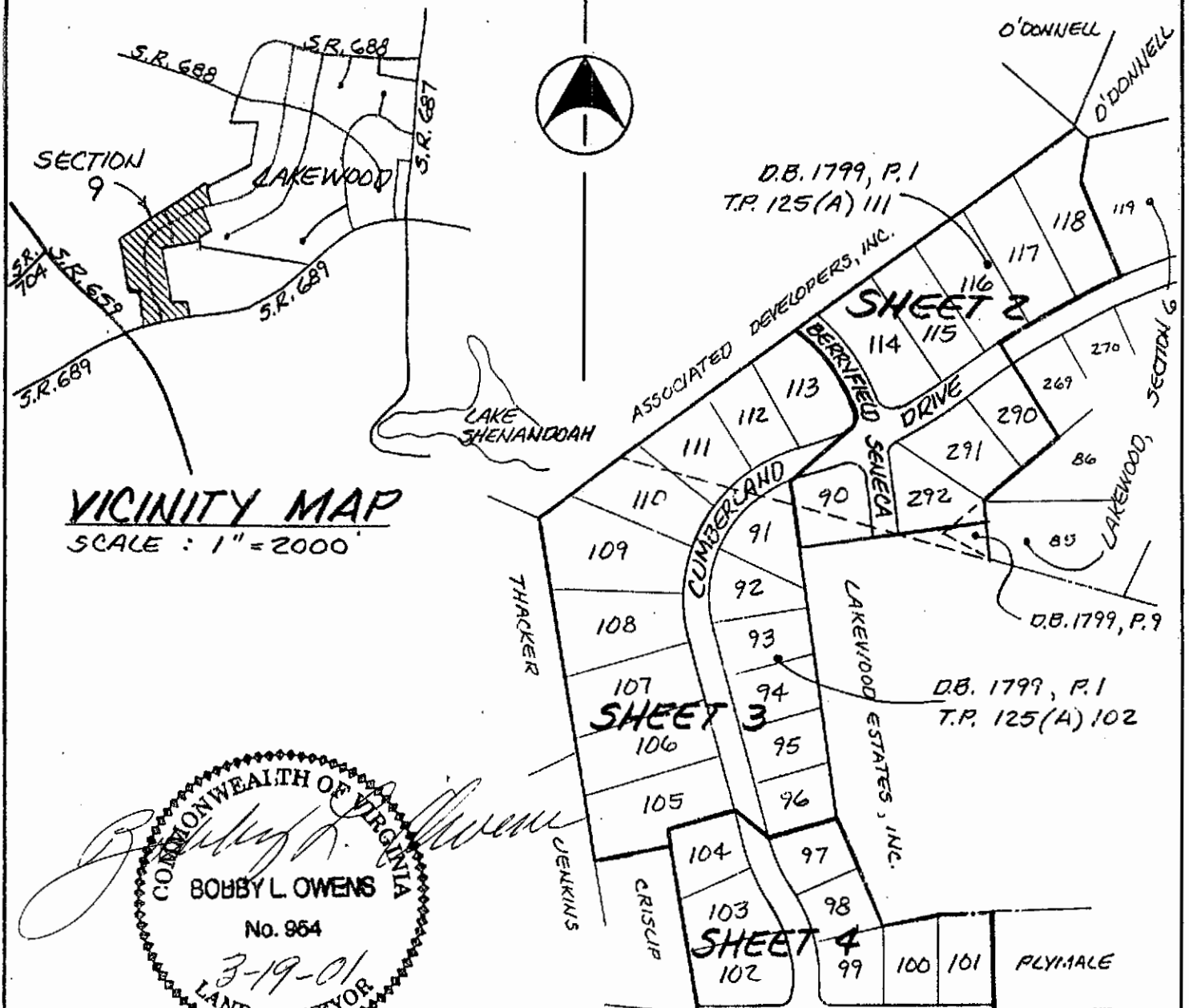


D1968P584



VICINITY MAP
SCALE : 1" = 2000'

SHEET INDEX
SCALE : 1" = 300'

LAKEWOOD, SECTION 9

ASHBY DISTRICT, ROCKINGHAM CO., VIRGINIA

OWNER / DEVELOPER
LAKEWOOD ESTATES, INC.

SURVEYOR
BOBBY L. OWENS

ENGINEER
WILLIAM F. WISE

TOTAL AREA = 19.040 ACRES

PROPERTY ZONED R-2

PORTION OF TAX PARCELS
125 (A) 102 & 111

SEPTEMBER 28, 2000
REVISED MARCH 19, 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 laterals prior to establishing house elevations and shall plan structure accordingly.

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

NOTES

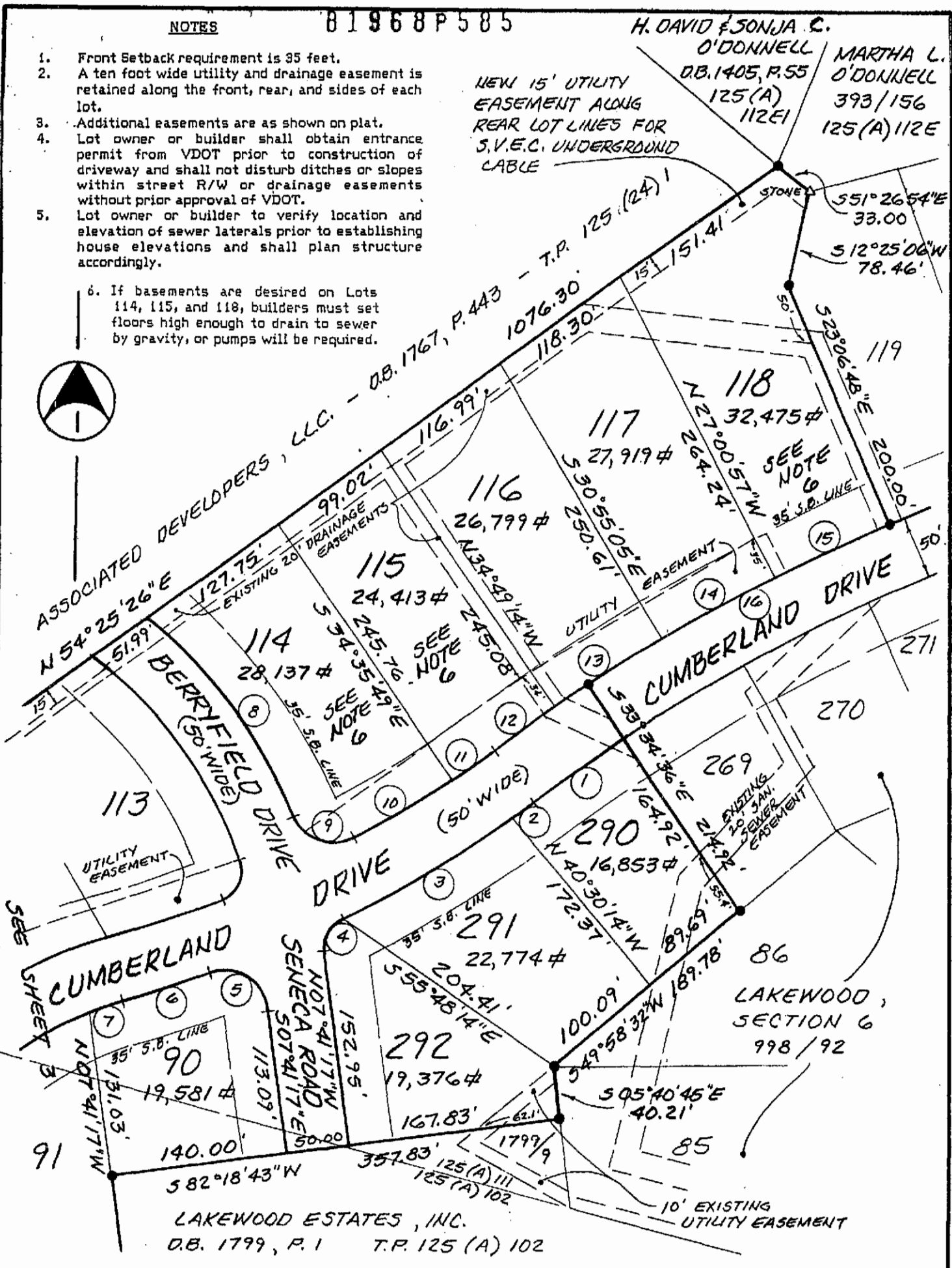
01968P585

H. DAVID & SONJA C. O'DONNELL

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5. Lot owner or builder to verify location and elevation of sewer laterals prior to establishing house elevations and shall plan structure accordingly.
6. If basements are desired on Lots 114, 115, and 118, builders must set floors high enough to drain to sewer by gravity, or pumps will be required.

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

MARTHA L. O'DONNELL
D.B. 1405, P. 55
125(A)
112E1
393/156
125(A)112E



LAKEWOOD, SECTION 9

ASHBY DISTRICT, ROCKINGHAM CO., VIRGINIA

SCALE: 1" = 100'

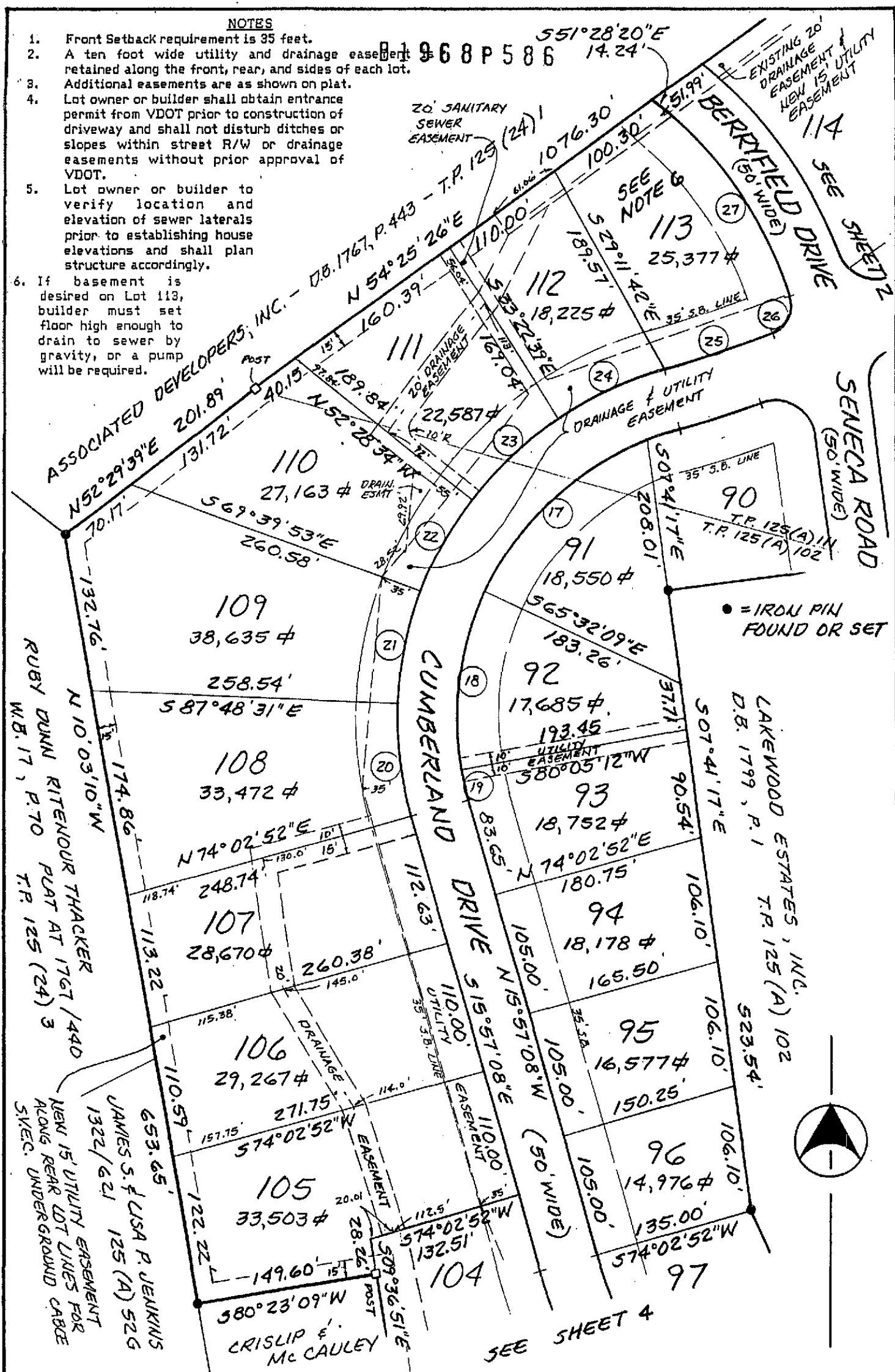
SEPTEMBER 28, 2000
REVISED MARCH 19, 2001

● = IRON PIN FOUND OR SET

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

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6. If basement is desired on Lot 113, builder must set floor high enough to drain to sewer by gravity, or a pump will be required.



LAKWOOD, SECTION 9
ASHBY DISTRICT, ROCKINGHAM CO., VIRGINIA

SCALE: 1" = 100'
 SEPTEMBER 28, 2000
 REVISED MAR. 19, 2001

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

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1	03-36-20	1418.22	89.25	89.24	N 54-37-14 E
2	01-17-07	925.00	20.75	20.75	N 53-27-37 E
3	09-40-58	925.00	156.32	156.14	N 58-56-40 E
4	71-28-26	25.00	31.19	29.20	N 28-02-56 E
5	101-31-40	35.00	62.02	54.22	S 58-27-07 E
6	04-31-12	925.00	72.97	72.95	N 73-02-39 E
7	06-03-18	250.00	26.42	26.41	N 72-16-36 E
8	30-06-17	377.57	198.38	196.11	N 36-25-17 W
9	97-15-16	35.00	59.41	52.53	N 69-59-46 W
10	05-58-25	875.00	91.23	91.19	S 58-23-23 W
11	02-35-07	875.00	39.48	39.48	S 54-06-37 W
12	02-21-42	1468.22	60.52	60.52	S 53-59-55 W
13	03-54-09	1468.22	100.00	99.98	S 57-07-51 W
14	03-54-09	1468.22	100.00	99.98	S 61-01-59 W
15	03-54-09	1468.22	100.00	99.98	S 64-56-08 W
16	10-27-48	1468.22	268.13	267.75	S 61-39-18 W
17	44-47-06	250.00	195.41	190.48	N 46-51-24 E
18	34-22-39	250.00	150.00	147.76	N 07-16-31 E
19	06-02-19	250.00	26.35	26.34	N 12-55-58 W
20	18-08-37	300.00	95.00	94.60	S 06-52-49 E
21	18-08-37	300.00	95.00	94.60	S 11-15-48 W
22	17-11-19	300.00	90.00	89.66	S 28-55-46 W
23	19-05-55	300.00	100.00	99.54	S 47-04-24 W
24	18-40-54	300.00	97.82	97.38	S 65-57-48 W
25	06-22-38	875.00	97.39	97.34	S 72-06-56 W
26	87-07-47	25.00	38.02	34.46	S 25-21-44 W
27	33-16-16	327.57	190.22	187.55	S 34-50-17 E
28	17-57-20	325.00	101.85	101.43	N 24-55-48 W
29	02-42-25	325.00	15.36	15.35	N 32-39-15 W
30	17-37-46	325.00	100.00	99.61	N 22-23-09 W
31	13-16-07	325.00	75.26	75.10	N 06-56-13 W
32	90-00-00	25.00	39.27	35.36	N 45-18-09 W
33	90-00-00	25.00	39.27	35.36	S 44-41-51 W
34	20-50-05	275.00	100.00	99.45	S 10-43-12 E
35	12-46-13	275.00	61.29	61.17	S 27-31-21 E
36	11-14-13	375.00	73.54	73.43	S 28-17-21 E
37	06-43-07	375.00	43.97	43.95	S 19-18-41 E



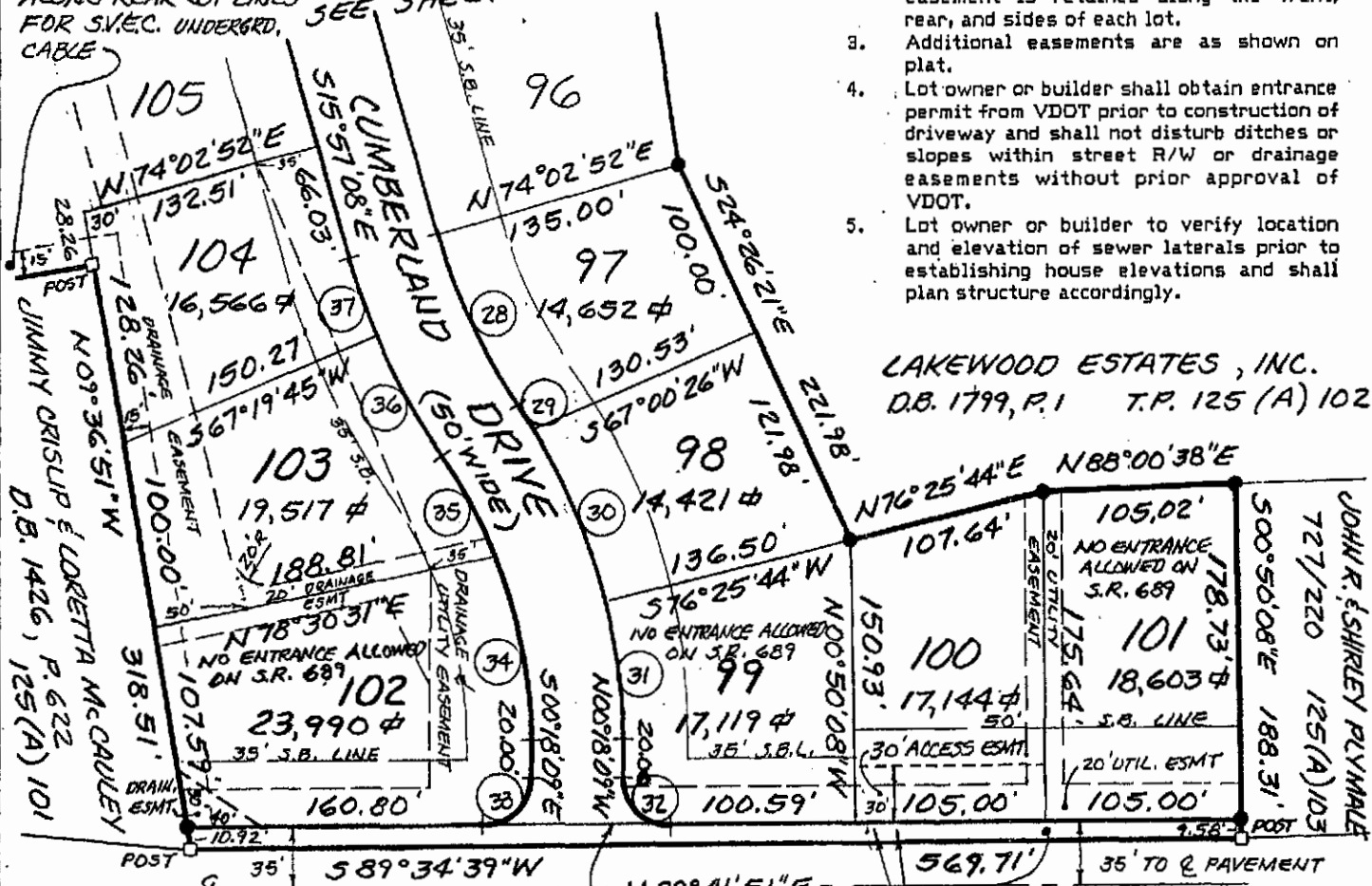
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NEW 15' UTILITY ESMT. ALONG REAR LOT LINES FOR S.V.E.C. UNDERGRD. CABLE

SEE SHEET 3



LAKEWOOD ESTATES, INC.
D.B. 1799, P. 1 T.P. 125 (A) 102

JOHN R. & SHIRLEY PLYMABLE
727/220 125(A)103
500°50'08"E 188.31'
178.73'
NO ENTRANCE ALLOWED ON S.R. 689
175.64'
20' UTILITY ESMT
30' ACCESS ESMT
105.00'
105.00'
35' TO PAVEMENT

STATE ROUTE 689 - SHEN LAKE DRIVE
589°34'39"W 571.38'
569.71'
5,808 # HEREBY DEDICATED FOR WIDENING OF S.R. 689
JOINT ENTRANCE FOR LOTS 100 & 101

LAKEWOOD, SECTION 9
ASHBY DISTRICT, ROCKINGHAM CO., VIRGINIA

SCALE: 1" = 100'
SEPTEMBER 28, 2000
REVISED MARCH 19, 2001

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

OWNER'S CONSENT AND DEDICATION

The platting or dedication of the following described land:

BEGINNING at a planted stone found, a corner with a tract in the name of Martha L. O'Donnell and the southwestern back corner of Lot 119, Section 6, Lakewood; thence with the line of said Lot 119

S 12-25-06 W 78.46 feet

to an iron pin found; thence continuing with Lot 119

S 23-06-48 E 200.00 feet

to an iron pin found, a corner to Lot 119 in the northwestern line of Cumberland Drive on a curve to the left having a radius of 1468.22 feet; thence with the arc of said curve and the northwestern line of Cumberland Drive 268.13 feet

chord S 61-39-18 W 267.75 feet

to an iron pin set; thence continuing with the line of Lakewood, Section 6, and crossing Cumberland Drive and running with the line of Lot 269

S 33-34-36 E 214.92 feet

to an iron pin found in the line of Lot 86; thence with said Lot 86

S 49-58-32 W 189.78 feet

to an iron pin found, a corner with Lot 85; thence with a new line recently created with Lot 85

S 05-40-45 E 40.21 feet

to an iron pin set, a corner with the residue of Lakewood Estates, Inc.; thence making five new lines through Lakewood Estates

S 82-18-43 W 357.83 feet

to an iron pin set; thence

S 07-41-17 E 523.54 feet

to an iron pin set; thence

S 24-26-21 E 221.98 feet

to an iron pin set; thence

N 76-25-44 E 107.64 feet

to an iron pin set; thence

N 88-00-38 E 105.02 feet

to an iron pin found, a corner with John R. and Shirley Plymale; thence with said Plymale

S 00-50-08 E 188.31 feet

to a fence post¹⁻¹⁷⁻⁰, a corner with Plymáles in the northern line of State Route 689; thence with the line of State Route 689

S 89-34-39 W 569.71 feet

to a post, a corner with Jimmy Crislip and Loretta McCauley; thence two lines with Crislip and McCauley

N 09-36-51 W 318.51 feet

to a corner fence post; thence

S 80-23-09 W 149.60 feet

to an iron pin set in the line of James S. and Lisa P. Jenkins; thence with Jenkins in part, and continuing with the line of Ruby Dunn Ritenour Thacker

N 10-03-10 W 653.65 feet

to an iron pin found, a corner with Associated Developers, Inc.; thence with said Developers two courses

N 52-29-39 E 201.89 feet

to a fence post; thence continuing with said Developers

N 54-25-26 E 1076.30 feet

to an iron pin set, a corner with H. David and Sonja C. O'Donnell and Martha L. O'Donnell; thence with the line of Martha O'Donnell

S 51-26-54 E 33.00 feet

LAKEWOOD, SECTION 9

to the beginning and containing 19.040 acres and designated as Lakewood, Section 9, 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 19.040 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 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 17 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 9 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 G. A. Lineberry
date Highway Engineer

9-17-01 Steve S. Hy
date Director of Public Works

9-17-01 Diana C. Sultz
date 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 19 day of Mar., 2001.

Bobby Owens
State Certified Land Surveyor

B 1 9 6 8 P 5 9 0

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, 20 01 at 3:46 P.M. I certify

taxes were paid when applicable:
Sec. 58-54 - State _____ County _____ City _____
Sec. 58-54.1 - State _____ County _____ City _____ Transfer _____
Recording 19.00 TESTE

L. WAYNE HARPER
CLERK

Deed Book No 1968 Page 584

01 SEP 17 PM 3:46

ROCKINGHAM COUNTY
CIRCUIT COURT
L. WAYNE HARPER, CLERK

024017