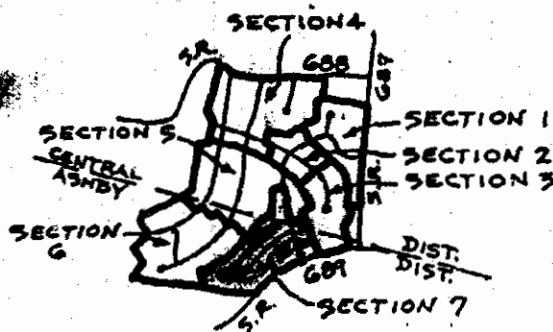


VICINITY SKETCH  
1" = 2000'



LAKEWOOD, SECTION 7

CENTRAL & ASHBY DISTRICTS, ROCKINGHAM COUNTY, VA.

OWNER & DEVELOPER  
LAKEWOOD ESTATES, INC.

SURVEYOR  
BOBBY L. OWENS  
ENGINEER  
WILLIAM F. WISE



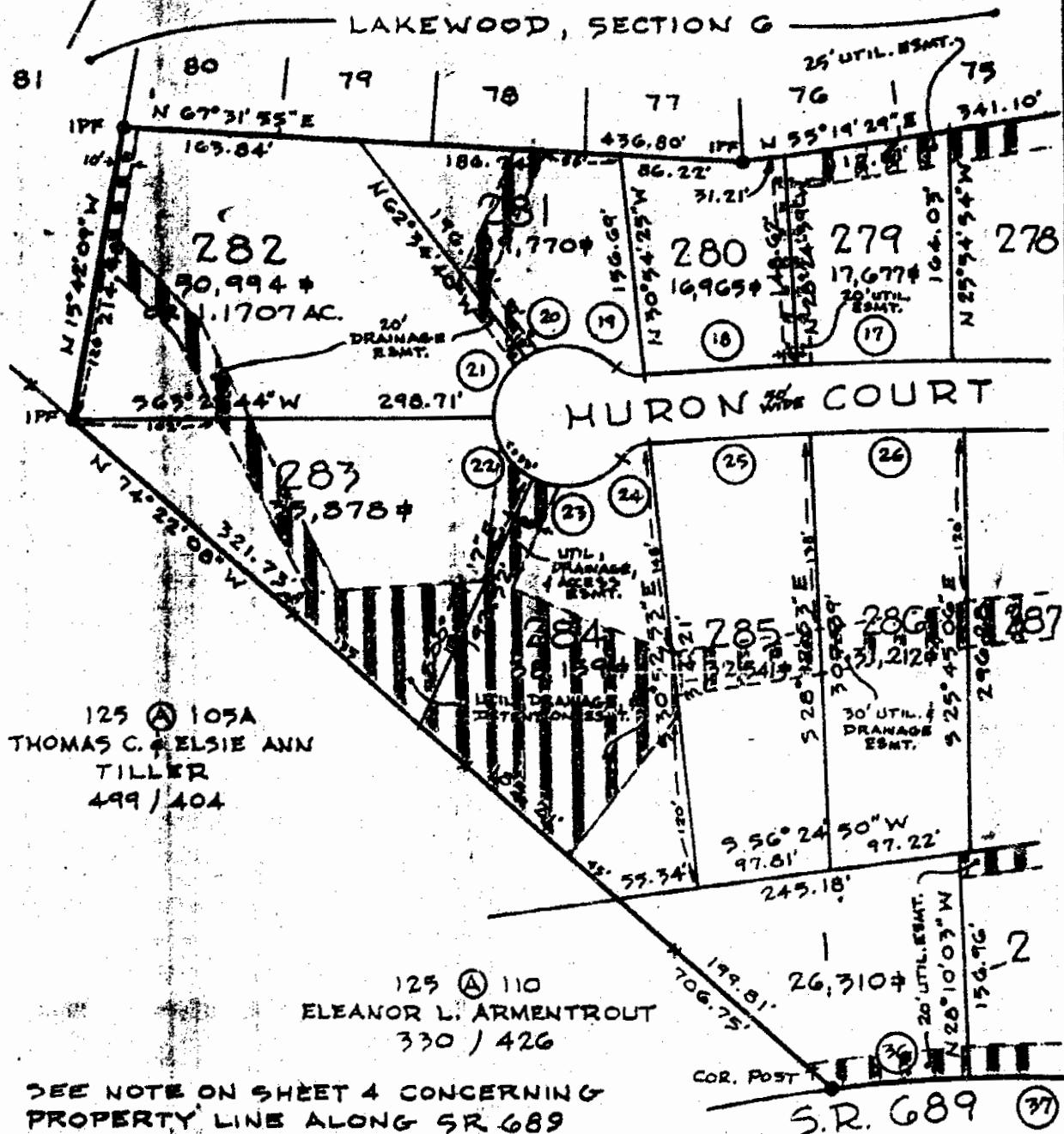
ZONED R-2

TOTAL AREA = 21.344 ACRES

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. Lot owner or builder to obtain entrance permit from VDOT prior to construction of driveway.
5. Lot owner or builder to verify location and elevation of sewer laterals prior to establishing house elevations and plan structure accordingly.





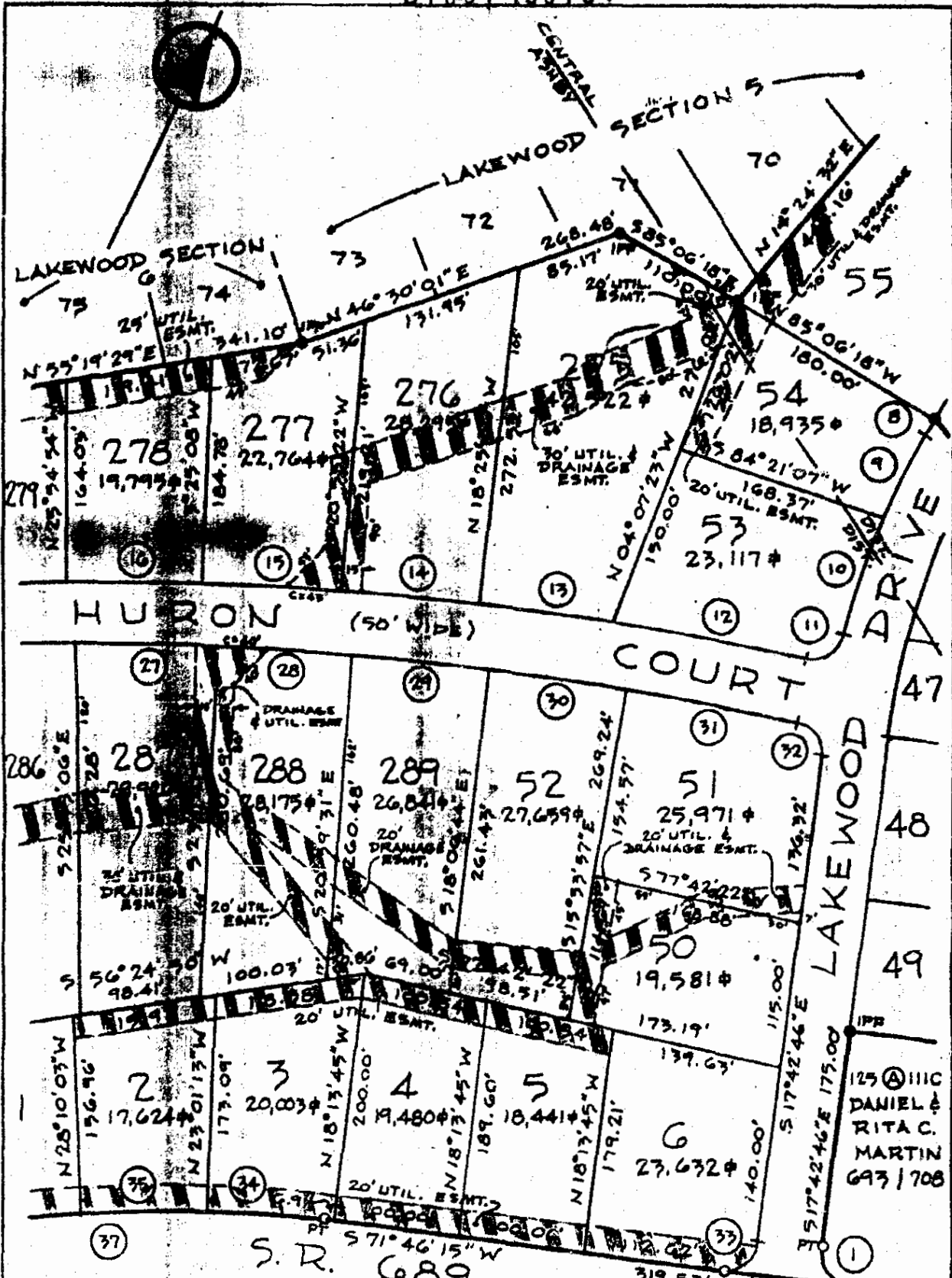
SEE NOTE ON SHEET 4 CONCERNING PROPERTY LINE ALONG SR 689

# LAKEWOOD, SECTION 7

CENTRAL & ASHBY DISTRICTS, ROCKINGHAM COUNTY, VA.  
MAY 15, 1991 SCALE: 1"=100' ZONED R-2

### NOTES

1. A ten foot utility and drainage easement is retained along the front, rear, and sides of each lot.
2. Additional easements are as shown on plat.
3. Lot owner or builder to obtain entrance permit from VDOT prior to construction of driveway.
4. Lot owner or builder to verify location and elevation of sewer laterals prior to establishing house elevations and plan structure accordingly.

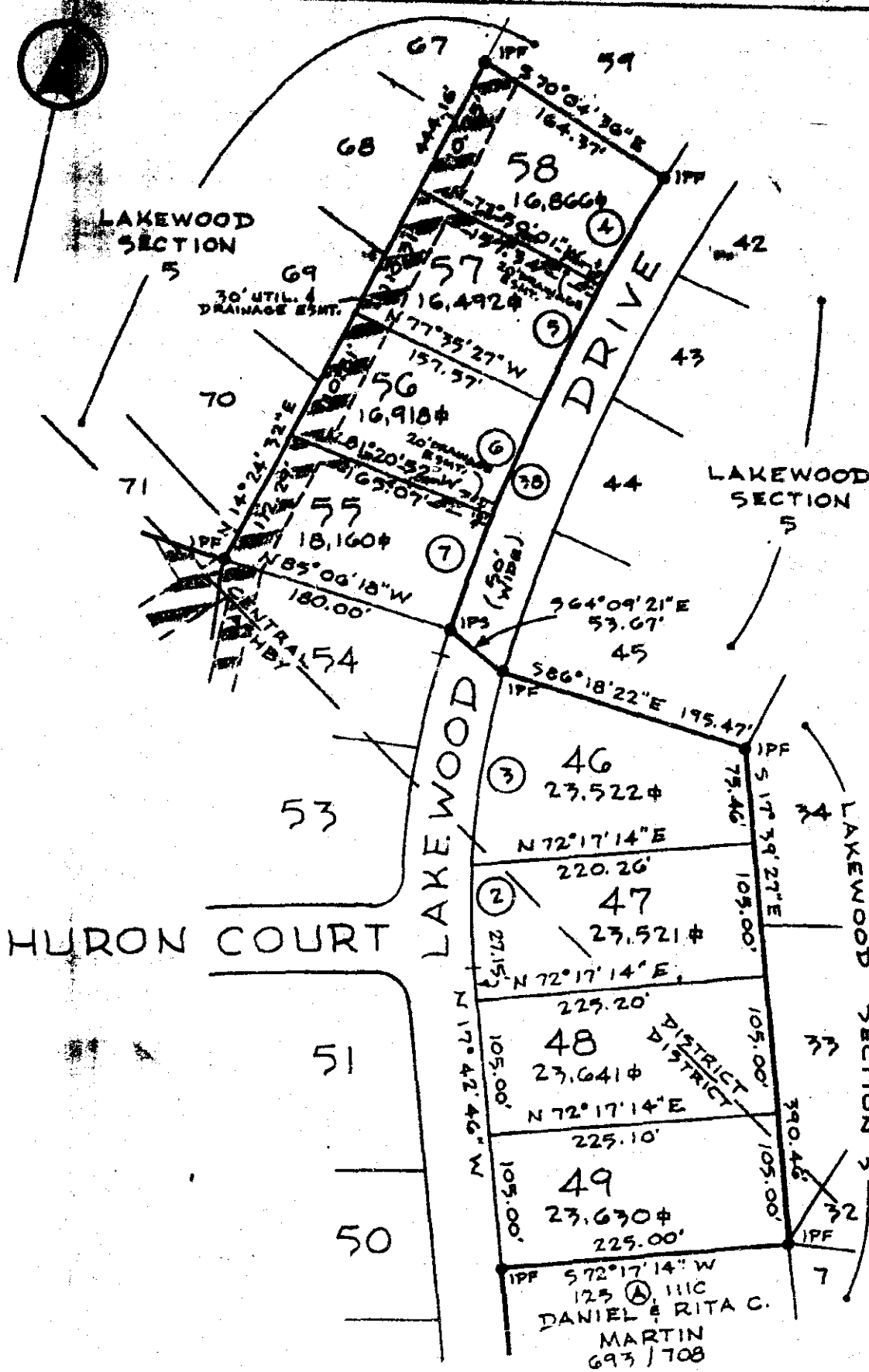


NOTE: PROPERTY LINE ALONG S.R. 689 IS 25' OFF THE CENTERLINE OF EXISTING PAVEMENT. ANY LAND OWNED BY LAKEWOOD ESTATES, INC OR BETTY B. MARTIN CLOSER THAN 25' TO THE CENTERLINE IS HEREBY DEDICATED TO PUBLIC USE.

**LAKEWOOD, SECTION 7**  
 CENTRAL & ASHBY DISTRICTS, ROCKINGHAM COUNTY, VA.  
 MAY 15, 1991 SCALE: 1"=100' ZONED R-2

**NOTES**

1. Front Setback requirement is 95 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. Lot owner or builder to obtain entrance permit from VDOT prior to construction of driveway.
5. Lot owner or builder to verify location and elevation of sewer laterals prior to establishing house elevations and plan structure accordingly.



**LAKWOOD, SECTION 7**  
 CENTRAL & ASHBY DISTRICTS, ROCKINGHAM COUNTY, VA.  
 MAY 15, 1991 SCALE: 1" = 100' ZONED R-2

**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. Lot owner or builder to obtain entrance permit from VDOT prior to construction of driveway.
5. Lot owner or builder to verify location and elevation of sewer laterals prior to establishing house elevations and plan structure accordingly.

MMT

## LAKEWOOD, SECTION 7

## CURVE DATA

| NO. | DELTA    | RADIUS  | ARC    | CHORD  | CHORD BEARING |
|-----|----------|---------|--------|--------|---------------|
| 1   | 90-00-02 | 25.00   | 39.27  | 35.35  | S 62-42-45 E  |
| 2   | 07-24-51 | 603.31  | 78.07  | 78.01  | N 14-00-21 W  |
| 3   | 14-26-53 | 603.31  | 152.13 | 151.73 | N 03-04-28 W  |
| 4   | 02-45-26 | 1525.00 | 100.00 | 99.98  | S 18-02-42 W  |
| 5   | 03-45-26 | 1525.00 | 100.00 | 99.98  | S 14-17-16 W  |
| 6   | 03-45-26 | 1525.00 | 100.00 | 99.98  | S 10-31-50 W  |
| 7   | 03-45-26 | 1525.00 | 100.00 | 99.98  | S 06-46-25 W  |
| 8   | 00-44-44 | 1525.00 | 19.84  | 19.84  | S 04-31-20 W  |
| 9   | 06-29-33 | 653.31  | 74.03  | 73.99  | S 00-54-13 W  |
| 10  | 08-46-12 | 653.31  | 100.00 | 99.90  | S 06-43-41 E  |
| 11  | 88-40-39 | 25.00   | 38.69  | 34.94  | S 33-13-32 W  |
| 12  | 03-29-43 | 2525.00 | 154.03 | 154.01 | S 75-49-01 W  |
| 13  | 02-29-46 | 2525.00 | 110.00 | 109.99 | S 72-49-17 W  |
| 14  | 02-29-46 | 2525.00 | 110.00 | 109.99 | S 70-19-31 W  |
| 15  | 02-29-46 | 2525.00 | 110.00 | 109.99 | S 67-49-45 W  |
| 16  | 02-29-46 | 2525.00 | 110.00 | 109.99 | S 65-19-59 W  |
| 17  | 02-29-46 | 2525.00 | 110.00 | 109.99 | S 62-50-13 W  |
| 18  | 02-29-46 | 2525.00 | 110.00 | 109.99 | S 60-20-28 W  |
| 19  | 47-33-42 | 25.00   | 20.75  | 20.16  | S 82-52-26 W  |
| 20  | 79-13-56 | 50.00   | 69.14  | 63.76  | S 67-02-19 W  |
| 21  | 53-55-36 | 50.00   | 47.06  | 45.34  | S 00-27-32 W  |
| 22  | 58-24-42 | 50.00   | 50.97  | 48.79  | S 55-42-37 E  |
| 23  | 84-48-08 | 50.00   | 74.00  | 67.43  | N 52-40-58 E  |
| 24  | 48-50-13 | 25.00   | 21.31  | 20.67  | N 34-42-00 E  |
| 25  | 02-35-00 | 2475.00 | 111.59 | 111.58 | N 60-24-37 E  |
| 26  | 02-32-47 | 2475.00 | 110.00 | 109.99 | N 62-58-30 E  |
| 27  | 02-32-47 | 2475.00 | 110.00 | 109.99 | N 65-31-16 E  |
| 28  | 02-32-47 | 2475.00 | 110.00 | 109.99 | N 68-04-05 E  |
| 29  | 02-32-47 | 2475.00 | 110.00 | 109.99 | N 70-36-52 E  |
| 30  | 02-32-47 | 2475.00 | 110.00 | 109.99 | N 73-09-40 E  |
| 31  | 03-14-28 | 2475.00 | 140.00 | 139.98 | N 76-03-17 E  |
| 32  | 84-36-43 | 25.00   | 36.92  | 33.65  | S 60-01-08 E  |
| 33  | 89-29-01 | 25.00   | 39.04  | 35.20  | S 27-01-44 W  |
| 34  | 04-47-28 | 1113.16 | 93.09  | 93.06  | S 69-22-31 W  |
| 35  | 05-08-50 | 1113.16 | 100.00 | 99.97  | S 64-24-22 W  |
| 36  | 05-08-50 | 1113.16 | 100.00 | 99.97  | S 59-15-32 W  |
| 37  | 15-05-08 | 1113.16 | 293.09 | 292.24 | S 64-13-41 W  |
| 38  | 15-01-42 | 1525.00 | 400.00 | 398.85 | S 12-24-33 W  |

LAKEWOOD, SECTION 7OWNER'S CONSENT AND DEDICATION

The platting or dedication of the following described land:

**BEGINNING** at a corner post in the northern line of S.R. #689, a corner with Eleanor L. Armentrout; thence with Armentrout in part and continuing with Thomas C. & Elsie Ann Tiller

N 74-22-08 W 706.75 feet

to an iron pin found, a corner with Lot 81 of Section 6; thence with the line of said lot

N 15-42-09 W 214.48 feet

to an iron pin found, a corner with Lot 80; thence with the line of Lots 80, 79, 78, and 77

N 67-31-55 E 436.80 feet

to an iron pin found, a corner with Lots 77 and 76; thence with the line of Lots 76, 75, and 74

N 55-19-29 E 341.10 feet

to an iron pin found, a corner with Lot 74 of Section 6 and Lot 73 of Section 5; thence with the line of Section 5 with Lots 73, 72, and 71

N 46-30-01 E 268.48 feet

to an iron pin found, a corner with Lot 71; thence continuing with said lot

S 35-06-18 E 110.00 feet

to an iron pin found, another corner with said Lot 71; thence with continuing with Lots 71, 70, 69, 68, and 67

N 14-24-32 E 444.16 feet

to an iron pin found, a corner with Lot 59; thence with said lot

S 70-04-36 E 164.37 feet

to an iron pin found, a corner with Lot 59 in the western line of Lakewood Drive, said pin being a point on a curve to the left and having a radius of 1525.00 feet; thence with the arc of said curve 400.00 feet with the western right-of-way line of said Lakewood Drive

Long Chord S 12-24-33 W 398.85 feet

to an iron pin set in the western line of said Lakewood Drive; thence crossing Lakewood Drive

S 64-09-21 E 53.67 feet

to an iron pin found, a corner with Lot 45 of Section 5; thence with the line of said lot

S 86-18-22 E 195.47 feet

to an iron pin found, a corner with Lot 34 of Section 3; thence with the line of Section 3 with Lots 34, 33, and 32

S 17-39-27 E 390.46 feet

to an iron pin found, a corner with Lots 33, 32, 7, and a lot owned by Daniel & Rita C. Martin; thence with the following 3 lines of Martin

S 72-17-14 W 225.00 feet

to an iron pin found; thence

LAKWOOD, SECTION 7

S 17-42-44 E 175.00 feet

to a point at the p.c. of a curve to the left and having a radius of 25.00 feet; thence with the arc of said curve 39.27 feet

Long Chord S 62-42-45 E 35.35 feet

to the p.i. of said curve in the northern line of S.R. #629; thence with the right-of-way lines of said road

S 71-35-02 W 99.78 feet

to an angle point; thence

S 71-46-15 W 219.53 feet

to a point at the p.c. of a curve to the left and having a radius of 1113.16 feet; thence with the arc of said curve 293.09 feet with the right-of-way line of said road

Long Chord S 64-18-41 W 292.24 feet

to the beginning and containing 21.344 acres and designated as LAKEWOOD, SECTION 7, located in Ashby and Central Districts, 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 Aug. 21, 1991, and recorded in the Clerk's office of Rockingham County, in Deed Book 1081, Page 140. The said 21.344 acres of land hereby subdivided having been conveyed to Lakewood Estates, Inc. from Betty B. Martin by deed dated June 14, 1991 and recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia in Deed Book 1073, Page 148, and from the Elizabeth B. Martin Grandchildren's Trust by deed dated June 14, 1991 and recorded in the Clerks Office of Rockinham County in Deed Book 1073, Page 152.

Given under our hands this 16<sup>th</sup> day of August, 1991.

Lakewood Estates, Inc. (SEAL)

By Betty B. Martin, Pres. (SEAL)

\_\_\_\_\_ (SEAL)

NOTARY CERTIFICATE:

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

The foregoing owner's consent and dedication was acknowledged before me by Betty B. Martin, Pres. this 16<sup>th</sup> day of August, 1991.

My commission expires: 6/30/93

Jennifer A. Cusior  
Notary Public  
of Jennifer Cusior



LAKEWOOD, SECTION 7CERTIFICATE OF APPROVAL

This subdivision known as LAKEWOOD, SECTION 7 is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record this 5<sup>th</sup> day of Aug., 1991.

8-6-91  
date

9.9. Linberry  
For W. J. Osborne  
Highway Engineer

8/12/91  
date

W. J. Osborne, MD  
Health Officer

8-15-91  
date

Ronald Class  
Chairman or Agent Board of Supervisors *Deputy*

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 2<sup>nd</sup> day of Aug., 1991.

Bartholomew A. Owen  
State Certified Land Surveyor

RECORDED  
INDEXED

01 AUG 22 10:30

010051

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 this  
22 day of August 19 91 at 10:30AM. I certify that  
taxes were paid when applicable:

Sec. 58 54 - State \_\_\_\_\_ County \_\_\_\_\_ City \_\_\_\_\_

Sec. 58 54.1 - State \_\_\_\_\_ County \_\_\_\_\_ City \_\_\_\_\_ Transfer \_\_\_\_\_

Recording 15.00 TESTE

L. WAYNE HARPER  
CLERK

Deed Book No. 1081 Page 131