

ROCKINGHAM COUNTY
L. WAYNE HARPER
CLERK OF COURT
Harrisonburg, VA 22801



Instrument Number: 2006- 00032708

Recorded On: October 11, 2006

As
Plat

Parties: CROSS KEYS DEVELOPMENT LLC
To
NO GRANTEE

Recorded By: CLARK & BRADSHAW PC

Num Of Pages: 3

Comment: PARCEL CENTRAL

**** Examined and Charged as Follows: ****

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**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: ROCKINGHAM COUNTY, VA

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THE STATE OF VIRGINIA }
COUNTY OF ROCKINGHAM }

I certify that the document to which this authentication is affixed is a true copy of a record in the Rockingham County Circuit Court Clerk's Office and that I am the custodian of that record

CLERK OF COURT
ROCKINGHAM COUNTY, VIRGINIA

FINAL PLAT OF THE GLEN AT CROSS KEYS

CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

SCALE 1" = 60'

JUNE 29, 2006

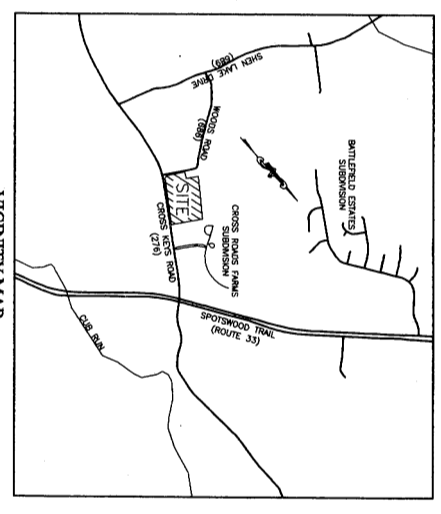
REVISED: AUGUST 17, 2006

NOTES:

1. DATUM AS SHOWN HEREBY IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. BEARINGS ARE ROTATED TO DESCRIPTION RECORDED IN D.B. 1810, PG. 436 AND PLAT CABINET C, SLIDE 11.
3. THE TOTAL AREA IS 16.102 ACRES. THE TOTAL RIGHT-OF-WAY DEDICATION IS 2.638 ACRES.
4. THE PROPERTY IS ZONED R-2. DUPLICATIONS SETBACKS FOR THIS ZONING ARE FRONT 35' / 60', SIDE 10' AND REAR 35'. THE DASHED LOT LINES ARE ZERO LOT LINES.
5. THIS PROPERTY IS A PORTION OF TAX MAP 126-A-25.
6. THERE IS A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LINES AND CENTERED ON ALL INTERIOR LINES EXCEPT WHERE LOT LINES PASS THRU BUILDINGS.

METES AND BOUNDS DESCRIPTION

BEGINNING AT AN IRON PIN FOUND IN THE NORTHWESTERN RIGHT-OF-WAY LINE OF STATE ROUTE 276, CROSS KEYS ROAD, A CORNER TO CROSSROADS FARMS, L.L.C.; THENCE WITH SAID NORTHWESTERN RIGHT-OF-WAY LINE OF STATE ROUTE 276 S 41°59'15" W 957.79' TO A VHC MONUMENT; THENCE A CURVE TO THE LEFT WITH A RADIUS OF 1472.39', AN ARC LENGTH OF 45.53', A DELTA ANGLE OF 1°46'18" AND A CHORD OF 45.53' BEARING S 41°06'06" W TO AN IRON PIN SET; THENCE S 86°39'19" W 84.21' TO AN IRON PIN FOUND IN THE NORTHERN RIGHT-OF-WAY LINE OF STATE ROUTE 686, WOODS ROAD; THENCE WITH SAID NORTHERN RIGHT-OF-WAY LINE OF STATE ROUTE 686 N 50°07'28" W 384.53' TO AN IRON PIN FOUND, A CORNER TO JAMES E. FLAIA, et al; THENCE WITH FLAIA N 39°04'19" E 141.08' TO AN IRON PIN FOUND; THENCE N 51°13'34" W 264.00' TO AN IRON PIPE FOUND IN THE LINE OF CROSSROADS FARM, L.L.C.; THENCE WITH CROSSROADS FARMS, L.L.C. N 44°15'19" E 927.00' TO AN IRON PIN FOUND; THENCE S 50°07'41" E 677.30' TO THE POINT OF BEGINNING, CONTAINING 16.102 ACRES OF LAND, BEING THE PROPERTY OBTAINED BY CROSS KEYS DEVELOPMENT, LLC, BY DEED RECORDED IN D.B. 2839, PG. 246 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA.



CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS "THE GLEN AT CROSS KEYS" IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature]
 HIGHWAY ENGINEER
 DATE: 09/07/06

[Signature]
 DIRECTOR OF PUBLIC WORKS
 DATE: 10/06/06

[Signature]
 AGENT, COUNTY BOARD OF SUPERVISORS
 DATE: 10/06/06

SURVEYOR'S CERTIFICATE

I, BARRY E. LOTT, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL 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 COMPLETED.



OWNER'S CONSENT AND DEDICATION

Know all men by these presents, that the subdivision of land as shown on this plat, containing 16.102 acres, more or less, and designated as The Glen At Cross Keys, situated in the Central District in the County of Rockingham, Virginia, is with the free consent and in accordance with the desire of the undersigned owner 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 and to be recorded. The said 16.102 acres of land hereby subdivided having been conveyed to Cross Keys Development, LLC, a Virginia limited liability company, by R. Dale Lehman and Rita A. Lehman, husband and wife, by deed dated March 23, 2006 and recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia in Deed Book 2839, Page 246.

Given under my hand this 31st day of August, 2006.
 CROSS KEYS DEVELOPMENT, LLC, a Virginia limited liability company
[Signature] (Seal)
 Manager

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 31st day of August, 2006, by Jared S. Reigher, Manager of Cross Keys Development, LLC, a Virginia limited liability company, on behalf of the company.
 My Commission Expires: 11-20-08
Cowie P. Swartzburg
 NOTARY PUBLIC

Rockingham Heritage Bank and Stephen T. Heitz, Trustee, join in this Owner's Consent and Dedication to evidence its consent as the Lienholder of the notes and Trustees of same secured by credit line deed of trust on the property described herein as collateral given by Cross Keys Development, LLC. The credit line deed of trust dated March 30, 2006, is recorded in the aforesaid Clerk's Office in Deed Book 2839, Page 248.

IN WITNESS WHEREOF, Rockingham Heritage Bank and Stephen T. Heitz, Trustee, have caused this Owner's Consent and Dedication to be signed in their names and on their behalf as thereunto duly authorized.
 ROCKINGHAM HERITAGE BANK, Noteholder
 By: *[Signature]* (Seal)
 Gerald A. Hopkins, Senior Vice President
 By: *[Signature]* (Seal)
 Stephen T. Heitz, Trustee

Commonwealth of Virginia,
 City of Harrisonburg, to-wit:
 The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 31st day of August, 2006, by GERALD A. HOPKINS, Senior Vice President of Rockingham Heritage Bank, Noteholder.
 My Commission Expires: 8-31-08
[Signature]
 NOTARY PUBLIC

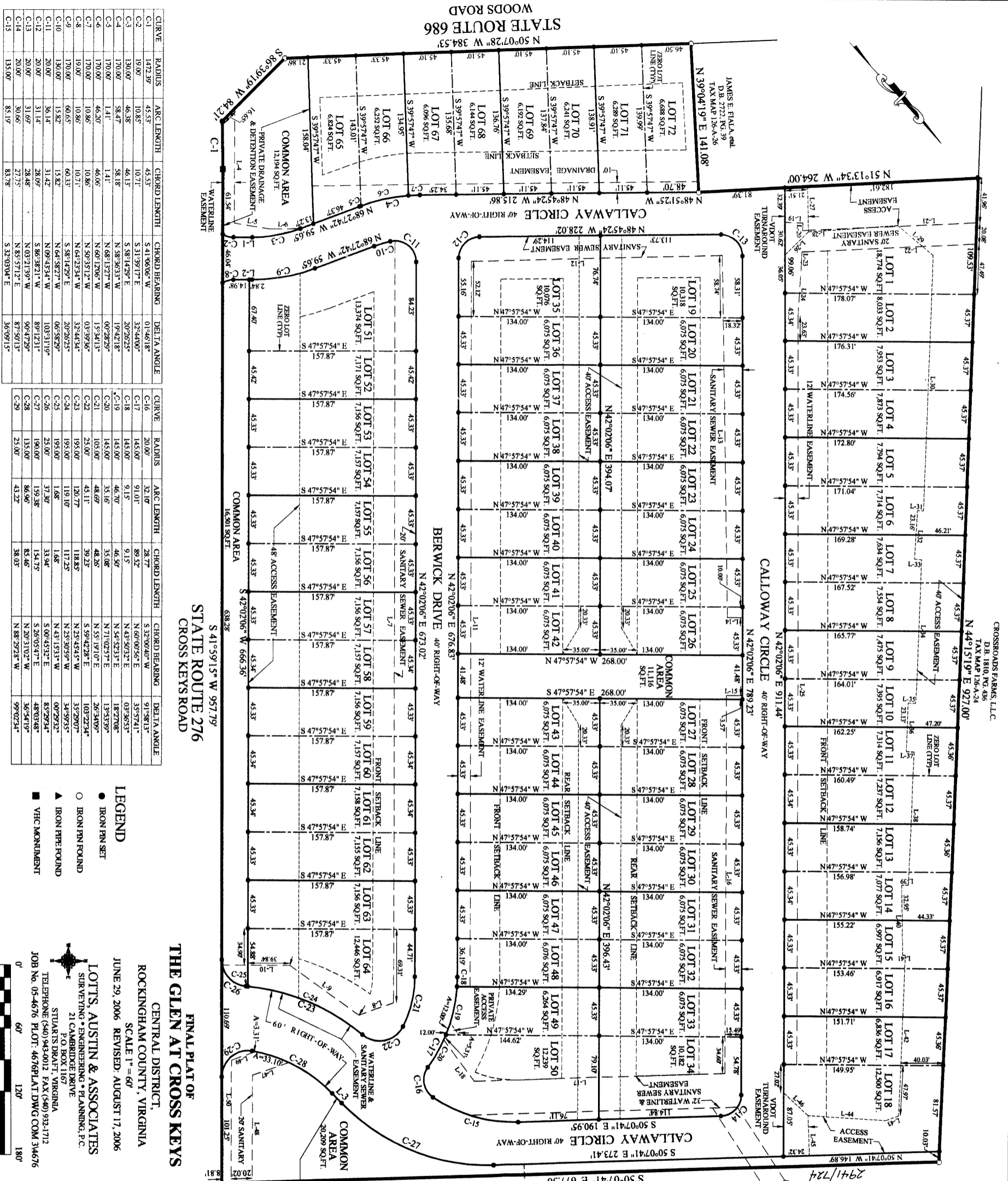
Commonwealth of Virginia,
 City of Harrisonburg, to-wit:
 The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 1st day of September, 2006, by STEPHEN T. HEITZ, TRUSTEE.
 My Commission Expires: 10/31/08
[Signature]
 NOTARY PUBLIC

OWNER/DEVELOPER
 CROSS KEYS DEVELOPMENT, LLC
 68 KENMORE STREET
 HARRISONBURG, VIRGINIA 22801

LOTTS, AUSTIN & ASSOCIATES
 SURVEYING * ENGINEERING * PLANNING, P.C.
 21 CAMBRIDGE DRIVE
 P.O. BOX 1167
 STUARTS DRAFT, VIRGINIA
 TELEPHONE (540) 943-0012 FAX (540) 932-1712
 JOB No. 05-4676 PLOT: 4676PLAT.DWG COM 344676

32707 1/10/11/05

STATE ROUTE 686
WOODS ROAD



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	1472.39'	45.53'	45.53'	S 41°06'06" W	01°46'18"
C-2	19.00'	10.85'	10.71'	S 31°39'17" E	32°44'00"
C-3	170.00'	58.47'	46.13'	S 58°14'29" E	20°26'25"
C-4	170.00'	58.47'	46.13'	N 58°36'33" W	19°42'18"
C-5	170.00'	58.47'	46.13'	N 68°12'27" W	15°34'13"
C-6	170.00'	58.47'	46.06'	N 60°12'06" W	03°39'36"
C-7	170.00'	58.47'	46.06'	N 50°35'12" W	03°39'36"
C-8	170.00'	58.47'	46.06'	N 64°23'34" W	32°44'34"
C-9	170.00'	58.47'	46.03'	S 58°14'29" E	20°26'25"
C-10	170.00'	58.47'	46.03'	S 68°12'27" W	15°34'13"
C-11	20.00'	36.14'	31.42'	N 60°43'41" W	06°58'29"
C-12	20.00'	31.14'	28.69'	S 88°38'21" W	89°12'31"
C-13	20.00'	31.69'	28.48'	N 03°21'39" W	90°47'29"
C-14	20.00'	30.66'	27.75'	N 83°57'12" E	87°50'13"
C-15	135.00'	85.19'	83.78'	S 32°03'04" E	36°09'15"

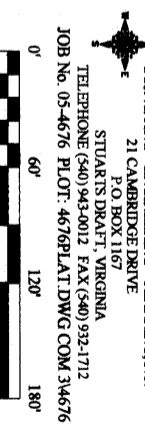
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-16	20.00'	32.10'	28.77'	S 32°00'40" W	91°58'13"
C-17	145.00'	91.01'	89.52'	N 60°00'56" E	35°57'41"
C-18	145.00'	91.01'	89.52'	N 43°30'27" E	03°56'53"
C-19	145.00'	91.01'	89.52'	N 25°32'31" E	18°27'08"
C-20	145.00'	91.01'	89.52'	N 7°02'57" E	13°53'39"
C-21	105.00'	48.69'	48.26'	N 55°19'10" E	26°34'00"
C-22	25.00'	45.11'	39.23'	S 59°42'28" E	103°23'24"
C-23	195.00'	120.77'	118.85'	N 25°45'45" W	35°29'07"
C-24	195.00'	120.77'	118.85'	N 25°30'59" W	34°59'53"
C-25	195.00'	120.77'	118.85'	N 43°15'31" W	00°29'23"
C-26	25.00'	37.30'	33.94'	S 60°45'32" E	83°29'24"
C-27	190.00'	139.38'	134.75'	S 26°05'47" E	48°03'48"
C-28	135.00'	86.96'	85.46'	N 20°31'02" W	36°54'19"
C-29	25.00'	43.22'	38.03'	N 88°29'28" W	99°02'34"

STATE ROUTE 276
CROSS KEYS ROAD

FINAL PLAT OF
THE GLEN AT CROSS KEYS
CENTRAL DISTRICT,
ROCKINGHAM COUNTY, VIRGINIA
SCALE 1" = 60'
JUNE 29, 2006 REVISED: AUGUST 17, 2006

LEGEND
● IRON PIN SET
○ IRON PIN FOUND
▲ IRON PIPE FOUND
■ VHC MONUMENT

LOTS, AUSTIN & ASSOCIATES
SURVEYING * ENGINEERING * PLANNING, P.C.
21 CAMBRIDGE DRIVE
FPO BOX 1160
STARKS DRIFT, VIRGINIA
TELEPHONE (540) 963-4012 FAX (540) 952-1172
JOB NO. 05-4676 PLOT: 4676PLAT.DWG COM 3/4/676



CROSSROADS FARMS, L.L.C.
D.B. 1810, PG. 436
TAX MAP 126-A-24
N 44°57'19" E 927.00'

CROSSROADS FARMS, L.L.C.
D.B. 1810, PG. 436
TAX MAP 126-A-24
S 50°07'41" E 677.30'

LINE	BEARING	DISTANCE
L-1	N 48°01'16" W	17.82'
L-2	N 48°01'16" W	17.82'
L-3	S 02°03'53" E	12.83'
L-4	N 41°59'15" E	108.48'
L-5	N 38°37'24" W	33.43'
L-6	N 48°26'00" W	29.51'
L-7	N 25°02'05" E	717.62'
L-8	S 67°49'08" E	34.94'
L-9	S 12°33'32" E	79.95'
L-10	S 48°01'16" E	64.04'
L-11	S 42°02'06" W	682.93'
L-12	N 99°33'59" W	236.95'
L-13	N 1°14'21" W	340.77'
L-14	N 47°38'01" W	14.41'
L-15	S 47°52'41" E	14.98'
L-16	N 42°07'19" E	355.52'
L-17	S 09°07'41" E	236.47'
L-18	S 05°16'35" W	48.23'
L-19	N 44°53'32" W	7.10'
L-20	N 50°57'04" W	164.28'
L-21	S 50°57'04" W	164.28'
L-22	S 50°57'04" E	9.77'
L-23	N 44°08'57" E	50.96'
L-24	N 46°01'58" E	703.62'
L-25	N 42°02'06" E	30.95'
L-26	N 87°29'31" E	42.52'
L-27	N 41°14'36" E	84.77'
L-28	N 52°25'49" W	42.99'
L-29	N 07°52'40" W	240.74'
L-30	N 44°51'09" E	5.70'
L-31	S 44°03'22" E	6.11'
L-32	N 42°20'38" E	46.00'
L-33	N 41°35'22" W	6.65'
L-34	N 44°15'19" E	7.09'
L-35	S 43°33'57" W	46.00'
L-36	N 42°20'38" E	7.23'
L-37	N 43°33'57" W	125.23'
L-38	N 44°15'19" E	6.11'
L-39	S 48°52'17" E	66.00'
L-40	N 41°07'45" E	2.90'
L-41	N 48°52'17" W	131.02'
L-42	N 44°01'51" E	12.78'
L-43	S 67°55'54" E	73.29'
L-44	S 44°04'01" E	38.00'
L-45	N 39°21'19" E	31.15'
L-46	S 05°12'50" E	36.69'
L-47	S 05°12'50" E	101.99'
L-48	N 42°12'25" E	24.38'
L-49	S 67°49'08" E	116.80'
L-50	N 42°12'25" E	116.80'