

B 2095 P 208
Owner's Consent and Dedication

for

MONTE VISTA ESTATES, SECTION TWO

Know all men by these presents, that the subdivision of land as shown on the attached plat, containing 14.089 acres, more or less, and designated as MONTE VISTA ESTATES, SECTION TWO, situated in 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; that the new water line and water easements shown on said plat are dedicated to the City of Harrisonburg, Virginia (the "City") supplier of water for the subdivision and that water mains satisfactorily constructed in said easements after connection to other or existing water lines of the City will become the property of the City pursuant to §10 - 2 -85 of the City Code; the new water and sanitary sewer easements shown on the attached plats are dedicated to the City and Rockingham County (the "County") respectively, the City being the supplier of water for the subdivision and the County being the supplier of public sanitary sewer services for the subdivision, and that water mains satisfactorily constructed in said easements after connection to other or existing water lines of the City will become the property of the City pursuant to §10 - 2 -85 of the City Code and sewer lines constructed in said easements will become the property of the County after connection to the County Sanitary Sewer System; the new sanitary sewer easements shown on the said plats are dedicated to the County and sewer lines constructed in said easements will become the property of the County after connection to the County Sanitary Sewer System.

The above-described waterline and water easements are for the purpose of installing, constructing, increasing, or decreasing the size, operating, maintenance, adding to, or altering

present or future water mains, including fire hydrants, valves, meters, service connections and other appurtenant facilities for the transmission and distribution of water through and across the property and are subject to the following conditions:

1. All water mains, waterlines, service connections from the main to the meter and appurtenant facilities, which are installed in the easements, shall be and remain the property of the City, its successors and assigns.
2. The City and its agents shall have full and free use of said easements for the purposes named, and shall have all rights and privileges reasonably necessary to the exercise of the rights granted in the easements including the right to access to and from the easements; Owner agrees that City or its agents can use existing gates or entrances for the most direct access to the easements, for inspection and/or repairs.
3. The City shall have the right to trim, cut and remove trees, shrubbery, fences, structures, or other obstructions or facilities in or near the easements being conveyed, deemed by it to interfere with the proper and efficient installation, construction, operation, and maintenance of said water mains, waterlines, and appurtenant facilities; provided, however, that the City at its own expense shall restore as nearly as possible, to their original condition, all land or premises which are distributed in any manner by the construction, operation, and maintenance of said water mains, water lines, and appurtenant facilities. Such restoration shall include the backfilling of trenches, the replacement of fences and shrubbery, the reseeding or resodding of lawns or pasture areas within and outside the easements, but shall not include the replacement of structures, trees, and other facilities located within the easements.


4. Owner reserves the right to make use of the easements herein granted which may not be inconsistent with the rights herein conveyed, or interfere with the use of said easements by the City for the purposes named; provided, however, the Owner shall comply with all applicable ordinances and regulations. The Owner shall not erect permanent buildings or structures within the easements except it be pavement or a fence or structure which can be readily moved.
5. There shall be no other utilities constructed within or above the easements except by written permission of the City Water Department.
6. These easements shall be perpetual and shall run with the land.
7. These easements shall be binding upon the Owner, its successors and/or assigns and shall insure to the benefit of the City, its successors and assigns.

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 October 10, 2001 and recorded in the Clerk's Office of Rockingham County, in Deed Book 1985, Page 244. The said 14.089 acres of land hereby subdivided, was conveyed to SMS Land Company, LLC by Fred R. Showalter and Robert D. Martin by deed dated April 3, 2002 of record in the aforesaid Clerk's office prior to the recordation of this Owner's Consent and Dedication and subdivision plat


Given under our hands this 3rd day of April, 2002.

B 2 0 9 5 P 2 1 1

SMS Land Company, LLC, a Virginia
limited liability company, Owner

 (SEAL)
By: Fred R. Showalter, Member

 (SEAL)
By: Robert D. Martin, Member

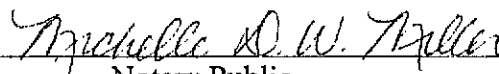
 (Seal)
By: Elam J. Steiner, Member

STATE OF VIRGINIA

CITY/COUNTY OF Warrentonburg, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this
9th day of April, 2002, by Fred R. Showalter, as Member of SMS Land Company, LLC, a
Virginia limited liability company.

My commission expires: February 29, 2004.


Notary Public

STATE OF VIRGINIA

CITY/COUNTY OF Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 9th day of April, 2002, by Robert D. Martin as Member of SMS Land Company, LLC, a Virginia limited liability company.

My commission expires: February 29, 2004

Michelle D.W. Miller
Notary Public

STATE OF VIRGINIA

CITY/COUNTY OF Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 9th day of April, 2002, by Elam J. Steiner as Member of SMS Land Company, LLC, a Virginia limited liability company.

My commission expires: February 29, 2004

Michelle D.W. Miller
Notary Public

Certificate of Approval

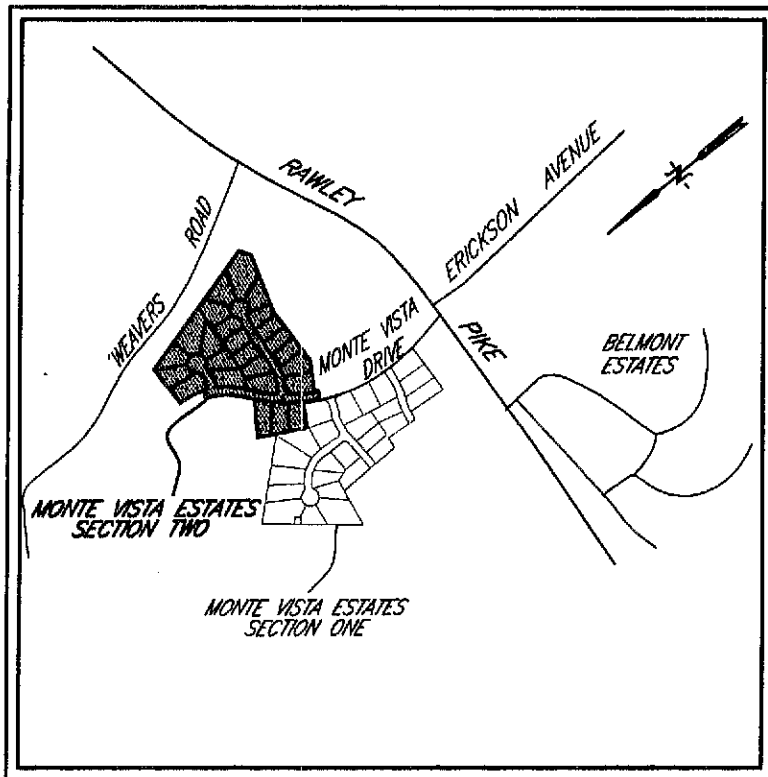
This subdivision known as MONTE VISTA ESTATES, SECTION TWO is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

<u>4/18/02</u> (date)	(Signed)	<u>J. G. Lueberry</u> Highway Engineer
<u>4/23/02</u> (date)	(Signed)	<u>[Signature]</u> City Manager of the City of Harrisonburg, Va., provider of municipal water
<u>5/13/02</u> (date)	(Signed)	<u>[Signature]</u> Director of Public Works for Rockingham County, provider of public sewer system
<u>5/16/02</u> (date)	(Signed)	<u>Diana C. Stultz</u> Agent of the Board of Supervisors of Rockingham County

FINAL PLAT MONTE VISTA ESTATES, SECTION TWO

OWNER / DEVELOPER - SMS LAND COMPANY, LLC
CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

MARCH 6, 2002,
REVISED MARCH 11, 2002



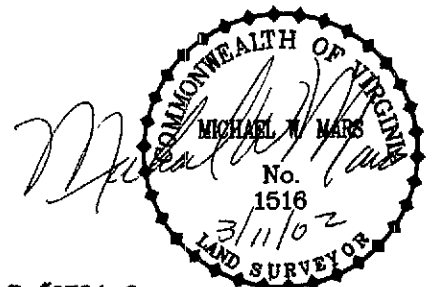
VICINITY MAP

SCALE 1" = 1,000'

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

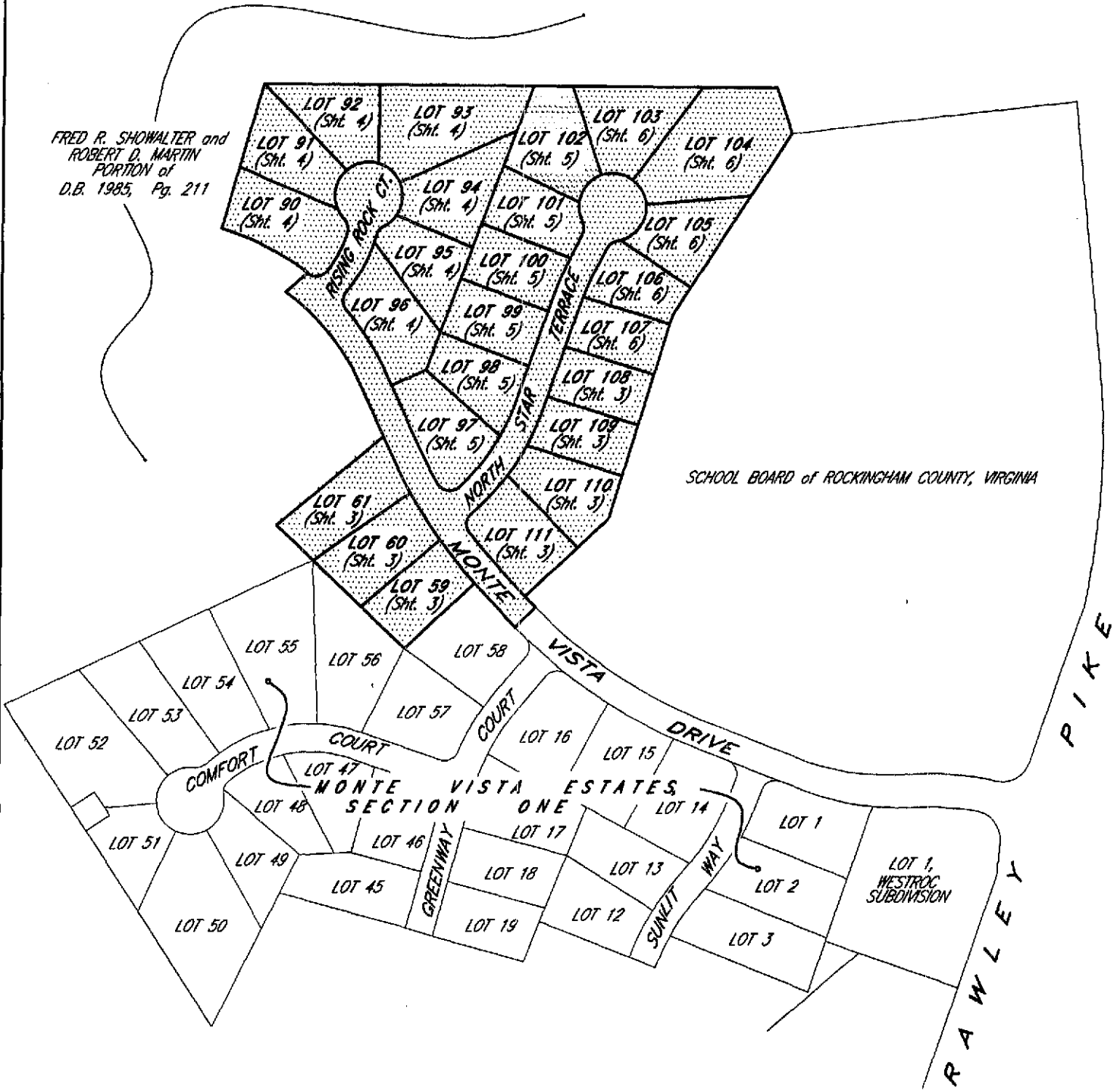
VALLEY

ENGINEERING-SURVEYING-PLANNING
1041 SOUTH HIGH STREET
HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 434-6365





FRED R. SHOWALTER and
ROBERT D. MARTIN
PORTION of
D.B. 1985, Pg. 211

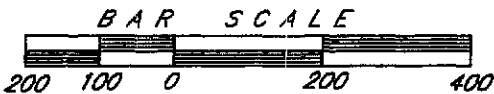


OVERVIEW of MONTE VISTA ESTATES, SECTION TWO

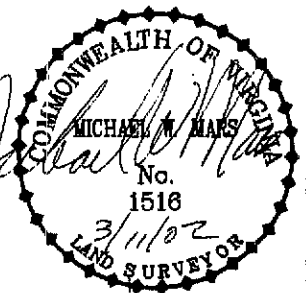
MARCH 6, 2002,
REVISED MARCH 11, 2002

SCALE 1" = 200'

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TELEPHONE (540) 434-8365



FILE #6784-2,
EXP. #5327-1



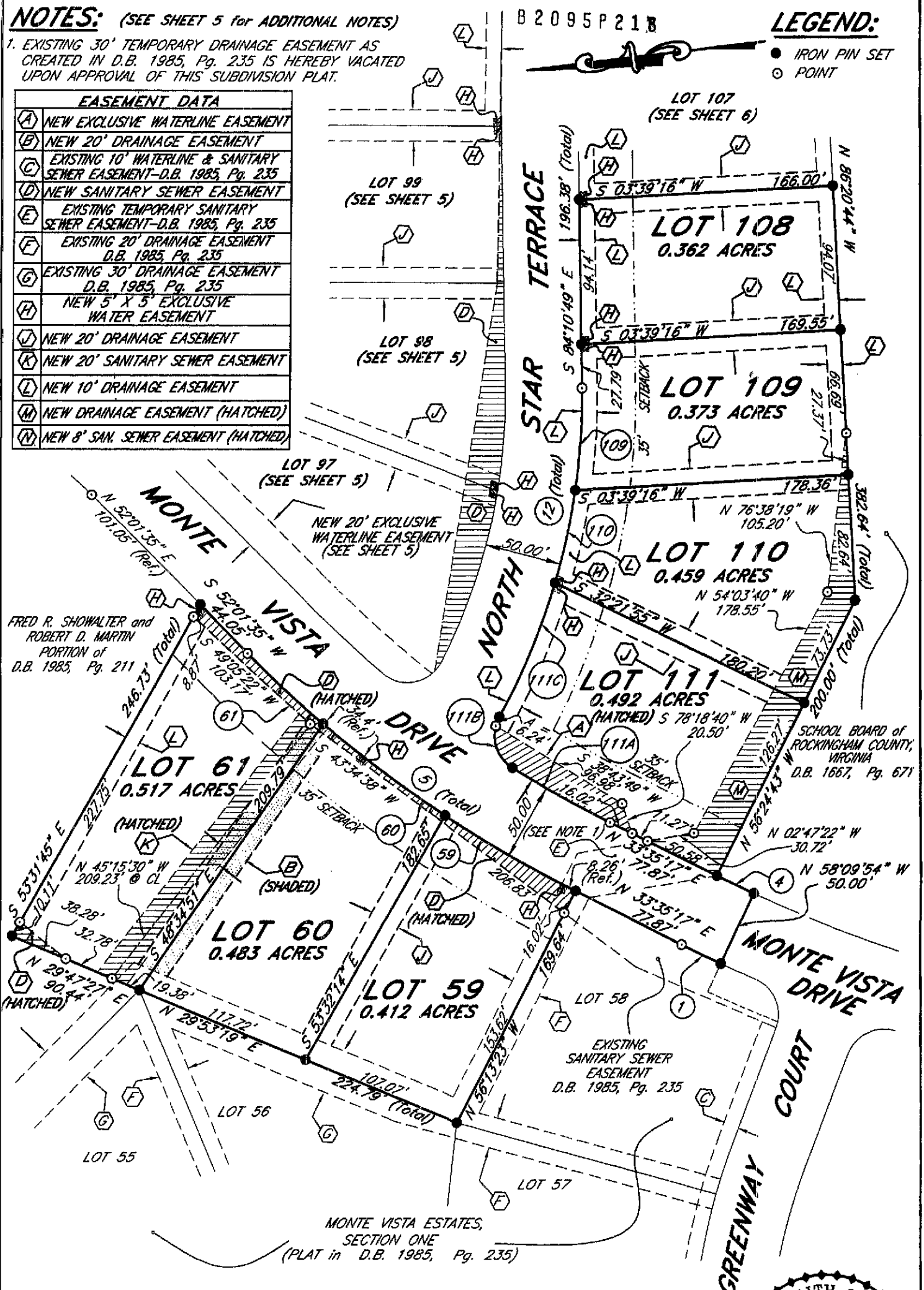
NOTES: (SEE SHEET 5 for ADDITIONAL NOTES)

1. EXISTING 30' TEMPORARY DRAINAGE EASEMENT AS CREATED IN D.B. 1985, Pg. 235 IS HEREBY VACATED UPON APPROVAL OF THIS SUBDIVISION PLAT.

EASEMENT DATA	
(A)	NEW EXCLUSIVE WATERLINE EASEMENT
(B)	NEW 20' DRAINAGE EASEMENT
(C)	EXISTING 10' WATERLINE & SANITARY SEWER EASEMENT—D.B. 1985, Pg. 235
(D)	NEW SANITARY SEWER EASEMENT
(E)	EXISTING TEMPORARY SANITARY SEWER EASEMENT—D.B. 1985, Pg. 235
(F)	EXISTING 20' DRAINAGE EASEMENT D.B. 1985, Pg. 235
(G)	EXISTING 30' DRAINAGE EASEMENT D.B. 1985, Pg. 235
(H)	NEW 5' X 5' EXCLUSIVE WATER EASEMENT
(J)	NEW 20' DRAINAGE EASEMENT
(K)	NEW 20' SANITARY SEWER EASEMENT
(L)	NEW 10' DRAINAGE EASEMENT
(M)	NEW DRAINAGE EASEMENT (HATCHED)
(N)	NEW 8' SAN. SEWER EASEMENT (HATCHED)

LEGEND:

- IRON PIN SET
- POINT



FRED R. SHOWALTER and ROBERT D. MARTIN
PORTION of
D.B. 1985, Pg. 211

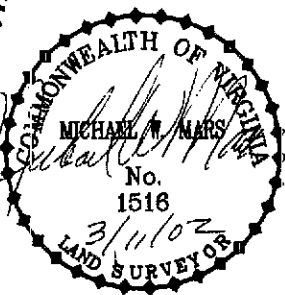
SCHOOL BOARD of ROCKINGHAM COUNTY, VIRGINIA
D.B. 1667, Pg. 671

MONTE VISTA ESTATES,
SECTION ONE
(PLAT in D.B. 1985, Pg. 235)

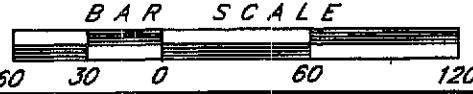
SCALE 1" = 60'

MARCH 6, 2002,
REVISED MARCH 11, 2002

SEE SHEET 5 FOR
ADDITIONAL NOTES
SEE SHEET 7 FOR
CURVE DATA



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FILE #6784-2,
EXP. #5327-1

SHEET 3 of 8

LEGEND:

- IRON PIN SET
- POINT

FRED R. SHOWALTER and
ROBERT D. MARTIN
PORTION of
D.B. 1985, Pg. 211

NEW 15'
SANITARY SEWER
EASEMENT

B 2095 P 2.1 W
NEW 15'
EXCLUSIVE
WATERLINE
EASEMENT

NEW 15'
SANITARY SEWER
EASEMENT

NEW 15'
EXCLUSIVE
WATERLINE
EASEMENT

NEW
INGRESS &
EGRESS
EASEMENT
(SHADED)

NEW 20' WIDE
EXCLUSIVE WATER
EASEMENT

NEW 20'
EXCLUSIVE
WATERLINE
EASEMENT

NEW 20'
EXCLUSIVE
WATERLINE
EASEMENT

NEW 20'
EXCLUSIVE
WATERLINE
EASEMENT

FRED R. SHOWALTER and
ROBERT D. MARTIN
PORTION of
D.B. 1985, Pg. 211

SEE SHEET 5 for NOTES
SEE SHEET 7 for CURVE DATA
SEE SHEET 3 for EASEMENT DATA

SCALE 1" = 60'

MARCH 6, 2002,
REVISED MARCH 11, 2002

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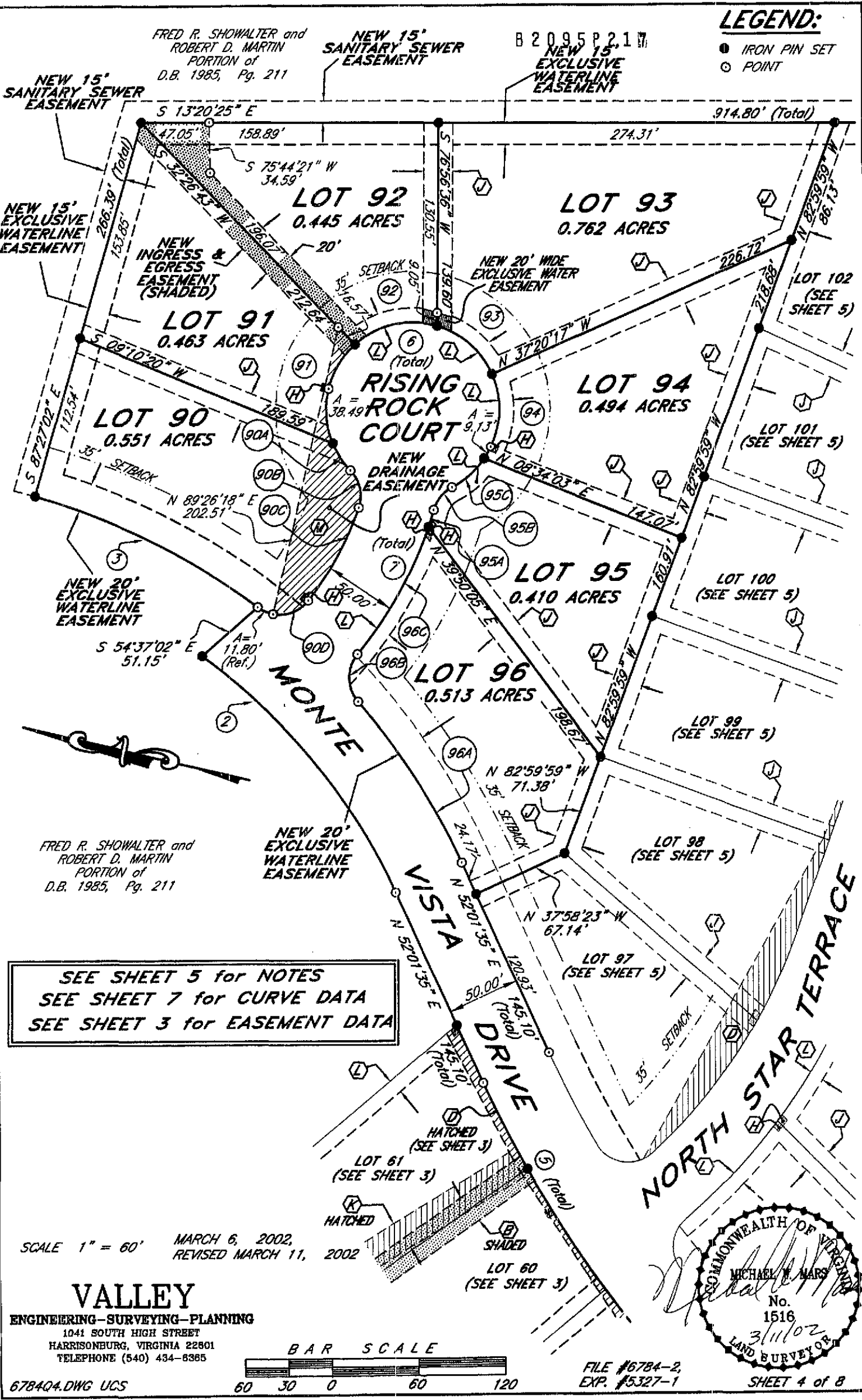
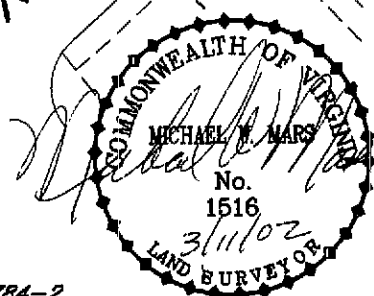
BAR SCALE



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FILE #6784-2,
EXP. #5327-1

SHEET 4 of 8



NOTES:

1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. THIS PROPERTY IS SHOWN AS A PORTION OF TAX MAP PARCEL 107 (A) 189.
3. BEARINGS ARE ROTATED TO PLAT RECORDED IN D.B. 1667, Pg. 677.
4. THIS PROPERTY IS CURRENTLY ZONED R-2.
5. TOTAL AREA IN SUBDIVISION = 14.089 ACRES.
6. TOTAL AREA IN LOTS = 11.934 ACRES.
7. TOTAL AREA IN NORTH STAR TERRACE, RISING ROCK COURT AND MONTE VISTA DRIVE = 2.155 ACRES.

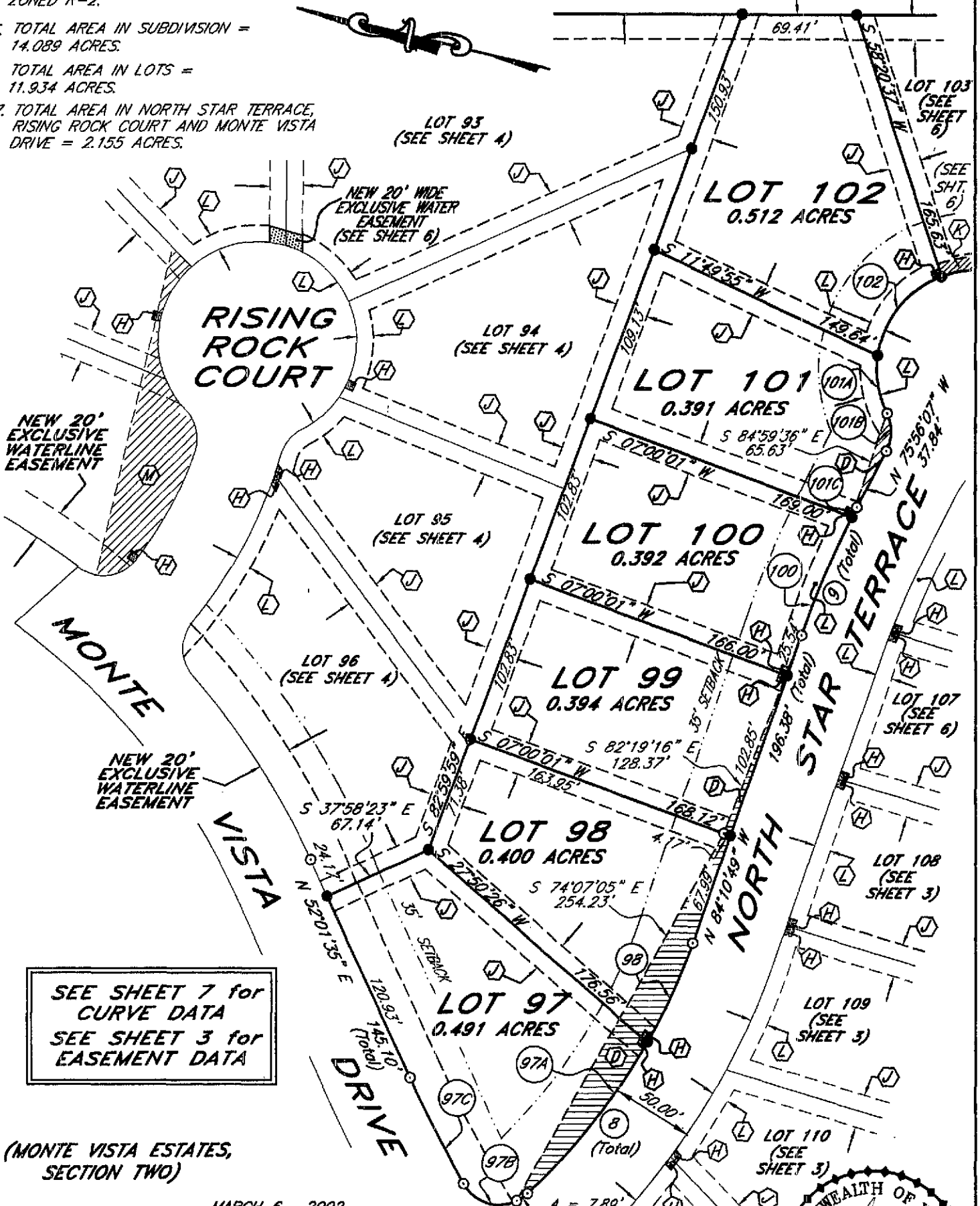
LEGEND:

- IRON PIN SET
- POINT

FRED R. SHOWALTER and
ROBERT D. MARTIN
A PORTION of
D.B. 1985, Pg. 211

NEW 15' SANITARY SEWER EASEMENT

NEW 15' EXCLUSIVE WATERLINE EASEMENT



SEE SHEET 7 for
CURVE DATA
SEE SHEET 3 for
EASEMENT DATA

(MONTE VISTA ESTATES,
SECTION TWO)

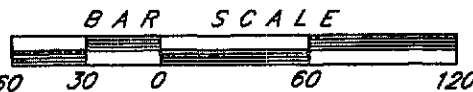
SCALE 1" = 60'

MARCH 6, 2002,
REVISED MARCH 11, 2002

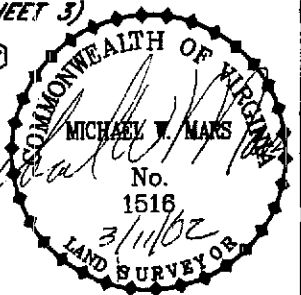
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HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 434-8385

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6784-2 PLT & DXF



FILE #6784-2,
EXP. #5327-1



SHEET 5 of 8

LEGEND:

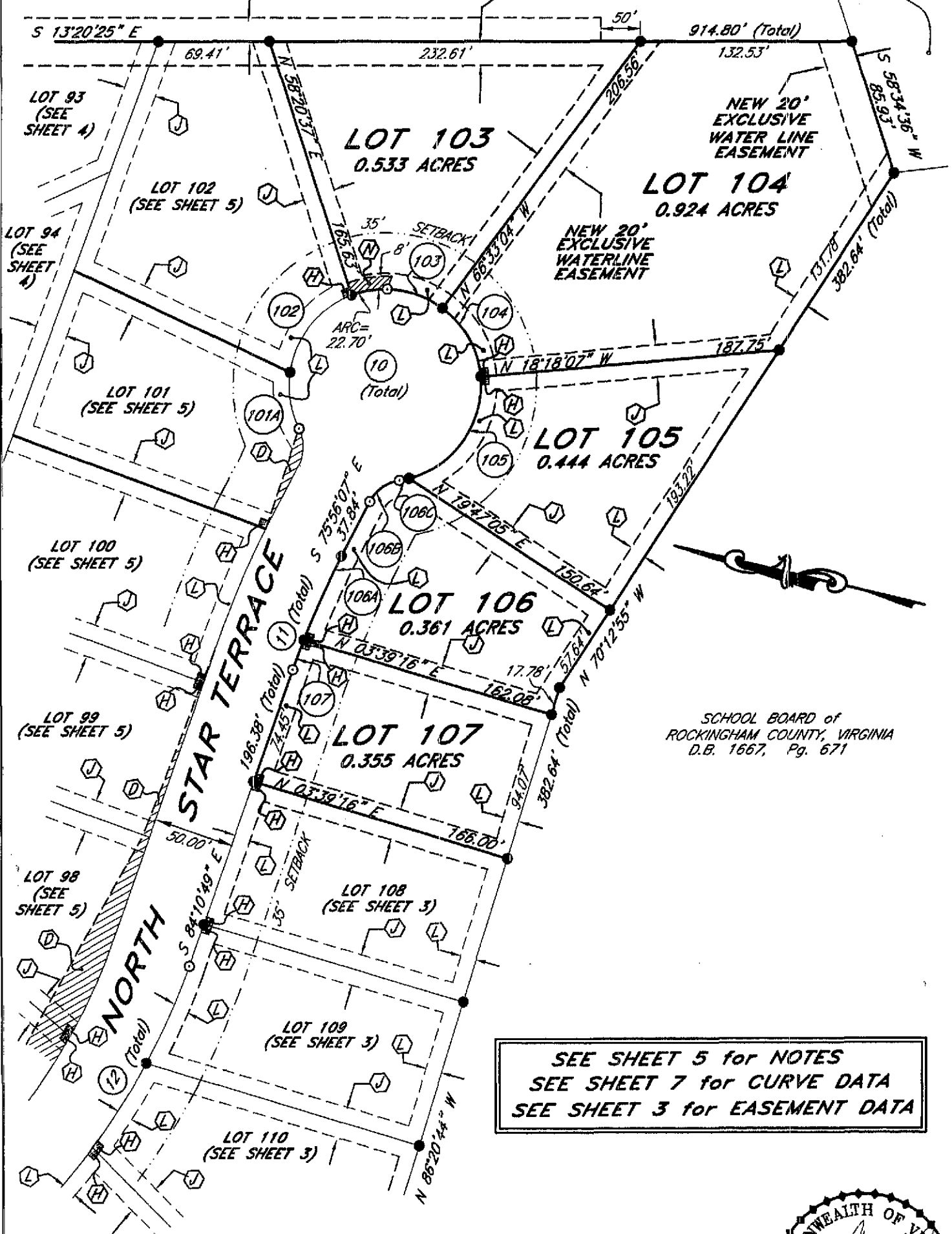
- IRON PIN SET
- POINT

FRED R. SHOWALTER and
ROBERT D. MARTIN
PORTION of
D.B. 1985, Pg. 211

B 2 0 9 5 P 2 1 9
NEW 15'
EXCLUSIVE
WATERLINE
EASEMENT

LEONARD P. &
JANE K. MOYERS
D.B. 462, Pg. 51

NEW 15'
SANITARY SEWER
EASEMENT



SCHOOL BOARD of
ROCKINGHAM COUNTY, VIRGINIA
D.B. 1667, Pg. 671

SEE SHEET 5 for NOTES
SEE SHEET 7 for CURVE DATA
SEE SHEET 3 for EASEMENT DATA

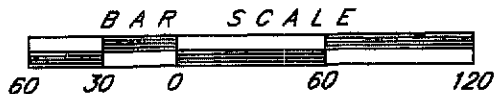
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MARCH 6, 2002,
REVISED MARCH 11, 2002

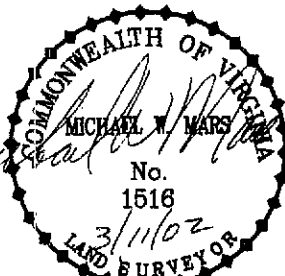
VALLEY

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6784Q6.DWG UCS



FILE #6784-2,
EXP. #5327-1



SHEET 6 of 8

C U R V E D A T A					
No.	Δ	R	A	C	CB
1	01°45'12"	925.00'	28.30'	28.30'	N 32°42'42" E
2	29°31'03"	415.00'	213.80'	211.44'	N 37°16'03" E
3	21°21'49"	465.00'	173.38'	172.38'	N 13°13'52" E
4	01°45'12"	875.00'	26.78'	26.77'	S 32°42'42" W
5	18°26'17"	825.00'	265.49'	264.35'	N 42°48'26" E
6	28°07'36"	60.00'	300.68'	71.27'	S 03°57'07" E
7	23°42'52"	275.00'	113.82'	113.01'	N 75°37'08" W
8	27°59'10"	375.00'	183.17'	181.35'	S 70°11'14" E
9	08°14'42"	585.00'	84.18'	84.11'	S 80°03'28" E
10	28°56'11"	60.00'	301.53'	70.59'	S 14°03'53" W
11	08°14'43"	535.00'	76.99'	76.92'	N 80°03'28" W
12	30°00'33"	425.00'	222.60'	220.06'	N 69°10'33" W
59	06°50'23"	825.00'	98.49'	98.43'	S 37°00'29" W
60	06°55'30"	825.00'	99.71'	99.65'	S 43°53'26" W
61	04°40'24"	825.00'	67.29'	67.27'	S 49°41'23" W
90A	21°11'48"	60.00'	22.20'	22.07'	S 43°04'59" W
90B	63°18'13"	25.00'	27.62'	26.24'	S 64°08'11" W
90C	18°40'19"	225.00'	73.32'	73.00'	N 74°52'33" W
90D	89°27'11"	25.00'	39.03'	35.19'	N 20°48'48" W
91	71°11'39"	60.00'	74.55'	69.85'	S 89°16'42" W
92	58°13'11"	60.00'	60.97'	58.38'	N 26°00'53" W
93	49°48'11"	60.00'	52.15'	50.53'	N 27°59'48" E
94	58°02'12"	60.00'	60.78'	58.21'	N 81°54'59" E
95A	02°32'19"	275.00'	12.18'	12.18'	S 86°12'24" E
95B	47°05'15"	25.00'	20.55'	19.97'	S 63°55'57" E
95C	28°40'35"	60.00'	30.03'	29.72'	S 54°43'37" E
96A	16°21'57"	465.00'	132.82'	132.37'	N 43°50'36" E
96B	80°34'41"	25.00'	35.16'	32.33'	N 75°56'58" E
96C	21°10'33"	275.00'	101.64'	101.08'	S 74°20'58" E
97A	17°49'55"	375.00'	116.71'	116.24'	N 65°06'36" W
97B	102°54'38"	25.00'	44.90'	39.11'	N 04°44'20" W
97C	05°18'36"	775.00'	71.82'	71.80'	N 49°22'17" E
98	10°09'15"	375.00'	66.46'	66.37'	N 79°06'11" W
100	07°35'00"	585.00'	77.43'	77.37'	N 80°23'19" W
101A	34°30'28"	60.00'	36.14'	35.59'	S 67°21'02" W
101B	53°58'05"	25.00'	23.55'	22.69'	S 77°04'51" W
101C	00°39'42"	585.00'	6.75'	6.75'	N 76°15'58" W
102	61°38'37"	60.00'	64.55'	61.48'	N 64°34'25" W
103	57°12'03"	60.00'	59.90'	57.44'	N 05°09'05" W
104	48°14'57"	60.00'	50.53'	49.05'	N 47°34'25" E
105	80°24'18"	60.00'	84.20'	77.46'	S 68°05'58" E
106A	06°08'05"	535.00'	57.28'	57.26'	S 79°00'09" E
106B	53°58'05"	25.00'	23.55'	22.69'	S 48°57'04" E
106C	05°55'48"	60.00'	6.21'	6.21'	S 24°55'55" E
107	02°06'38"	535.00'	19.71'	19.71'	S 83°07'30" E
109	09°00'31"	425.00'	66.82'	66.75'	S 79°40'34" E
110	08°23'28"	425.00'	62.24'	62.19'	S 70°58'34" E
111A	05°24'30"	775.00'	73.16'	73.13'	N 36°17'32" E
111B	86°49'56"	25.00'	37.89'	34.37'	N 82°24'46" E
111C	12°36'34"	425.00'	93.53'	93.34'	S 60°28'33" E

MARCH 6, 2002,
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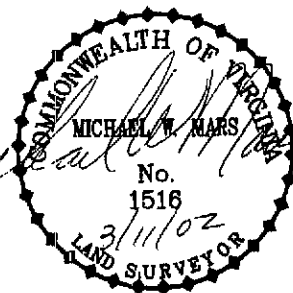
SCALE 1" = 60'

VALLEY
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678407.DWG

FILE #6784-2,
EXP. #5327-1

SHEET 7 of 8



METES & BOUNDS DESCRIPTION -
14.089 ACRES

BEGINNING at a an iron pin set, said pin being the northwestern corner of the existing Monte Vista Drive, said pin being a corner to Monte Vista Estates, Section One, said pin also being a point on a curve to the right, said curve having a Radius of 925.00' and a delta of 01° 45' 12"; thence leaving the said existing Monte Vista Drive and with the lines of said Monte Vista Estates, Section One, with the arc of said curve a distance of 28.30' Chord N 32° 42' 42" E 28.30' to a point, said point being the point of tangency; thence N 33° 35' 17" E 77.87' to an iron pin set; thence N 56° 13' 23" W 169.64' to an iron pin set; thence N 29° 53' 19" E 224.79' to an iron pin set, said pin being a common corner to said Monte Vista Estates, Section One and Fred R. Showalter and Robert D. Martin; thence with seven new division lines N 29° 47' 27" E 90.44' to an iron pin set; thence S 53° 31' 45" E 246.73' to an iron pin set; thence N 52° 01' 35" E 101.05' to a point, said point being the point of curvature of a curve to the left, said curve having a Radius of 415.00' and a delta of 29° 31' 03"; thence with the arc of said curve a distance of 213.80' Chord N 37° 16' 03" E 211.44' to an iron pin set; thence S 54° 37' 02" E 51.15' to a point, said point being the point of curvature of a curve to the left, said curve having a Radius of 465.00' and a delta of 21° 21' 49"; thence with the arc of said curve a distance of 173.38' Chord N 13° 13' 52" E 172.38' to an iron pin set; thence S 87° 27' 02" E 266.39' to an iron pin set; thence S 13° 20' 25" E 914.80' to an iron pin set in the line of Leonard P. and Jane K. Moyers; thence with said Moyers S 58° 34' 36" W 85.93' to an iron pin set, said pin being a corner to said Moyers and the lands in the name of the School Board of Rockingham County, Virginia; thence with the said School Board of Rockingham County, Virginia N 70° 12' 55" W 382.64' to an iron pin set; thence N 86° 20' 44" W 382.64' to an iron pin set; thence N 56° 24' 43" W 200.00' to an iron pin set, said pin being the point of curvature of a curve to the left, said curve having a Radius of 875.00' and delta of 01° 45' 12"; thence with the arc of said curve a distance of 26.78' Chord S 32° 42' 42" W 26.77' to an iron pin set, said pin being the northeastern corner of the aforementioned existing Monte Vista Drive; thence leaving said School Board of Rockingham County, Virginia and with the aforementioned end of Monte Vista Drive N 58° 09' 54" W 50.00' to the **BEGINNING** containing 14.089 ACRES of LAND.

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
 21 day of June, 2002 at 2:09 P.M. i.e. only the
 taxes were paid when applicable:
 Sec. 58-54 - State _____ County _____ City _____
 Sec. 58-54.1 - State _____ County _____ City _____ Transfer _____
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