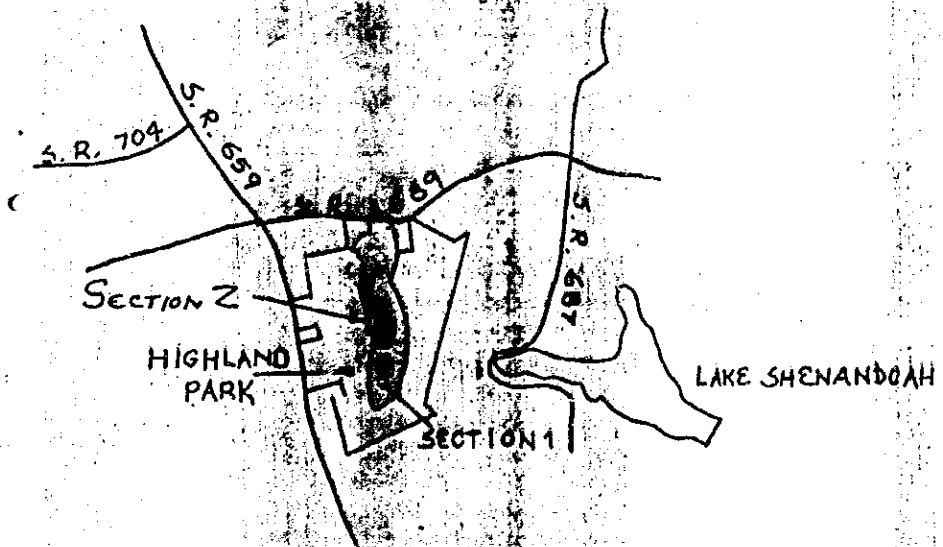


VICINITY SKETCH
1" = 2000'



HIGHLAND PARK, SECTION 2

ASHBY DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

OWNER AND DEVELOPER:
JAMES R. SEASE

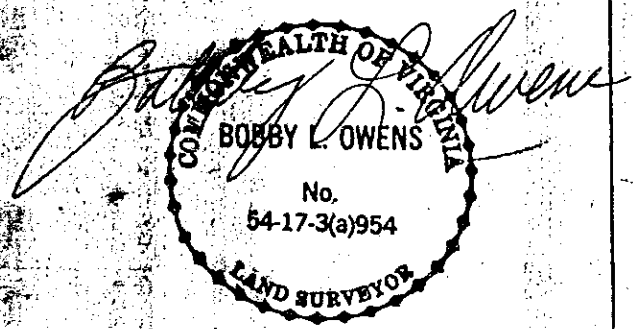
SURVEYOR
BOBBY L. OWENS, C.L.S.

ENGINEER
WILLIAM F. WISE, P.E.

ZONED R-2

TOTAL AREA = 3.733 ACRES

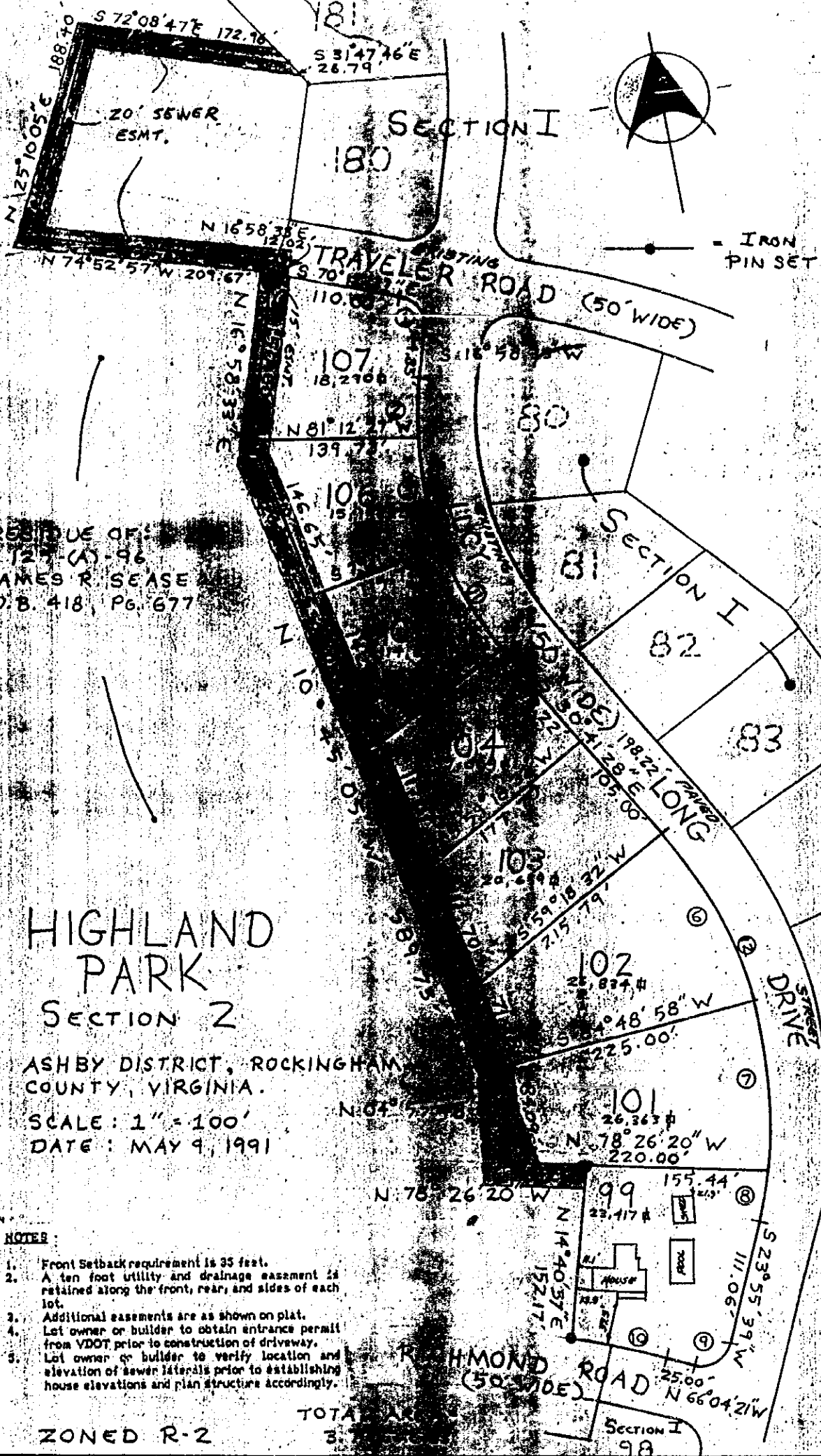
PROJECT 91-039



76-13-91

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 DOT prior to construction of driveway.
5. Lot owner or builder to verify location and elevation of sewer laterals prior to establishing final elevations and plan structure accordingly.



RESIDUE OF:
 127-(A)-96
 JAMES R SEASE
 D.B. 418, Pg. 677

HIGHLAND
 PARK
 SECTION 2

ASHBY DISTRICT, ROCKINGHAM
 COUNTY, VIRGINIA.

SCALE: 1" = 100'
 DATE: MAY 9, 1991

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.

ZONED R-2

TOTAL
 3

HIGHLAND PARK, SECTION 2

OWNER'S CONSENT AND DEDICATION

The platting or dedication of the following described land:

BEGINNING at iron pin set in the southern line of Traveler Road, a corner with Highland Park, Section 1, and James R. Sease; thence with the right-of-way line of said road

S 70-12-37 E 110.00 feet

to the p.c. of a curve to the right and having a radius of 25.00 feet; thence with the arc of said curve 38.04 feet

Long Chord S 26-37-01 E 34.48 feet

to the p.t. of said curve in the western line of Lucy Long Drive; thence with the right-of-way lines of said road

S 16-58-33 W 44.33 feet

to the p.c. of a curve to the left and having a radius of 325.00 feet; thence with the arc of said curve 270.38 feet

Long Chord S 06-51-28 E 262.65 feet

to the p.t. of said curve; thence

S 30-41-28 E 198.22 feet

to the p.c. of a curve to the right and having a radius of 381.70 feet; thence with the arc of said curve 363.87 feet

Long Chord S 03-22-54 E 350.25 feet

to the p.t. of said curve; thence

S 23-55-39 W 111.06 feet

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

Long Chord S 68-55-39 W 35.36 feet

to the p.t. of said curve in the northern line of Richmond Road; thence with the right-of-way lines of said road

N 66-04-21 W 25.00 feet

to the p.c. of a curve to the left and having a radius of 895.73 feet; thence with the arc of said curve 80.00 feet passing the corner of Highland Park, Section 1 at an arc distance of 51.43 feet and continuing a new line through the lands of James R. Sease

Long Chord N 68-37-52 W 79.98 feet

to an iron pin set; thence continuing with new lines through Sease

N 14-40-37 E 152.17 feet

to an iron pin set; thence

N 78-26-20 W 64.56 feet

to an iron pin set; thence

N 04-35-48 E 84.09 feet

to an iron pin set; thence

N 10-45-05 W 589.73 feet

to an iron pin set; thence

N 16-58-33 E 150.00 feet

to the beginning and containing 3.733 acres and designated as Section 2, Highland Park, located in Ashby District, Rockingham County, Virginia, is with the free consent and in accordance with the desires of the undersigned owners thereof, 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 Jan 10, 1992, and recorded in the Clerk's office of Rockingham County, in Deed Book 1105, Page 260. The said 3.733 acres of land hereby subdivided having been 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.

Given under our hands this 27 day of Jan, 1992

James R. Sease (SEAL)

Janie T. 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 and Janie T. Sease this 27 day of Jan, 1992

My commission expires Sept 30, 1993 Nazareth Peterson
Notary Public

HIGHLAND SECTION 2

CERTIFICATE OF APPROVAL

This subdivision known as Highland Park, Section 2 is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record this 5th day of 8-9-91.

8-9-91
date
g.a. Linsberry
For W.J. Osborne
Highway Engineer

8/12/91
date
C.D. Linsberry, MD
Health Officer

8-13-91
date
Ronald Clary
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 13th day of August 1991.

Richard S. Owens
State Certified Land Surveyor

CURVE DATA

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1	87-11-09	25.00	33.04	34.48	S 26-37-01 E
2	09-43-36	325.00	55.17	55.11	S 12-06-45 W
3	17-55-55	325.00	101.72	101.30	S 01-43-00 E
4	17-55-55	325.00	101.72	101.30	S 19-38-54 E
5	02-04-36	325.00	11.78	11.78	S 29-39-10 E
6	25-30-26	381.70	138.53	138.53	S 17-56-14 E
7	22-30-57	381.70	150.00	149.04	S 06-04-23 W
8	06-35-44	381.70	43.92	43.92	S 20-37-47 W
9	90-00-00	25.00	35.36	35.36	S 68-55-39 W
10	05-07-03	895.73	79.98	79.98	N 68-37-52 W
11	47-40-01	325.00	262.65	262.65	S 06-51-28 E
12	54-37-07	381.70	350.25	350.25	S 03-22-54 E

CONSENT TO SUBDIVISION PLAT

This consent is made this 16th day of January, 1992 by First American Bank of Virginia and Commonwealth Abstract Corporation, Trustee.

Whereas, attached to this consent is a subdivision plat dated June 13, 1991 and entitled "HIGHLAND PARK, SECTION 2" (the "Plat"), and

Whereas, the property shown on the plat is encumbered by a deed of trust recorded in the Clerk's Office of the Rockingham County Circuit Court in Deed Book 1035 at page 496, and

Whereas, Commonwealth is the trustee under the deed of trust and First American is the beneficiary, and

Whereas, Commonwealth and First American wish to express consent to the recordation of the subdivision plat,

Now, therefore, First American Bank of Virginia and Commonwealth Abstract Corporation consent to the attached subdivision plat entitled "HIGHLAND PARK, SECTION 2" and its recordation.

First American Bank of Virginia

By: *Leo E. Heitler*
 Its: *Group Vice President*
 (official title)

Commonwealth Abstract Corporation TRUSTEE

By: *John Corman President*
 Its: *PRESIDENT*
 (official title)

STATE OF VIRGINIA
CITY OF HARRISONBURG, to-wit:

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 17th day of January, 1992, by Leo E. Heatwell, Group Vice-President (official title), of First American Bank of Virginia, on behalf of said bank.

My commission expires: 7-11-92

Michelle S. Dean
Notary Public

STATE OF VIRGINIA
CITY/COUNTY OF FAIRFAX, to-wit:

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 21 day of JANUARY, 1992, by JOHN F. CARMAN, PRESIDENT (official title), of Commonwealth Abstract Corporation, on behalf of said corporation.

My commission expires: JANUARY 8, 1993

Joanne M. Chantry
Notary Public

I WAS COMMISSIONED:
JOANNE M. FUCHS

RECORDED
CIRCUIT CLERK'S OFFICE

001011

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 21 day of Jan, 19 92 at 10:20 A.M. I certify that taxes were paid when applicable:

Sec. 58-54 - State _____ County _____ City _____
Sec. 58-54.1 - State _____ County _____ City _____ Transfer _____
Recording P.W

TESTE

L. WAYNE HARPER
CLERK

2
Deed Book No. 1105 Page 26