130.01	130.00	N 22-05-11 E
28	03-14-22	2775.00	156.90	156.88	N 19-07-28 E
29	84-50-31	25.00	37.02	33.73	N 24-54-58 W
30	01-20-53	3575.00	84.11	84.10	N 66-39-48 W
31	02-01-43	3525.00	124.81	124.80	S 66-08-30 E
32	97-25-56	25.00	42.51	37.57	N 64-07-29 E
33	02-53-51	2775.00	140.33	140.31	N 13-57-36 E
34	02-37-25	2825.00	129.36	129.35	S 14-19-46 W
35	84-26-53	25.00	36.85	33.60	S 26-34-58 E
36	01-43-18	3525.00	105.92	105.92	S 69-40-03 E
37	01-06-45	3525.00	68.44	68.44	S 71-05-12 E
38	90-00-00	25.00	39.27	35.36	N 63-21-33 E
39	90-00-00	25.00	39.27	35.36	S 26-38-27 E
40	02-09-53	625.00	23.61	23.61	S 72-43-24 E
41	12-00-04	275.00	57.60	57.50	N 65-38-25 W
42	90-00-00	25.00	39.27	35.36	S 63-21-33 W
43	90-00-00	25.00	39.27	35.36	N 26-38-27 W
44	00-15-37	3575.00	16.23	16.23	N 71-30-44 W
45	02-26-51	3575.00	152.72	152.70	N 70-09-25 W
46	93-24-32	25.00	40.76	36.39	S 64-21-45 W
47	02-05-47	2825.00	103.37	103.36	S 18-42-22 W
48	02-13-52	2825.00	110.00	110.00	S 20-52-12 W
49	02-13-52	2825.00	110.00	110.00	S 23-06-03 W
50	02-13-52	2825.00	110.00	110.00	S 25-19-55 W
51	01-40-27	2825.00	82.55	82.55	S 27-17-04 W
52	104-01-58	25.00	45.39	39.41	S 23-53-41 E
53	06-11-35	997.94	107.86	107.81	S 72-48-53 E
54	07-22-13	997.94	128.37	128.28	S 66-01-59 E
55	05-12-16	997.94	90.65	90.62	S 59-44-47 E
56	93-12-03	25.00	40.67	36.33	N 76-15-21 E
57	04-46-29	1500.00	125.00	124.96	N 27-16-06 E
58	04-25-15	1500.00	115.74	115.71	N 22-40-14 E
59	02-06-03	1500.00	55.00	55.00	N 19-24-35 E
60	04-03-58	1550.00	110.00	109.98	S 20-23-32 W
61	04-03-58	1550.00	110.00	109.98	S 24-27-30 W
62	03-22-03	1550.00	91.10	91.09	S 28-10-31 W
63	87-00-10	25.00	37.96	34.42	S 13-38-32 E
64	17-24-05	232.16	70.51	70.24	S 65-50-40 E

SHEET 6 OF 8

PROJECT # 86-1079

Lakewood, Section 4**OWNER'S CONSENT AND DEDICATION**

The platting or dedication of the following described land:

BEGINNING at a point in S.R. #688, a corner with Betty B. Martin; thence with the road the following 3 courses

S 68-06-11 E 105.00 feet

to a point; thence

S 56-06-11 E 286.10 feet

to a point; thence

S 77-51-11 E 329.99 feet

to a point; thence crossing the road

N 02-42-26 E 19.57 feet

to a point, a corner with Howard A. & Iris H. Bowman and Betty B. Martin, said point being the p.c. of a curve to the left and having a radius of 2,342.02; thence with the arc of said curve 260.58 feet

with Betty B. Martin the following 3 courses

Long Chord S 81-05-15 E 260.44 feet

to the p.c. of a curve to the right and having a radius of 2,425.00 feet; thence with the arc of said curve 523.40 feet

Long Chord S 78-05-31 E 522.38 feet

to the p.c. of a curve to the left and having a radius of 691.20 feet; thence with the arc of said curve 74.78 feet

Long Chord S 75-00-27 E 74.74 feet

to a point in the northern line of S.R. #688; thence crossing said road

S 07-31-03 E 10.73 feet

to a point; thence

S 09-00-13 E 22.34 feet

to a point in the line of Scott; thence with Scott the following 4 courses

N 77-51-29 W 258.89 feet

to a point; thence

N 00-02-08 E 2.51 feet

to a point; thence

N 78-39-08 W 49.30 feet

to a point; thence

S 01-34-03 W 241.53 feet

to an iron pin found, a corner with Lot 210, Section 1, Lakewood; thence with Lakewood Section 1 the following 3 courses

N 77-14-05 W 181.15 feet

to an iron pin found; thence

S 14-41-32 W 290.00 feet

to an iron pin found; thence with Section 1 in part and continuing with Section 2

S 65-39-14 W 315.00 feet

to an iron pin found; thence with Section 2, Lakewood the following 5 courses

N 56-54-12 W 229.23 feet

to an iron pin found; thence

N 66-30-50 W 110.00 feet

to an iron pin found; thence

S 25-04-23 W 178.67 feet

to an iron pin found; thence

S 22-20-24 E 73.01 feet

to an iron pin found; thence

S 23-46-47 W 189.99 feet

to an iron pin found in line of Betty B. Martin; thence making new lines through Lakewood Estates, Inc. the following 10 courses

N 58-22-01 W 126.38 feet

to an iron pin set; thence

N 50-53-44 W 55.79 feet

to an iron pin set; thence

N 76-59-06 W 138.28 feet

to an iron pin set; thence

N 71-38-27 W 230.92 feet

to an iron pin set; thence

N 92-58-52 W 64.03 feet

to an iron pin set; thence

N 71-38-27 W 150.00 feet

to an iron pin set; thence

N 22-44-04 E 129.93 feet

to an iron pin set; thence

N 12-22-45 W 65.68 feet

to an iron pin set; thence

N 91-54-06 E 122.39 feet

to an iron pin set; thence

N 19-01-40 W 105.40 feet

to an iron pin set in the line of Betty B. Martin; thence with Martin

N 25-32-31 E 644.46 feet

to the beginning and containing 26.832 acres and designated as Section 4, Lakewood located in Central District, Rockingham County, Virginia, is with the free consent and in accordance with the desires of the undersigned owners thereof; that all streets 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 July 20, 1987, and recorded in the Clerk's office of Rockingham County, in Deed Book __, Page __. The said 26.832 acres of land hereby subdivided have been conveyed to Lakewood Estates Inc. by deed dated Dec. 23, 1986 and recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia in Deed Book 823, Page 332, and by deed of correction dated July 15, 1987, to be recorded immediately prior hereto.

Given under our hands this 3rd day of June, 1987.
LAKEWOOD ESTATES, INC., a Virginia corporation

BY: Daniel B. Martin, Treasurer (SEAL)

_____ (SEAL)

_____ (SEAL)

NOTARY CERTIFICATE:

The foregoing owners consent and dedication was acknowledged before me by Daniel B. Martin, Treasurer of Lakewood Estates, Inc. in this 3rd day of June, 1987.
Given under my hand this 3rd day of June, 1987.

My commission expires: August 11, 1989 Mary L. Hannah
Notary Public

CERTIFICATE OF APPROVAL

This subdivision known as Lakewood, Section 4 is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record this 10th day of July, 1987.

6/17/87
date W. F. Osborne
Highway Engineer

6/22/87
date D. C. Pl... M.D.
Health Officer

7/10/87
date Diana C. Mitchell
Chairman or Agent Board of Supervisors

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 3rd day of June, 1987

Robert L. Owens
State Certified Land Surveyor