

County Tax Map No. 130A-(3)-5 (portion)

OWNER'S CONSENT AND DEDICATION

Woodbridge Subdivision, Phase 3

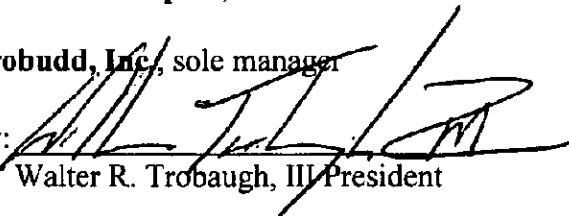
KNOW ALL MEN BY THESE PRESENTS, that the subdivision of land as shown on this plat, containing 21.934 acres, more or less, and designated as **Woodbridge Subdivision, Phase 3**, situate in the Town of Elkton, Stonewall District, Rockingham County, Virginia, is made with the free consent and in accordance with the desires of the undersigned owner thereof; that all streets shown on said plat are hereby dedicated to 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 date of June 17, 2005, to be recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia immediately after the recordation hereof. The property hereby subdivided is a portion of the property acquired from Richard T. Brown and Gerri L. Brown, husband and wife, dated June 26, 2002, which deed is recorded in the Clerk's Office in Deed Book 2111, page 17.

Russell K. Henry, Jr., Trustee under a deed of trust, dated March 21, 2005 and recorded in the Clerk's Office in Deed Book 2640, page 479, at the request and direction of the Noteholder under the deed of trust, consents to and joins in this dedication.

IN WITNESS WHEREOF, the undersigned has caused its name to be executed by its duly authorized manager this 8th day of June, 2005.

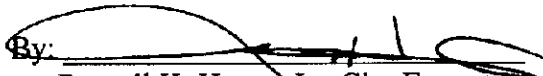
Associated Developers, L.L.C.

By: **Trobudd, Inc.**, sole manager

By: 
Walter R. Trobaugh, III President

Owner

FNB Southeast, Noteholder

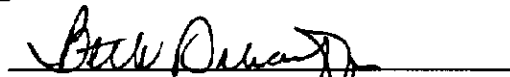
By: 
 Russell K. Henry, Jr., City Executive


 Russell K. Henry, Jr., Trustee

**COMMONWEALTH OF VIRGINIA
 CITY OF HARRISONBURG**

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 8 day of June, 2005 by **Walter R. Trobaugh, III**, President of **Trobudd, Inc.**, a Virginia corporation, sole manager of **Associated Developers, L.L.C.**, a Virginia limited liability company, on behalf of the company.

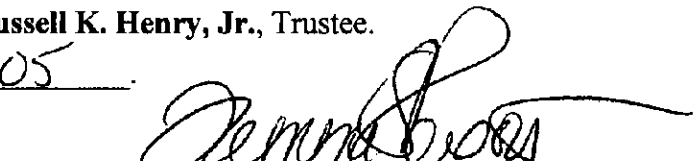
My commission expires 9/30/2008.


 NOTARY PUBLIC

**COMMONWEALTH OF VIRGINIA
 CITY OF HARRISONBURG**

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 10th day of June, 2005 by **Russell K. Henry, Jr.**, Trustee.

My commission expires 11-30-05.


 NOTARY PUBLIC

**COMMONWEALTH OF VIRGINIA
 CITY OF HARRISONBURG**

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 10th day of June, 2005 by **Russell K. Henry, Jr.**, City Executive of **FNB Southeast**, on behalf of the bank.

My commission expires 11-30-05.


 NOTARY PUBLIC

CERTIFICATE OF APPROVAL

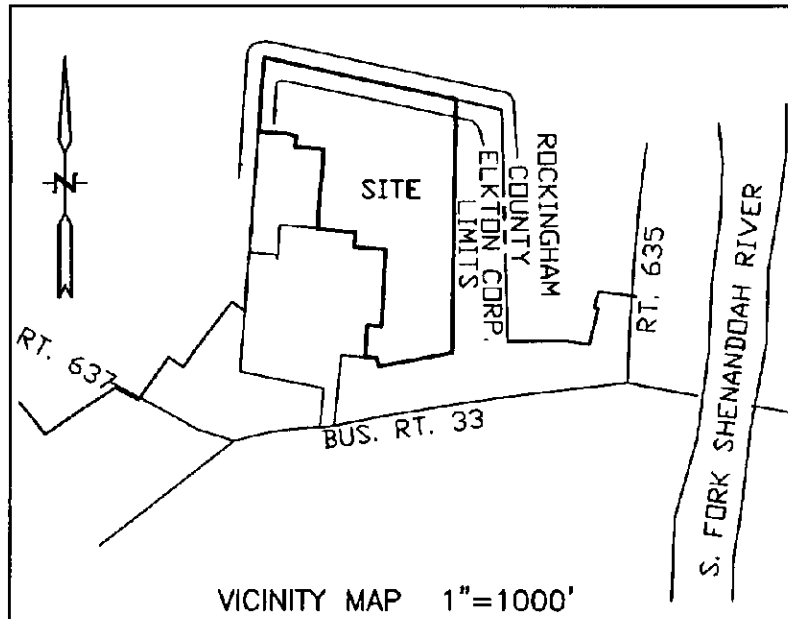
This subdivision known as **Woodbridge Subdivision, Phase 3**, is approved in accordance with applicable subdivision regulations and may be admitted to record.

Date: June 17, 2005


Subdivision Agent

WOODBIDGE SUBDIVISION PHASE 3

TOWN OF ELKTON, ROCKINGHAM COUNTY, VIRGINIA
MAY 27, 2005

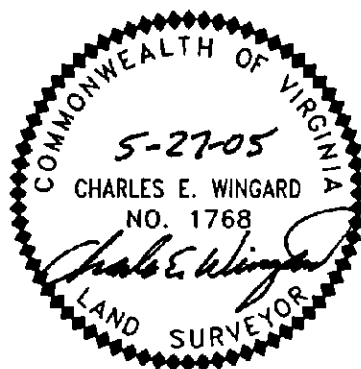


TAX MAP DESIGNATION:
PORTION OF TM 130A (3) 5
ZONED R2

NOTE: THE PRELIMINARY PLAT FOR THE ENTIRE SUBDIVISION (ALL PHASES) WAS APPROVED BY THE COUNTY OF ROCKINGHAM ON DECEMBER 13, 2002. THIS PHASE COMPLIES WITH THE SUBDIVISION AND ZONING ORDINANCE OF ROCKINGHAM COUNTY AS OF THAT DATE. THE SUBDIVISION HAS SINCE BEEN ANNEXED INTO THE TOWN OF ELKTON AND BY AGREEMENT WITH THE TOWN MANAGER WILL NOT COMPLY WITH THE SUBDIVISION AND ZONING ORDINANCE OF THE TOWN OF ELKTON.

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, AS OF THE DATE OF APPROVAL OF THE PRELIMINARY PLAT, HAVE BEEN COMPLIED WITH. GIVEN UNDER MY HAND THIS 27th DAY OF MAY, 2005.



STATE CERTIFIED LAND SURVEYOR

SEE ATTACHED PAGES FOR OWNER'S CONSENT AND
DEDICATION AND FOR CERTIFICATE OF APPROVAL.

BENNER AND ASSOCIATES, INC.
3061 SOUTH MAIN STREET
HARRISONBURG, VA 22801
540 434-0267
REF# 040102-PH3

SHEET 1 OF 4

SEE SHEET 4 FOR
CURVE TABLE &
NOTES

SEE SHEET 3

(A) = 10' UTILITY EASEMENT
DB 2461/260
(B) = 10' UTILITY EASEMENT
DB 2641/692

VA. STATE GRID

SEE SHEET 3

SOMERSBY DRIVE
PREVIOUSLY DEDICATED

WOODBIDGE
SUBDIVISION
PHASE 1
DB 2461/260

WOODBRIDGE DRIVE
PREVIOUSLY DEDICATED

BENNER & ASSOC., INC.
3061 SOUTH MAIN STREET
HARRISONBURG, VA 22801
540 434-0267
REF# 040102-PH3

N 86°36'41" W
63.43'
N 09°12'31" W
48.23'
CAVE
DB 1284/484

S 79°13'05" W 399.20
JOHN J. MYERS, TRUSTEE
DB 1747/129 (TRACT TWO)
NEC
DB 6

NECSARY -
DB 656/786

SEE SHEET 4 FOR
CURVE TABLE &
NOTES

LINE	BEARING	DISTANCE
L1	S 04°16'45" W	35.69'
L2	N 04°16'45" E	58.54'

SCALE: 1"=100'

EXCEPT AS SHOWN,
IRON PINS WILL BE SET
AT ALL LOT CORNERS

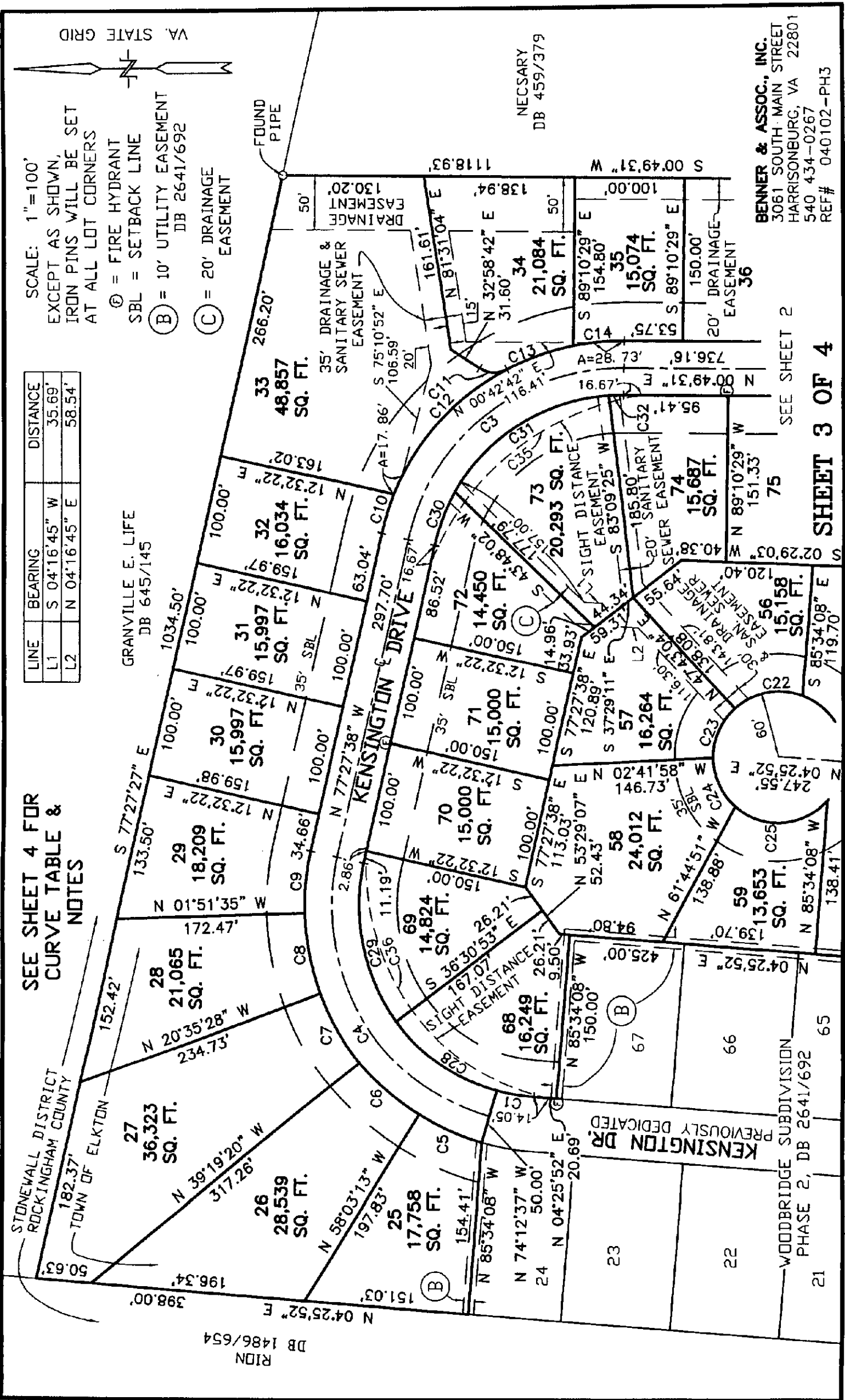
⊙ = FIRE HYDRANT

SBL = SETBACK LINE

(B) = 10' UTILITY EASEMENT
DB 2641/692

(C) = 20' DRAINAGE
EASEMENT

VA. STATE GRID



BENNER & ASSOC., INC.
3061 SOUTH MAIN STREET
HARRISONBURG, VA 22801
540 434-0267
REF# 040102-PH3

SEE SHEET 2

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	175.00'	34.69'	34.64'	N 10°06'37" E	11°21'31"	17.40'
C2	180.00'	294.07'	262.44'	N 47°37'41" E	93°36'21"	191.70'
C3	200.00'	273.27'	252.50'	N 38°19'04" W	78°17'09"	162.78'
C4	200.00'	302.81'	274.71'	S 59°09'52" W	86°44'59"	188.96'
C5	225.00'	63.45'	63.24'	S 23°52'05" W	16°09'24"	31.94'
C6	225.00'	73.56'	73.23'	S 41°18'43" W	18°43'53"	37.11'
C7	225.00'	73.56'	73.23'	S 60°02'36" W	18°43'53"	37.11'
C8	225.00'	73.56'	73.23'	S 78°46'29" W	18°43'53"	37.11'
C9	225.00'	56.55'	56.40'	N 84°39'37" W	14°23'57"	28.42'
C10	225.00'	37.12'	37.08'	N 72°44'02" W	09°27'13"	18.60'
C11	25.00'	26.43'	25.22'	S 02°41'28" W	60°34'30"	14.60'
C12	225.00'	158.69'	155.42'	N 47°48'06" W	40°24'38"	82.81'
C13	225.00'	65.03'	64.81'	N 19°18'58" W	16°33'38"	32.74'
C14	225.00'	46.58'	46.50'	N 05°06'19" W	11°51'40"	23.37'
C15	205.00'	17.86'	17.86'	N 03°19'17" E	04°59'32"	8.94'
C16	205.00'	70.50'	70.16'	N 15°40'12" E	19°42'18"	35.60'
C17	205.00'	70.68'	70.33'	N 35°24'00" E	19°45'18"	35.70'
C18	205.00'	81.38'	80.84'	N 56°38'58" E	22°44'38"	41.23'
C19	205.00'	94.49'	93.66'	N 81°13'34" E	26°24'35"	48.10'
C20	25.00'	23.55'	22.69'	N 31°24'54" E	53°58'05"	12.73'
C21	60.00'	38.71'	38.04'	N 39°55'06" E	36°57'42"	20.05'
C22	60.00'	66.73'	63.34'	N 10°25'21" W	63°43'11"	37.29'
C23	60.00'	50.62'	49.13'	N 66°27'01" W	48°20'09"	26.92'
C24	60.00'	50.27'	48.82'	S 65°22'39" W	48°00'31"	26.72'
C25	60.00'	93.58'	84.38'	S 03°18'24" E	89°21'36"	59.33'
C26	60.00'	1.62'	1.62'	S 48°45'43" E	01°33'01"	0.81'
C27	25.00'	23.55'	22.69'	S 22°33'11" E	53°58'05"	12.73'
C28	175.00'	149.83'	145.29'	N 28°57'29" E	49°03'15"	79.85'
C29	175.00'	149.83'	145.29'	N 78°00'44" E	49°03'15"	79.85'
C30	175.00'	51.89'	51.70'	S 68°57'56" E	16°59'24"	26.14'
C31	175.00'	173.79'	166.74'	S 32°01'15" E	56°53'58"	94.82'
C32	175.00'	13.43'	13.42'	S 01°22'23" E	04°23'47"	6.72'
C33	155.00'	253.23'	225.99'	S 47°37'41" W	93°36'21"	165.08'
C34	215.00'	266.43'	249.71'	S 45°04'26" W	71°00'04"	153.36'
C35	248.00'	258.31'	246.79'	S 38°19'04" E	59°40'42"	142.26'
C36	215.00'	308.59'	282.78'	N 53°29'07" E	82°14'14"	187.68'

NOTES

1. IN ADDITION TO THE SPECIFIC EASEMENTS SHOWN ON THE PLAT, ALL SIDE AND REAR INTERIOR LOT LINES HAVE A 10' UTILITY EASEMENT CENTERED ON THE LOT LINE.
2. ALL EXTERIOR LOT LINES HAVE A 10' UTILITY EASEMENT ALONG THE INSIDE OF THE LOT, EXCEPT AS SHOWN.
3. ALL FRONT LOT LINES HAVE A 10' DRAINAGE & UTILITY EASEMENT ON THE INSIDE OF THE LOT.

AREA TOTALS

AREA OF LOTS = 19.172 ACRES
STREETS = 2.762 ACRES

TOTAL PHASE THREE = 21,934 ACRES

BENNER & ASSOC., INC.
3061 SOUTH MAIN STREET
HARRISONBURG, VA 22801
540 434-0267
REF# 040102-PH3

The foregoing instrument was this day presented in the office of said, and together with the certificate of acknowledgement annexed, admitted to record 22 day of June, 2005 at 11:02 A.M. I certify taxes were paid when applicable:

Sec. 5B-54	- State	County	City	
Sec. 5B-54.1	- State	County	City	Transfer
Recording	<u>21.00</u>	Copies	<u>3.50</u>	TESTE

L. WAYNE HARPER
CLERK

SHEET 4 OF 4

4
Deep Book No

2688

Page 499

2450