KENTSHIRE ESTATES, SECTION TWO

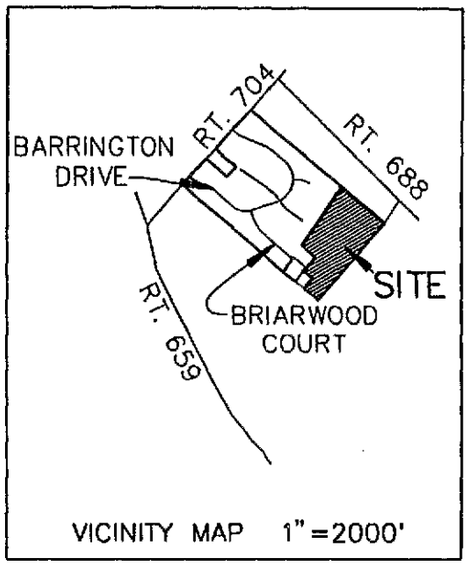
CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA
APRIL 1, 2002

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 1ST DAY OF APRIL, 2002.

COMMONWEALTH OF VIRGINIA
4-1-2002
CHARLES E. WINGARD
NO. 1768
LAND SURVEYOR

TAX MAP DESIGNATION:
REMAINDER OF
TM 125 (A) 112F
ZONED R-2



VICINITY MAP 1"=2000'

STATE CERTIFIED LAND SURVEYOR

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 12.992 ACRES, MORE OR LESS, AND DESIGNATED AS KENTSHIRE ESTATES, SECTION TWO, SITUATED IN CENTRAL DISTRICT IN THE COUNTY OF ROCKINGHAM, 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 THE DATE OF April 1, 2002 AND RECORDED IN THE CLERK'S OFFICE OF ROCKINGHAM COUNTY, IN DEED BOOK _____, PAGE _____. THE SAID 12.992 ACRES OF LAND HEREBY SUBDIVIDED IS THE REMAINING LAND CONVEYED TO SCAKL, LC BY L. LEOTUS MORRISON AND PATRICIA J. BRUCE BY DEED DATED JULY 26, 2001 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 1945, PAGE 783.

GIVEN UNDER MY HAND THIS 1 DAY OF April, 2002.

SCAKL, LC
A VIRGINIA LIMITED LIABILITY COMPANY

BY: Sam F Huffman Manager
TITLE

STATE OF Virginia AT LARGE
CITY/~~COUNTY~~ OF Harrisonburg, TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF April, 2002 BY Sam F. Huffman
ON BEHALF OF SCAKL, LC.

Patsy C. McAllister — May 31, 2005
NOTARY PUBLIC — MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL

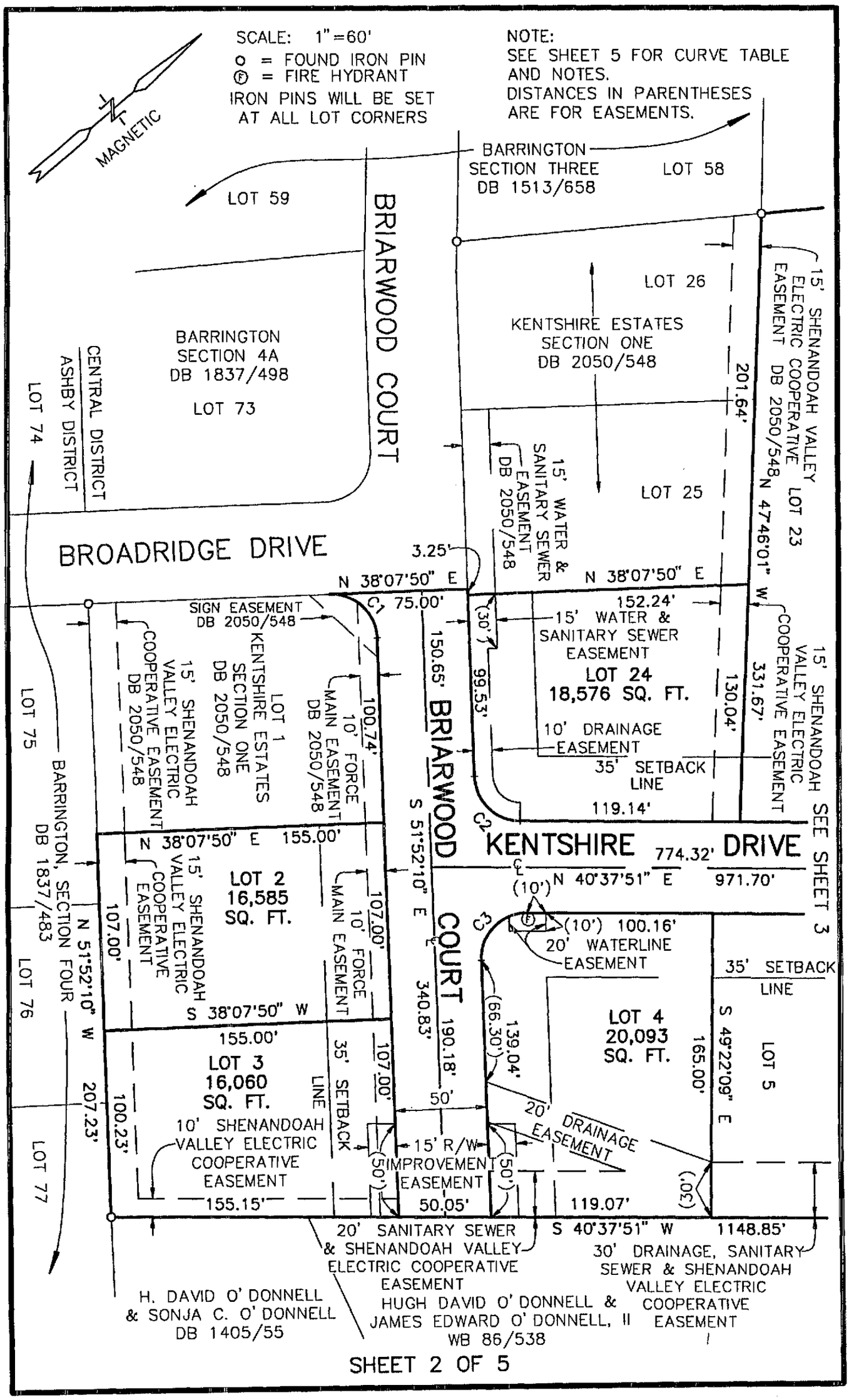
THIS SUBDIVISION KNOWN AS KENTSHIRE ESTATES, SECTION TWO IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

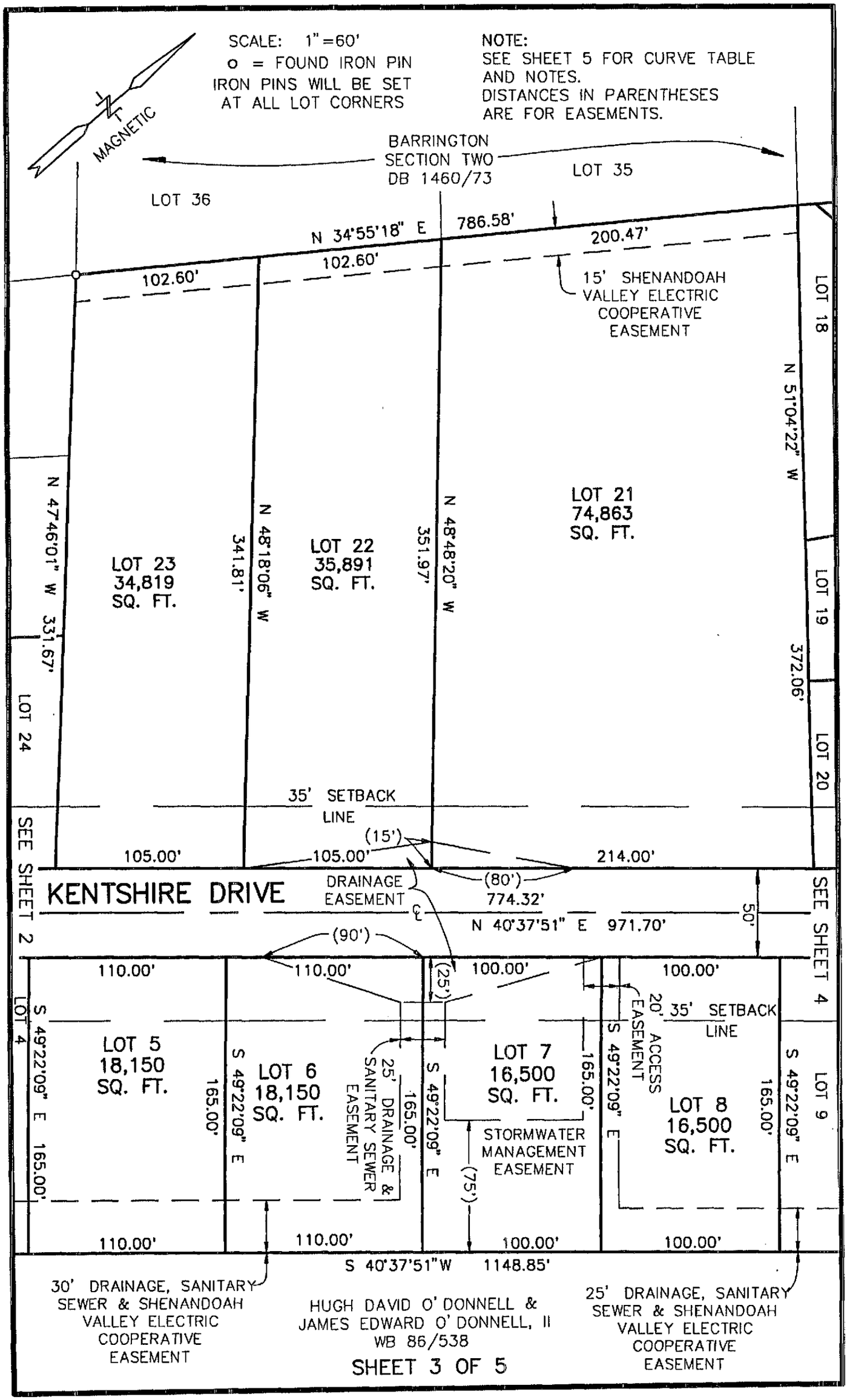
4-1-02 — J. A. Ruebenny
DATE — HIGHWAY ENGINEER

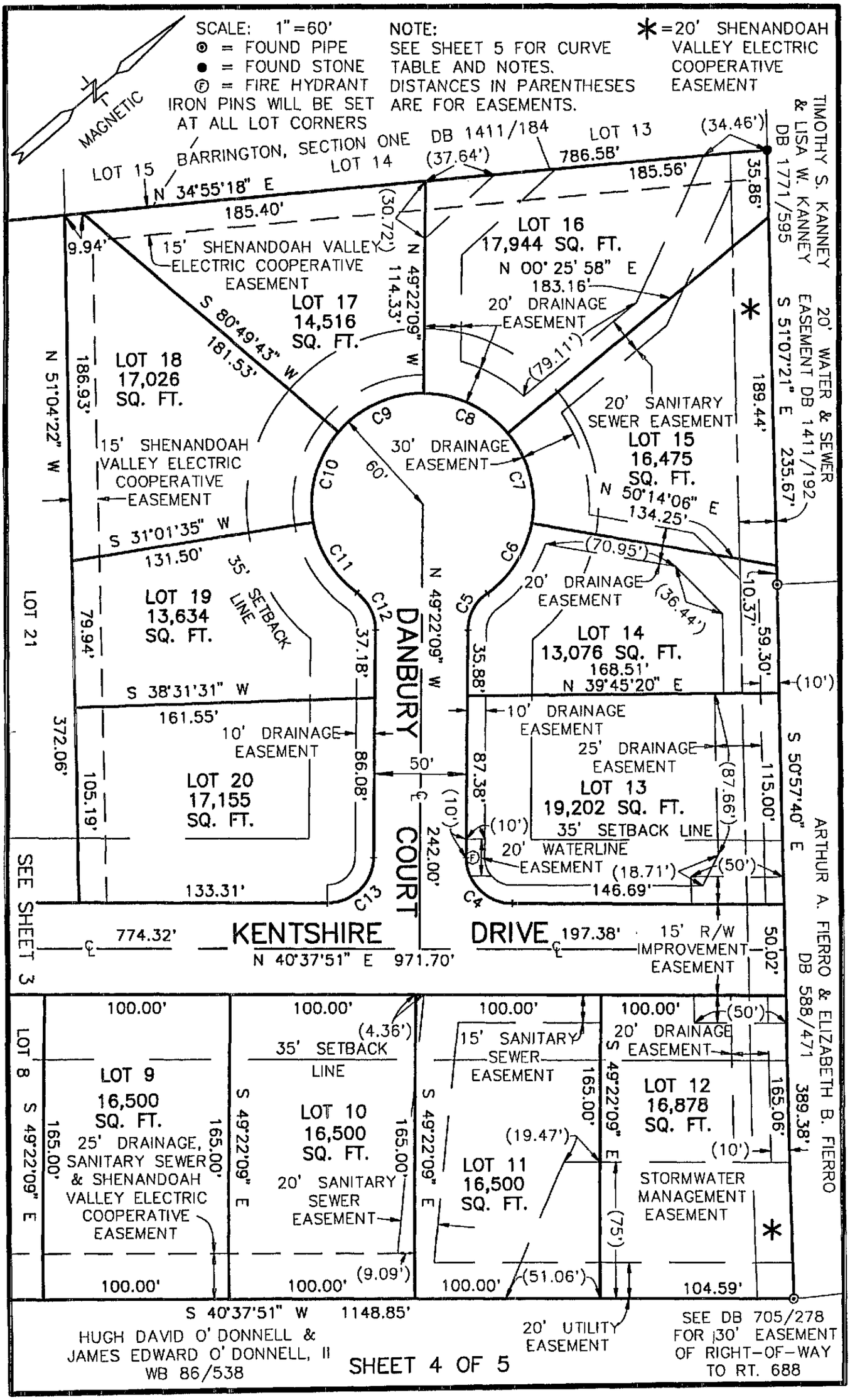
4-3-02 — [signature]
DATE — DIRECTOR OF PUBLIC WORKS

4-3-02 — Diana C. Stultz
DATE — AGENT OF THE BOARD

BENNER & ASSOC., INC.
3061 SOUTH MAIN STREET
HARRISONBURG, VA 22801
540 434-0267
REF# 062601


SCALE: 1"=60'
o = FOUND IRON PIN
(F) = FIRE HYDRANT
IRON PINS WILL BE SET AT ALL LOT CORNERS
NOTE:
SEE SHEET 5 FOR CURVE TABLE AND NOTES.
DISTANCES IN PARENTHESES ARE FOR EASEMENTS.
MAGNETIC
BARRINGTON SECTION THREE DB 1513/658
LOT 58
LOT 59
BRIARWOOD COURT
LOT 26
KENTSHIRE ESTATES SECTION ONE DB 2050/548
15' SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENT DB 2050/548
LOT 23
201.64'
N 47°46'01" W
BARRINGTON SECTION 4A DB 1837/498
LOT 73
CENTRAL DISTRICT
ASHBY DISTRICT
LOT 74
15' WATER & SANITARY SEWER EASEMENT DB 2050/548
LOT 25
BROADRIDGE DRIVE
3.25'
N 38°07'50" E
N 38°07'50" E
SIGN EASEMENT DB 2050/548
C1
75.00'
(30')
152.24'
15' WATER & SANITARY SEWER EASEMENT
LOT 24
18,576 SQ. FT.
10' DRAINAGE EASEMENT
35' SETBACK LINE
119.14'
15' SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENT
331.67'
130.04'
99.53'
150.65'
100.74'
10' FORCE MAIN EASEMENT DB 2050/548
LOT 1 KENTSHIRE ESTATES SECTION ONE DB 2050/548
15' SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENT DB 2050/548
BARRINGTON, SECTION FOUR DB 1837/483
LOT 75
BRIARWOOD
S 51°52'10" E
C2
KENTSHIRE
774.32'
DRIVE
N 38°07'50" E 155.00'
N 40°37'51" E
971.70'
SEE SHEET 3
(10')
(10') 100.16'
20' WATERLINE EASEMENT
LOT 2
16,585
SQ. FT.
107.00'
10' FORCE MAIN EASEMENT
15' SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENT
107.00'
N 51°52'10" W
S 38°07'50" W
155.00'
340.83'
COURT
190.18'
139.04'
(66.30')
35' SETBACK LINE
LOT 4
20,093
SQ. FT.
165.00'
S 49°22'09" E
LOT 5
LOT 3
16,060
SQ. FT.
107.00'
35' SETBACK LINE
10' SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENT
100.23'
207.23'
50'
20' DRAINAGE EASEMENT
15' R/W IMPROVEMENT EASEMENT
(50')
(50')
50.05'
155.15'
119.07'
(.03')
LOT 76
LOT 77
20' SANITARY SEWER & SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENT
HUGH DAVID O' DONNELL & JAMES EDWARD O' DONNELL, II WB 86/538
S 40°37'51" W
1148.85'
30' DRAINAGE, SANITARY SEWER & SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENT
H. DAVID O' DONNELL & SONJA C. O' DONNELL DB 1405/55


SCALE: 1"=60'
o = FOUND IRON PIN
IRON PINS WILL BE SET AT ALL LOT CORNERS
NOTE:
SEE SHEET 5 FOR CURVE TABLE AND NOTES.
DISTANCES IN PARENTHESES ARE FOR EASEMENTS.
MAGNETIC
BARRINGTON SECTION TWO DB 1460/73
LOT 35
LOT 36
N 34°55'18" E 786.58'
200.47'
102.60'
102.60'
15' SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENT
LOT 18
N 51°04'22" W
LOT 21 74,863 SQ. FT.
LOT 22 35,891 SQ. FT.
LOT 23 34,819 SQ. FT.
N 47°46'01" W 331.67'
N 48°18'06" W 341.81'
N 48°48'20" W 351.97'
372.06'
LOT 19
LOT 20
LOT 24
35' SETBACK LINE
SEE SHEET 2
105.00'
105.00'
(15')
214.00'
KENTSHIRE DRIVE
DRAINAGE EASEMENT
(80')
774.32'
N 40°37'51" E 971.70'
50'
SEE SHEET 4
(90')
110.00'
110.00'
(25')
100.00'
100.00'
LOT 4
S 49°22'09" E 165.00'
LOT 5 18,150 SQ. FT.
S 49°22'09" E 165.00'
LOT 6 18,150 SQ. FT.
25' DRAINAGE & SANITARY SEWER EASEMENT
165.00'
S 49°22'09" E
LOT 7 16,500 SQ. FT.
165.00'
20' ACCESS EASEMENT
35' SETBACK LINE
S 49°22'09" E
LOT 8 16,500 SQ. FT.
165.00'
S 49°22'09" E
LOT 9
STORMWATER MANAGEMENT EASEMENT
(75')
110.00'
110.00'
100.00'
100.00'
S 40°37'51"W 1148.85'
30' DRAINAGE, SANITARY SEWER & SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENT
HUGH DAVID O' DONNELL & JAMES EDWARD O' DONNELL, II WB 86/538
25' DRAINAGE, SANITARY SEWER & SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENT


SCALE: 1"=60'
⊙ = FOUND PIPE
● = FOUND STONE
Ⓕ = FIRE HYDRANT
IRON PINS WILL BE SET AT ALL LOT CORNERS
NOTE:
SEE SHEET 5 FOR CURVE TABLE AND NOTES.
DISTANCES IN PARENTHESES ARE FOR EASEMENTS.
*=20' SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENT
MAGNETIC
BARRINGTON, SECTION ONE
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 10
LOT 11
LOT 12
DB 1411/184
(34.46')
(37.64')
786.58'
185.56'
N 34°55'18" E
185.40'
(30.72')
9.94'
35.86'
TIMOTHY S. KANNEY & LISA W. KANNEY DB 1771/595
15' SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENT
N 49°22'09" W
114.33'
S 80°49'43" W
181.53'
LOT 16
17,944 SQ. FT.
N 00° 25' 58" E
183.16'
20' DRAINAGE EASEMENT
(79.11')
LOT 17
14,516
SQ. FT.
LOT 18
17,026
SQ. FT.
186.93'
N 51°04'22" W
20' SANITARY SEWER EASEMENT
LOT 15
16,475
SQ. FT.
N 50°14'06" E
134.25'
189.44'
S 51°07'21" E
235.67'
20' WATER & SEWER EASEMENT DB 1411/192
30' DRAINAGE EASEMENT
60'
15' SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENT
S 31°01'35" W
131.50'
35' SETBACK LINE
(70.95')
20' DRAINAGE EASEMENT
(36.44')
10.37'
59.30'
LOT 19
13,634
SQ. FT.
79.94'
37.18'
DANBURY COURT
N 49°22'09" W
35.88'
LOT 14
13,076 SQ. FT.
168.51'
N 39°45'20" E
(10')
S 38°31'31" W
161.55'
372.06'
10' DRAINAGE EASEMENT
86.08'
50'
10' DRAINAGE EASEMENT
25' DRAINAGE EASEMENT
LOT 13
19,202 SQ. FT.
35' SETBACK LINE
20' WATERLINE EASEMENT
(87.66')
115.00'
87.38'
(10')
105.19'
LOT 20
17,155
SQ. FT.
242.00'
(18.71')
(50')
146.69'
133.31'
S 50°57'40" E
ARTHUR A. FIERRO & ELIZABETH B. FIERRO DB 588/471
SEE SHEET 3
774.32'
KENTSHIRE DRIVE
197.38'
15' R/W IMPROVEMENT EASEMENT
50.02'
N 40°37'51" E 971.70'
100.00'
(4.36')
35' SETBACK LINE
15' SANITARY SEWER EASEMENT
20' DRAINAGE EASEMENT
LOT 9
16,500
SQ. FT.
25' DRAINAGE, SANITARY SEWER & SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENT
165.00'
S 49°22'09" E
LOT 10
16,500
SQ. FT.
20' SANITARY SEWER EASEMENT
LOT 11
16,500
SQ. FT.
(19.47')
LOT 12
16,878
SQ. FT.
165.06'
389.38'
(10')
STORMWATER MANAGEMENT EASEMENT
(9.09')
(51.06')
(75')
104.59'
LOT 8
S 40°37'51" W 1148.85'
HUGH DAVID O' DONNELL & JAMES EDWARD O' DONNELL, II WB 86/538
20' UTILITY EASEMENT
SEE DB 705/278 FOR 130' EASEMENT OF RIGHT-OF-WAY TO RT. 688

SHEET 4 OF 5

NOTES

1) ALL FRONT LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE INSIDE OF THE LOT LINE, EXCEPT AS SHOWN.
2) ALL SIDE LOT LINES HAVE A 10' UTILITY EASEMENT CENTERED ON THE LOT LINE.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	90° 00' 00"	25.00'	39.27'	35.36'	S 83° 07' 50" W
C2	87° 29' 59"	25.00'	38.18'	34.58'	S 84° 22' 50" W
C3	92° 30' 01"	25.00'	40.36'	36.12'	N 05° 37' 10" W
C4	90° 00' 00"	25.00'	39.27'	35.36'	S 85° 37' 51" W
C5	53° 58' 05"	25.00'	23.55'	22.69'	N 22° 23' 07" W
C6	44° 21' 50"	60.00'	46.46'	45.31'	N 17° 34' 59" W
C7	49° 48' 08"	60.00'	52.15'	50.53'	N 64° 39' 58" W
C8	49° 48' 08"	60.00'	52.15'	50.53'	S 65° 31' 54" W
C9	49° 48' 08"	60.00'	52.15'	50.53'	S 15° 43' 47" W
C10	49° 48' 08"	60.00'	52.15'	50.53'	S 34° 04' 21" E
C11	44° 21' 50"	60.00'	46.46'	45.31'	S 81° 09' 20" E
C12	53° 58' 05"	25.00'	23.55'	22.69'	S 76° 21' 12" E
C13	90° 00' 00"	25.00'	39.27'	35.36'	S 04° 22' 09" E

AREA TOTALS

LOTS = 11.056 ACRES
STREETS = 1.936 ACRES

TOTAL = 12.992 ACRES

02 APR -3 AM 11:29
RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY
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 this 3 day of April, 20 02 at 11:29 A M. I certify the 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 2061 Page 666

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