

MINOR SUBDIVISION PLAT RESUBDIVISION OF LOTS E4 AND E5, STONE SPRING VILLAGE, SECTION ONE

CITY OF HARRISONBURG, VIRGINIA
AUGUST 29, 2000

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 304 SQUARE FEET, MORE OR LESS, AND DESIGNATED AS MINOR SUBDIVISION PLAT, RESUBDIVISION OF LOTS E4 AND E5, STONE SPRING VILLAGE, SECTION ONE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND THAT THE RE-LOCATED 10' UTILITY EASEMENT BETWEEN THE LOTS IS HEREBY DEDICATED TO PUBLIC USE. THE ORIGINAL LOT E4 WAS CONVEYED TO RONALD E. SOUTHERN AND BRENDA N. SOUTHERN BY HARRISONBURG COMMUNITY ASSOCIATES, L.C. BY DEED DATED NOVEMBER 16, 1995, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 1380, PAGE 605. THE ORIGINAL LOT E5 WAS CONVEYED TO JOHN G. HOOKER AND KELLY S. HOOKER BY SHIELA A. MURPHY BY DEED DATED JUNE 22, 1999, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1710, PAGE 594.

GIVEN UNDER MY HAND THIS 3rd DAY OF OCTOBER, 2000.

Ronald E Southern
RONALD E. SOUTHERN

STATE OF Virginia AT LARGE
CITY/COUNTY OF Harrisonburg, TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October, 2000, BY RONALD E. SOUTHERN.

Jayne Grim NOTARY PUBLIC April 30, 2004 MY COMMISSION EXPIRES

GIVEN UNDER MY HAND THIS 3rd DAY OF October, 2000.

Brenda N. Southern
BRENDA N. SOUTHERN

STATE OF Virginia AT LARGE
CITY/COUNTY OF Harrisonburg, TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October, 2000, BY BRENDA N. SOUTHERN.

Jayne Grim NOTARY PUBLIC April 30, 2004 MY COMMISSION EXPIRES

GIVEN UNDER MY HAND THIS 12TH DAY OF SEPT, 2000.

John G. Hooker
JOHN G. HOOKER

STATE OF Virginia AT LARGE

CITY/COUNTY OF Harrisonburg, TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF September, 2000, BY JOHN G. HOOKER.

Donna B. Brock
NOTARY PUBLIC

4/31/03
MY COMMISSION EXPIRES

GIVEN UNDER MY HAND THIS 26th DAY OF September, 2000.

Kelly S. Hooker
KELLY S. HOOKER

STATE OF Colorado AT LARGE

CITY/COUNTY OF Trible, TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF September, 2000, BY KELLY S. HOOKER.

Margarette Bartunek
NOTARY PUBLIC

8/7/2003
MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS MINOR SUBDIVISION PLAT, RESUBDIVISION OF LOTS E4 AND E5, STONE SPRING VILLAGE, SECTION ONE IS APPROVED BY THE UNDERSIGNED PURSUANT TO SECTION 10-2-8 OF THE HARRISONBURG CITY CODE AND MAY BE ADMITTED TO RECORD.

Stacy H. Janner
DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT

9/12/00
DATE

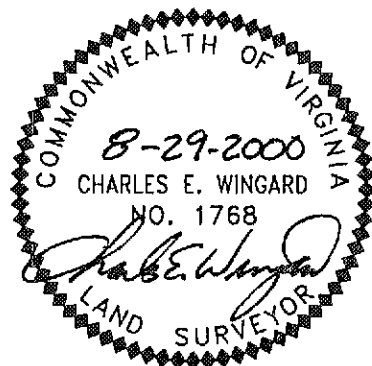
THIS PLAT WILL BECOME VOID UNLESS RECORDED WITHIN 60 DAYS OF THE DATE SIGNED ABOVE.

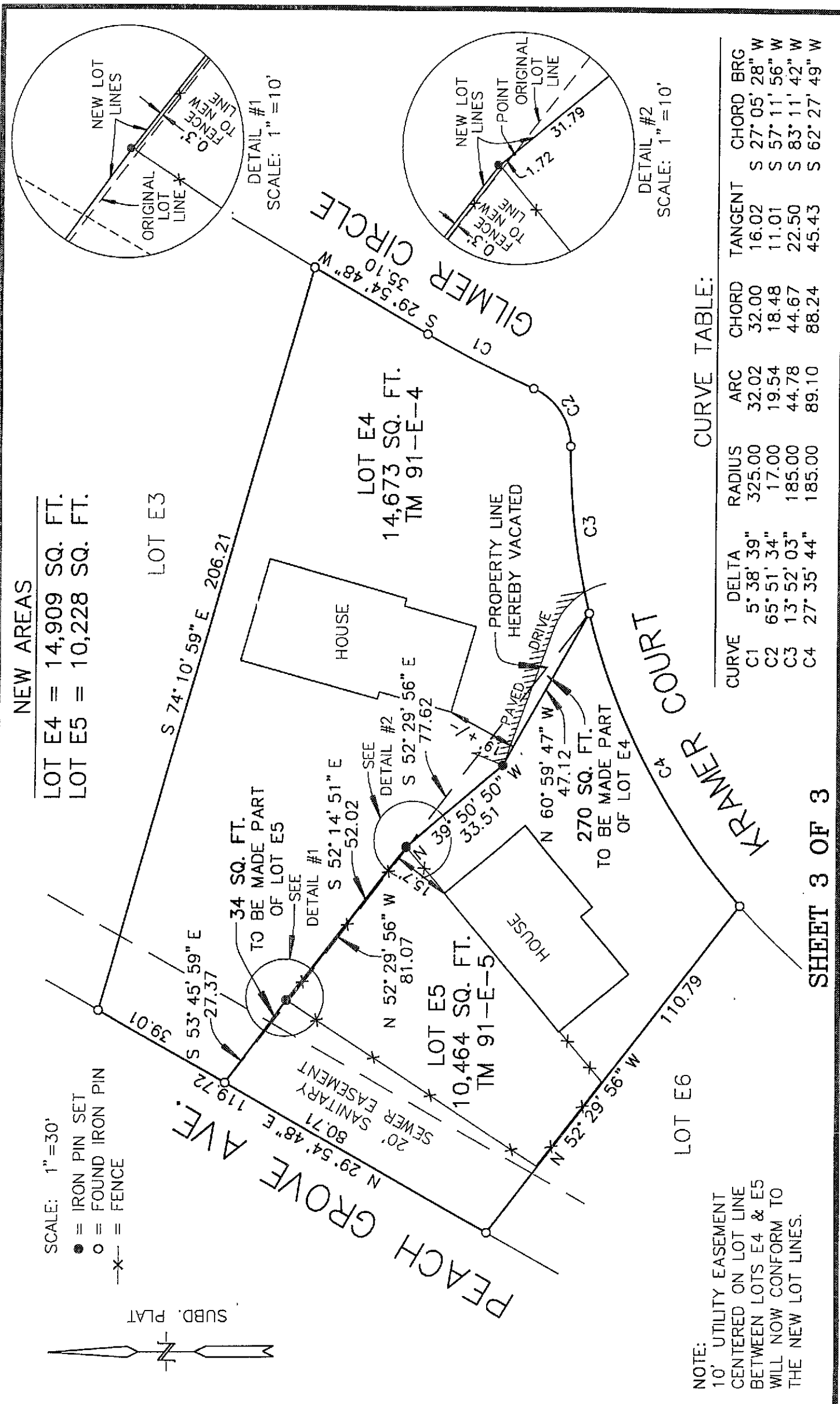
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 29th DAY OF AUGUST, 2000.

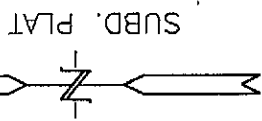
BENNER & ASSOC., INC.
3061 SOUTH MAIN STREET
HARRISONBURG, VA 22801
540 434-0267
REF# 093194-E4&E5





SCALE: 1" = 30'

- = IRON PIN SET
- = FOUND IRON PIN
- *- = FENCE



NEW AREAS

LOT E4 = 14,909 SQ. FT.
 LOT E5 = 10,228 SQ. FT.

CURVE TABLE:

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	5° 38' 39"	325.00	32.02	32.00	16.02	S 27° 05' 28" W
C2	65° 51' 34"	17.00	19.54	18.48	11.01	S 57° 11' 56" W
C3	13° 52' 03"	185.00	44.78	44.67	22.50	S 83° 11' 42" W
C4	27° 35' 44"	185.00	89.10	88.24	45.43	S 62° 27' 49" W

BENNER AND ASSOCIATES, INC.
1695 Peach Grove Avenue 81845P473
Harrisonburg, Virginia 22801
540-434-0267

Metes and bounds descriptions of two parcels of land being portions of Lots E4 and E5, Stone Spring Village, Section One, located between Kramer Court and Peach Grove Avenue in the City of Harrisonburg, Virginia.

34 SQUARE FOOT PORTION OF LOT E4 TO BE MADE PART OF LOT E5

Beginning at a found iron pin on the southeastern side of Peach Grove Avenue at the northern corner of lot E5; thence through Lot E4

S 53°45'59" E	27.37 feet
to an iron pin set; thence	
S 52°14'51" E	52.02 feet
to an iron pin set; thence	
S 39°50'50" E	1.72 feet
to a point on the northeastern line of Lot E5; thence	
N 52°29'56" W	81.07 feet
to the beginning and enclosing an area of 34 square feet.	

270 SQUARE FOOT PORTION OF LOT E5 TO BE MADE PART OF LOT E4

Beginning at a found iron pin on the northwestern side of Kramer Court at the southern corner of Lot E4; thence through Lot E5

N 60°59'47" W	47.12 feet
to an iron pin set; thence	
N 39°50'50" W	31.79 feet
to a point on the southwestern line of Lot E4; thence	
S 52°29'56" E	77.62 feet
to the beginning and enclosing an area of 270 square feet.	

