

B1206P234

NOTES:

1. DATUM AS SHOWN HEREIN IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. THIS PROPERTY IS A PORTION OF TAX MAP 125 (A) 263.
3. TOTAL AREA IN LOTS IS 1,765 ACRES OF LAND.
4. TOTAL AREA IN ROAD IS 0.288 ACRES OF LAND.
5. TOTAL AREA IN ACCESS & UTILITY EASEMENT AND GREEN SPACE IS 0.518 ACRES OF LAND.
6. TOTAL AREA IN SUBDIVISION IS 2.581 ACRES OF LAND.

VICINITY MAP
SCALE 1" = 3000'

LEGEND

- IRON PIN SET

FINAL PLAT LAKE POINTE VILLAGE, SECTION ONE

OWNER / DEVELOPER

PRESTON HEIGHTS CORPORATION / RLC, LTD.

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

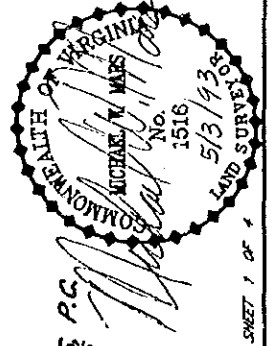
ASHBY DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

SCALE 1" = 50'

MAY 3, 1993

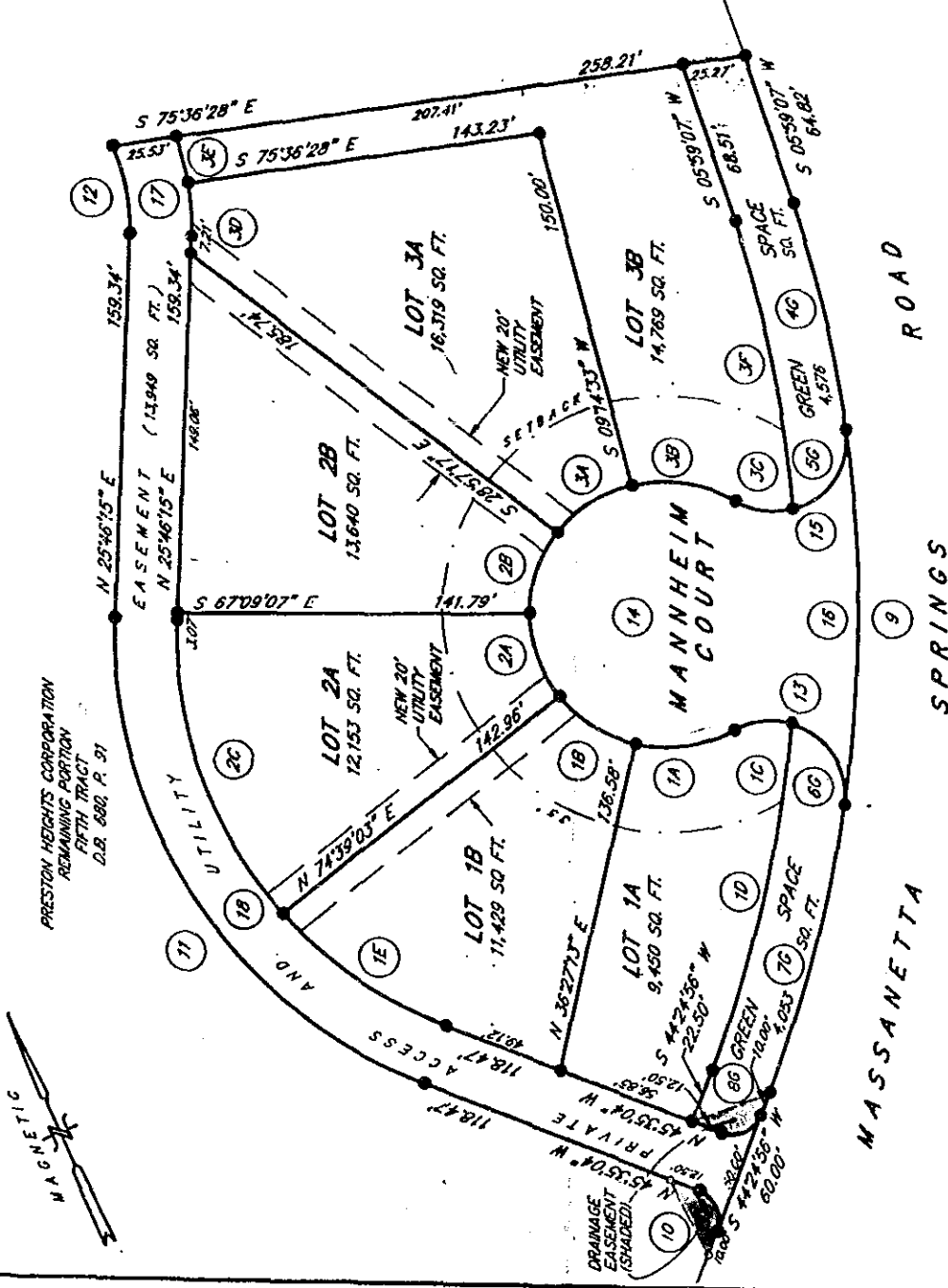
COPPER AND ASSOCIATES, P.C.

SURVEYORS ENGINEERS PLANNERS
1041 SOUTH HIGH STREET
HARRISONBURG, VIRGINIA 22801
TELEPHONE (703) 434-6365



FILE NO. 5284-S

SHEET 1 OF 4



DESCRIPTION

Beginning at an iron pin set on the western side of the existing State Route 687, said pin being a new corner in the western right-of-way line of the new Massanetta Springs Road; thence with the western lines of said new Massanetta Springs Road S 05° 59' 07" W 64.82' to an iron pin set, said pin being the point of curvature of a curve to the right, said curve having a radius of 555.37' and a delta of 38° 25' 49"; thence with the arc of said curve a distance of 372.51' CHORD S 25° 12' 01" W 365.56' to an iron pin set, said pin being the point of tangency; thence S 44° 24' 56" W 60.00' to an iron pin set, said pin being the point of curvature of a curve to the left, said curve having a radius of 12.50' and a delta of 90° 00' 00"; thence leaving the said western line of the new Massanetta Springs Road, with six new division lines and the arc of said curve a distance of 19.64' CHORD N 00° 35' 04" W 17.68' to an iron pin set, said pin being the point of tangency; thence N 45° 35' 04" W 118.47' to an iron pin set, said pin being the point of curvature of a curve to the right, said curve having a radius of 193.28' and a delta of 71° 21' 19"; thence with the arc of said curve a distance of 240.71' CHORD N 09° 54' 25" W 225.46' to an iron pin set, said pin being the point of tangency; thence N 25° 46' 16" E 159.34' to an iron pin set, said pin being the point of curvature of a curve to the left, said curve having a radius of 86.71' and a delta of 24° 42' 54"; thence with the arc of said curve a distance of 37.40' CHORD N 13° 24' 48" E 37.11' to an iron pin set; thence S 75° 36' 28" E 258.21' to the beginning, containing 2.591 acres of land.

OWNER'S CONSENT & DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the subdivision of land shown on Sheets 1 and 2, containing 2.591 acres of land and designated as LAKE POINTE VILLAGE, SECTION ONE, situated in Ashby District, Rockingham County, Virginia is with the free consent and in accordance with the desires of the undersigned owners thereof. The said 2.591 acres of land hereby subdivided being a portion of the Fifth Tract conveyed to Preston Heights Corp. by Preston Associates in a deed dated April 5, 1983 and recorded in Deed Book 680, Page 91 in the Clerk's Office of Rockingham County, Virginia.

LAKE POINTE VILLAGE, SECTION ONE is with the free consent and in accordance with the desires of RLC, Ltd., a Virginia Corporation, as Contract Purchaser, under a certain "Contract for Purchase and Sale of Real Estate", dated January 16, 1992.

The 0.288 acres of land (acreage is included in the 2.591 acres) designated as Mannheim Court is hereby dedicated for public use. The private access and utility easement shown on Sheet 1 is dedicated, but is not intended for public use.

Given under my hand this 1st day of June, 1993.

PRESTON HEIGHTS CORPORATION

By: Vera Preston Green

Its: Secretary-Treasurer

Given under my hand this 1 day of June, 1993.

RLC, LTD.
(CONTRACT PURCHASER)

By: [Signature]

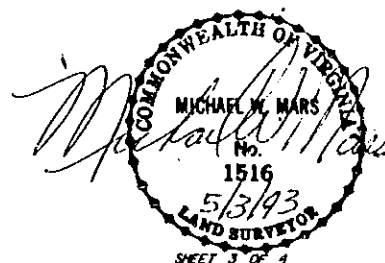
Its: pres.

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Norfolk, to wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid, this 1st day of June, 1993 by Vera Preston Green, its Secretary-Treasurer for Preston Heights Corporation.

My Commission Expires: 1-31-96

[Signature]
Notary Public



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COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Norfolk, to wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 1st day of June, 1993 by Robert L. Cook its President for RLC Ltd. (Contract Purchaser).

My Commission Expires: 1-31-96

Carlyle H. Burch
Notary Public

APPROVALS

This subdivision known as LAKE POINTE VILLAGE, SECTION ONE is approved by the undersigned in accordance with the existing subdivision regulations and may be committed to record.

6-2-93

Date

J. A. Lincherry

Virginia Department of Transportation

This subdivision known as LAKE POINTE VILLAGE, SECTION ONE is to be serviced by public water and sewer.

6/10/93

Date

Don B. Krueger

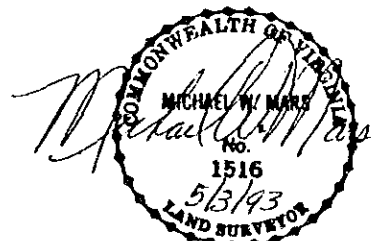
Director of Public Works

6/10/93

Date

James H. Cobb

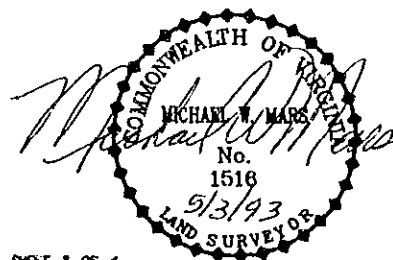
Agent: Rockingham County



B1206P237

CURVE DATA

NUMBER	DELTA	RADIUS	ARC	CHORD	BEARING
1A	42°55'31"	55.00'	41.21'	40.25'	S 75°00'43" E
1B	38°11'50"	55.00'	36.67'	35.99'	S 34°26'52" E
1C	46°23'17"	30.00'	24.29'	23.63'	S 73°17'00" E
1D	15°42'02"	530.37'	145.34'	144.88'	S 36°33'55" W
1E	27°18'08"	168.28'	80.09'	79.34'	N 31°57'00" W
2A	38°11'50"	55.00'	36.66'	35.99'	S 03°44'58" W
2B	38°11'50"	55.00'	36.66'	35.99'	S 41°56'48" W
2C	44°35'11"	168.28'	129.49'	126.32'	N 03°43'40" E
3A	38°11'50"	55.00'	36.67'	35.99'	S 80°08'38" W
3B	45°02'25"	55.00'	43.24'	42.13'	N 58°14'15" W
3C	46°23'17"	30.00'	24.29'	23.63'	N 58°34'40" W
3D	11°22'44"	111.71'	22.18'	22.15'	N 20°04'53" E
3E	10°18'50"	111.71'	20.11'	20.08'	N 09°14'06" E
3F	13°06'20"	530.37'	121.31'	121.05'	S 12°32'17" W
4G	09°53'39"	555.37'	95.91'	95.79'	S 10°55'57" W
5G	82°00'55"	30.00'	42.94'	39.37'	S 56°53'14" W
6G	82°00'55"	30.00'	42.94'	39.37'	S 09°04'54" E
7G	12°29'22"	555.37'	121.06'	120.82'	S 38°10'15" W
8G	90°00'00"	12.50'	19.64'	17.68'	S 89°24'56" W
9	38°25'48"	555.37'	372.51'	365.56'	S 25°12'01" W
10	90°00'00"	12.50'	19.64'	17.68'	N 00°35'04" W
11	71°21'19"	193.28'	240.71'	225.46'	N 09°54'25" W
12	24°42'54"	86.71'	37.40'	37.11'	N 13°24'48" E
13	128°24'12"	30.00'	67.23'	54.02'	N 32°16'32" W
14	240°45'36"	55.00'	231.11'	94.90'	N 23°47'0" E
15	128°24'12"	30.00'	67.23'	54.02'	N 80°04'52" E
16	16°02'47"	555.37'	155.54'	155.03'	S 23°54'10" W
17	21°41'34"	111.71'	42.29'	42.04'	S 14°55'28" W
18	71°21'19"	168.28'	209.58'	196.30'	S 09°54'25" E



FILE No. 5264--5

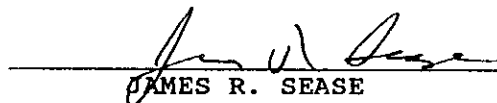
SHEET 2 OF 4

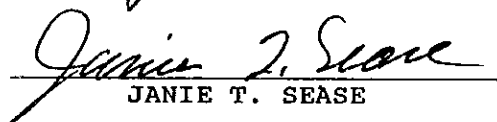
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STATEMENT OF COMPLIANCE

The undersigned, JAMES R. SEASE and JANIE T. SEASE, pursuant to the provisions of a certain Agreement dated July 30, 1992, between them, RLC, Ltd., a Virginia corporation, and Preston Heights Corporation, a Virginia corporation, of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 1143, at page 791, state that the lots as platted on the attached plat of Lake Pointe Village, Section One, comply with the requirements of Paragraph 4 of the said Agreement.

Witness the following signatures and seals this 8th day of June, 1993.

 (SEAL)
JAMES R. SEASE

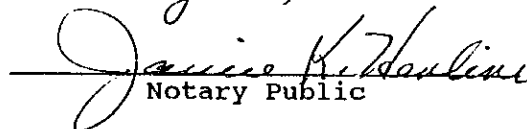
 (SEAL)
JANIE T. SEASE

COMMONWEALTH OF VIRGINIA, AT LARGE

CITY OF HARRISONBURG, to-wit:

The foregoing instrument was acknowledged before me this 8th day of June, 1993, by JAMES R. SEASE and JANIE T. SEASE.

My commission expires: May 31, 1994.


Notary Public

JULIAS, BLATT
& WOLFE, P.C.
ATTORNEYS-AT-LAW
HARRISONBURG, VA.

SMB:tap;o+(1);06/07/93;#3392
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VERMINIA: 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 acknowledgment annexed, admitted to record the 10 day of June 19 93 at 4:08 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 14.00 _____

TESTE

L. WAYNE HARPER
CLERK

Lead Book No. 1206 Page 234

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'93 JUN 10 PM 4 08

ROCKINGHAM CO. CIRCUIT

COURT

L. WAYNE HARPER, CLERK