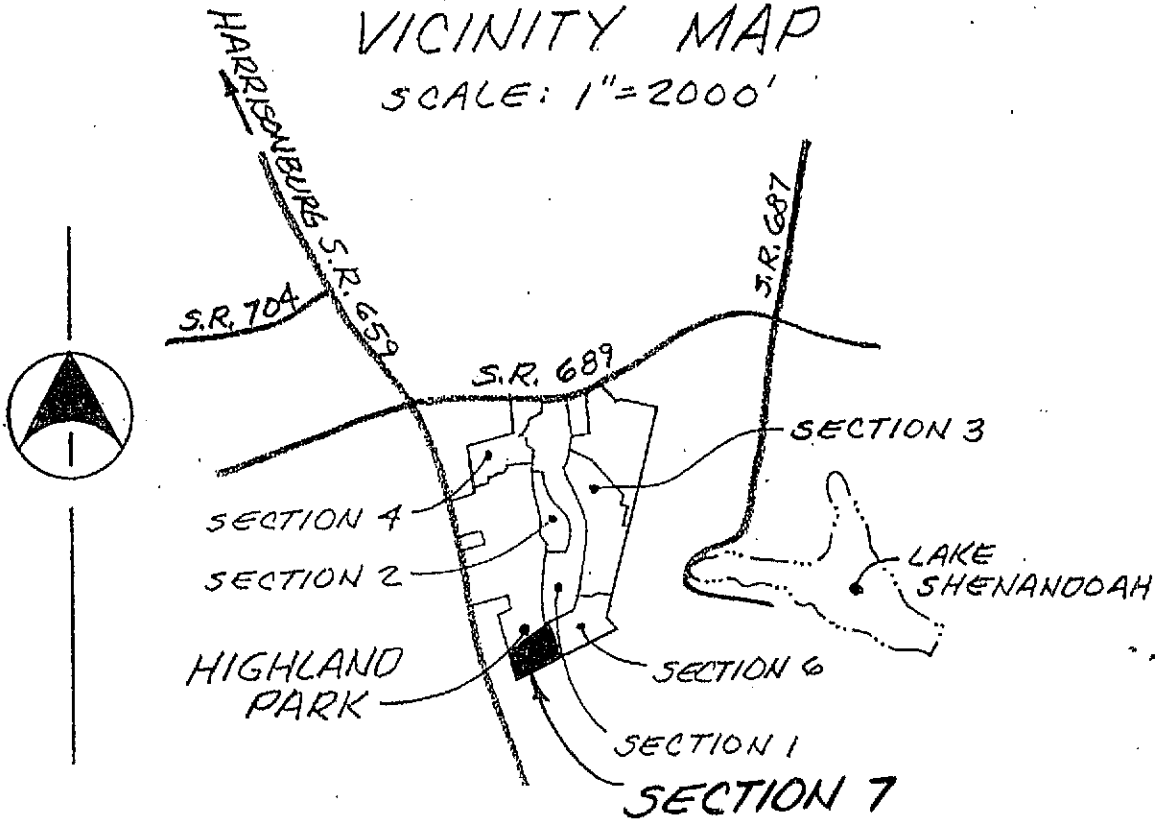


81862P287

# VICINITY MAP

SCALE: 1"=2000'



## HIGHLAND PARK, SECTION 7

ASHBY DISTRICT, ROCKINGHAM CO., VIRGINIA

OWNER & DEVELOPER:  
JAMES R. SEASE

SURVEYOR:  
BOBBY L. OWENS

ENGINEER:  
WILLIAM F. WISE

PROPERTY ZONED R2

TOTAL AREA = 4.931 AC.

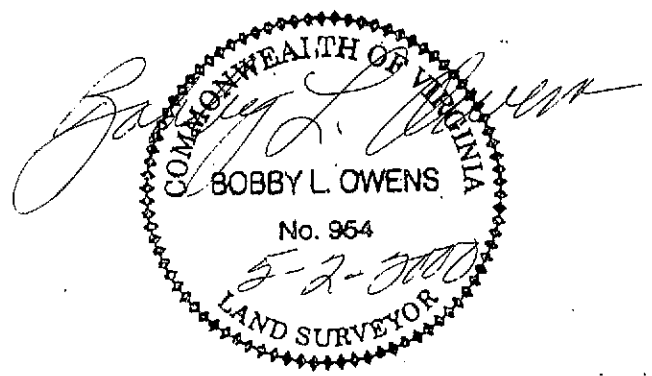
PORTION OF TAX PARCEL  
125 (A) 96

PROJECT NO. 98-015

MAY 2, 2000

### 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

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

B 1 8 6 2 P 2 8 8

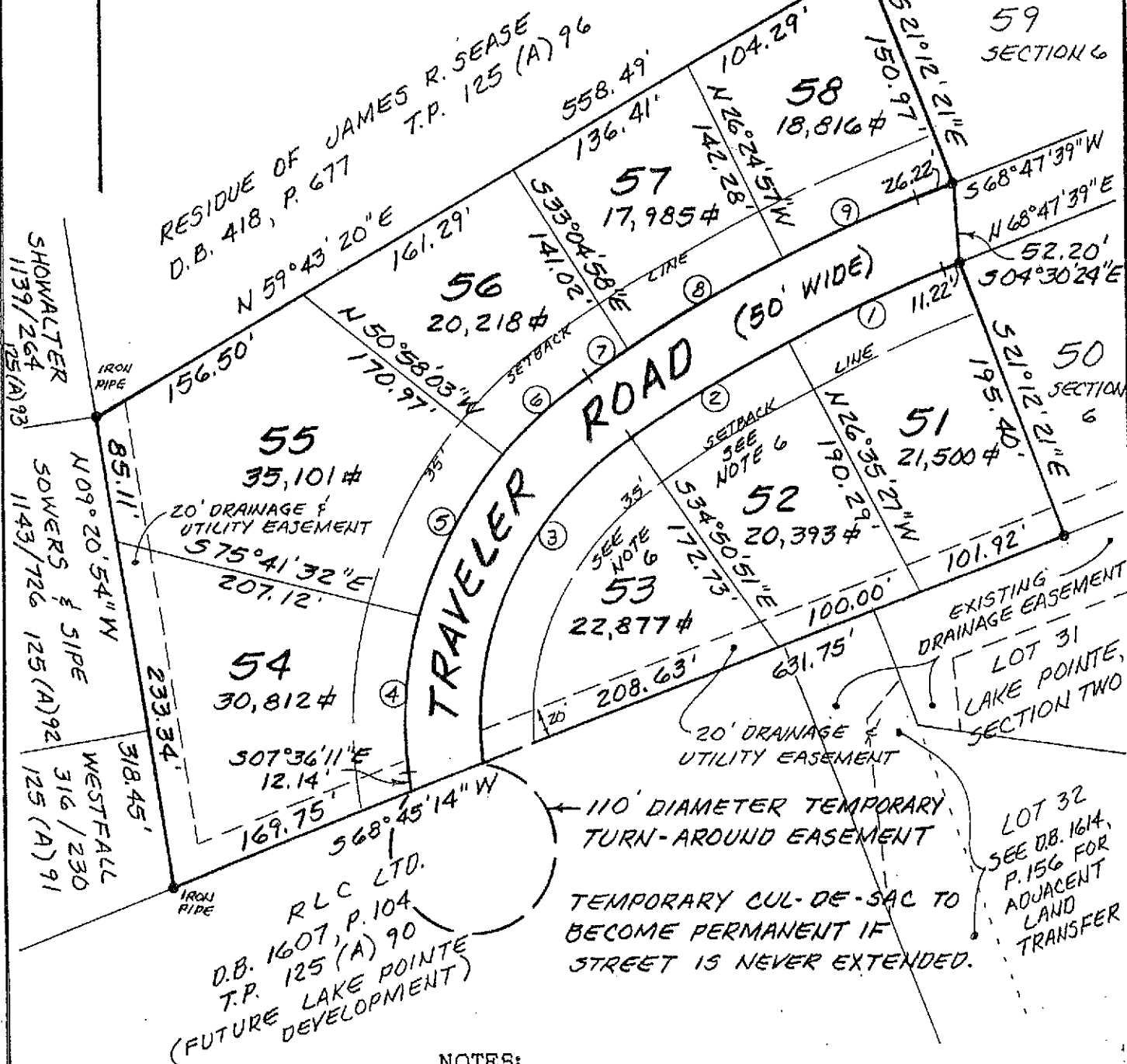
HIGHLAND PARK  
 SECTION 1

94

EXISTING SEWER  
 EASEMENT



• = IRON PIN UNLESS  
 LABELED OTHERWISE



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.
6. If basements are desired on Lots 52 or 53, builders must set floors high enough to drain to sewer by gravity, or pumps will be required.

**HIGHLAND PARK, SECTION 7**  
 ASHBY DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

SCALE: 1" = 100'

DATE: MAY 2, 2000

HIGHLAND PARK, SECTION 7

B 1 8 6 2 P 2 8 9

CURVE DATA

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1	06-21-05	981.30	108.78	108.72	N 65-37-06 E
2	07-17-25	981.30	124.86	124.77	N 58-47-50 E
3	62-45-20	228.08	249.81	237.51	N 23-46-29 E
4	21-54-39	278.08	106.34	105.70	S 03-21-08 W
5	24-43-30	278.08	120.00	119.07	S 26-40-13 W
6	16-07-12	278.08	78.24	77.98	S 47-05-33 W
7	01-45-53	1031.30	31.76	31.76	S 56-02-00 W
8	06-40-01	1031.30	120.00	119.93	S 60-15-02 W
9	05-12-36	1031.30	93.78	93.75	S 66-11-21 W

OWNER'S CONSENT AND DEDICATION

The platting or dedication of the following described land:

BEGINNING at an iron pin set at the northwestern corner of Lot 59, Section 6, Highland Park; thence with the line of said Lot 59

S 21-12-21 E 150.97 feet

to an iron pin set, the southwest corner of Lot 59 in the northern line of Traveler Road; thence crossing said Road

S 04-30-24 E 52.20 feet

to an iron pin set, a corner to Lot 50, Section 6, Highland Park; thence with the line of Lot 50

S 21-12-21 E 195.40 feet

to an iron pin found in the line of Lot 31, Lake Pointe, Section Two; thence with the line of said Lot 31, in part, and continuing with a tract in the name of R L C LTD.

S 68-45-14 W 631.75 feet

to an iron pipe found, a corner with Westfall; thence with the line of Westfall, in part, and continuing with Sowers and Sipe

N 09-20-54 W 318.45 feet

to an iron pipe found, a corner with Sowers & Sipe and Showalter; thence making a new line through James R. Sease

N 59-43-20 E 558.49 feet

to an iron pin found, a corner with Lot 94, Section 1, Highland Park; thence with Lot 94

N 74-21-04 E 29.95 feet

to the beginning and containing 4.931 acres and designated as Section 7, Highland Park, located in Ashby District, Rockingham County, Virginia, is with the free consent and in accordance with the desires of the undersigned owner 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 November, 2000, and recorded in the Clerk's office of Rockingham County, in Deed Book 1862 Page 292. The said 4.931 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.

HIGHLAND PARK, SECTION 7

B1862P290

Given under my hand this 21<sup>st</sup> day of November, 2000.

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 21<sup>st</sup> day of November, 2000.

My commission expires: June 30, 2001 Patric R. Coffman  
Notary Public

CERTIFICATE OF APPROVAL

This subdivision known as Highland Park, Section 7 is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record this 21<sup>st</sup> day of November, 2000.

11/21/00 Jeffery A. Lincherry  
date Highway Engineer

6/20/00 Stephen B. King  
date Director of Public Works

6/21/00 Diana C. Stoltz  
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 2 day of May, 2000.

Tommy Clavin  
State Certified Land Surveyor

028606

00 NOV 30 PM 2:11

ROCKINGHAM COUNTY  
CIRCUIT COURT  
L. WAYNE HARPER, CLERK

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 acknowledgement annexed, admitted to record &  
20 day of December 20 00 at 2:11 P. M. I certify that  
taxes were paid when applicable:

Sec. 58-54 - State \_\_\_\_\_ County \_\_\_\_\_ City \_\_\_\_\_  
Sec. 58-54.1 - State \_\_\_\_\_ County \_\_\_\_\_ City \_\_\_\_\_ Transfer \_\_\_\_\_  
Recording L.W.H. TESTE

L. WAYNE HARPER  
CLERK

Deed Book No 1862 Page 287