

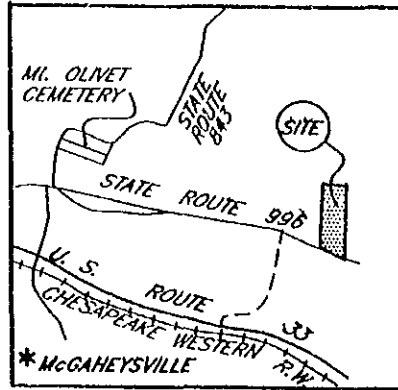
FINAL PLAT

THREE LEAGUES SUBDIVISION,

SECTION ONE

OWNERS / DEVELOPERS -

JAMES W. & REBECCA C. CONRAD



VICINITY MAP

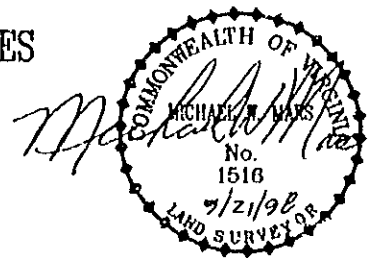
SCALE 1" = 2,000'

STONEWALL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

AUGUST 3, 1998
REVISED SEPTEMBER 21, 1998

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 COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

COPPER, MARS, NICELY & ASSOCIATES
 SURVEYORS ENGINEERS PLANNERS
 1041 SOUTH HIGH STREET
 HARRISONBURG, VIRGINIA 22801
 TELEPHONE (540) 434-6386

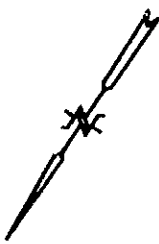


- DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
- THIS PROPERTY IS PRESENTLY ZONED R-2 CONDITIONAL AND IS A PORTION OF TAX MAP 142 (A) 29.
- BEARINGS ARE ROTATED TO PLAT RECORDED IN D.B. 867, Pg. 734.
- TOTAL AREA IN THREE LEAGUES ROAD = 1.228 ACRES
- TOTAL AREA IN LOTS = 8.085 ACRES.
- TOTAL AREA IN SUBDIVISION = 9.313 ACRES.

**SEE SHEET 3 FOR
NEW EASEMENTS
AFFECTING SUBDIVISION**

LEGEND:

- IRON PIN SET
- POST
- △ IRON PIPE FOUND
- POINT



CLINTON A. & BETTY L. HENSLEY
D.B. 390, Pg. 161,
FIRST TRACT

CLINTON A. & BETTY L. HENSLEY
D.B. 390, Pg. 161,
SECOND TRACT

(12A)
 $\Delta = 08^{\circ}42'47''$
 $R = 502.50'$
 $A = 76.42'$
 $C = 76.34'$
 $CB = S 25^{\circ}14'56'' E$

(11B)
 $\Delta = 10^{\circ}38'06''$
 $R = 502.50'$
 $A = 93.27'$
 $C = 93.14'$
 $CB = S 15^{\circ}34'29'' E$

(11A)
 $\Delta = 83^{\circ}38'21''$
 $R = 25.00'$
 $A = 36.49'$
 $C = 33.34'$
 $CB = S 52^{\circ}04'37'' E$

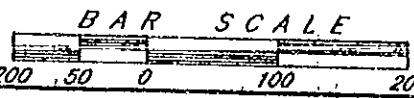
(2) (Total)
 $\Delta = 19^{\circ}20'53''$
 $R = 502.50'$
 $A = 169.69'$
 $C = 168.88'$
 $CB = N 19^{\circ}55'53'' W$

(1B)
 $\Delta = 98^{\circ}50'01''$
 $R = 25.00'$
 $A = 43.12'$
 $C = 37.97'$
 $CB = N 37^{\circ}30'14'' E$

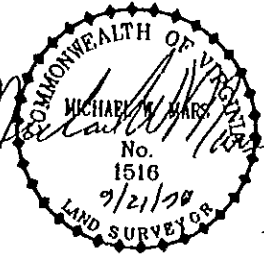
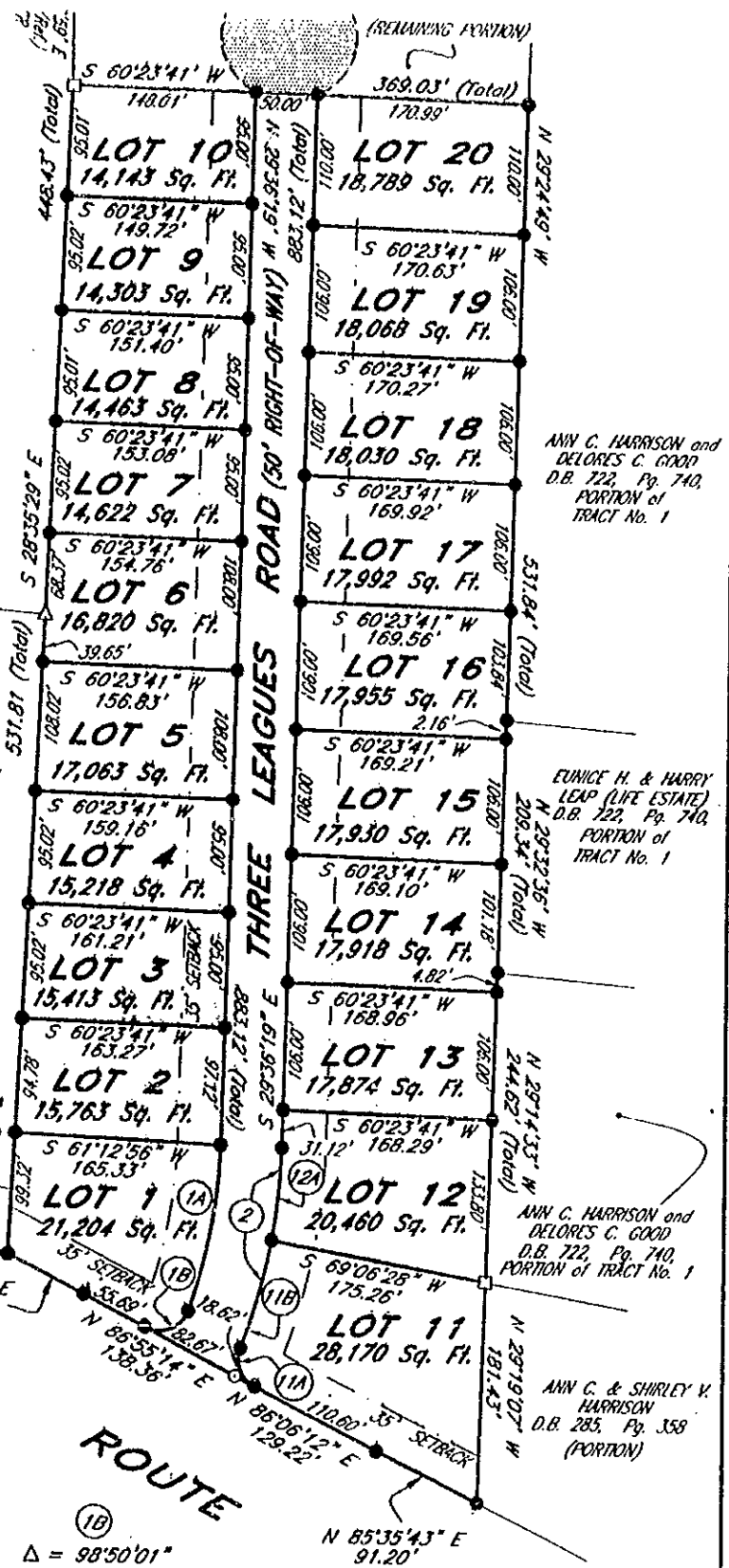
(1A)
 $\Delta = 17^{\circ}41'32''$
 $R = 452.50'$
 $A = 139.73'$
 $C = 139.17'$
 $CB = N 20^{\circ}45'33'' W$

SCALE 1" = 100'
 AUGUST 3, 1998,
 REVISED SEPTEMBER 21, 1998

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 1041 SOUTH HIGH STREET
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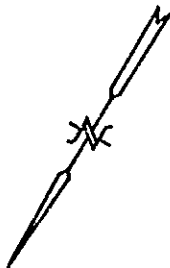
FILE #6448-4
 EXP. #6448-4 SHEET 2 of 5



B10328152
NEW 20' SANITARY
SEWER EASEMENT
(SHADED)

SEE SHEET 2 FOR
METES & BOUNDS

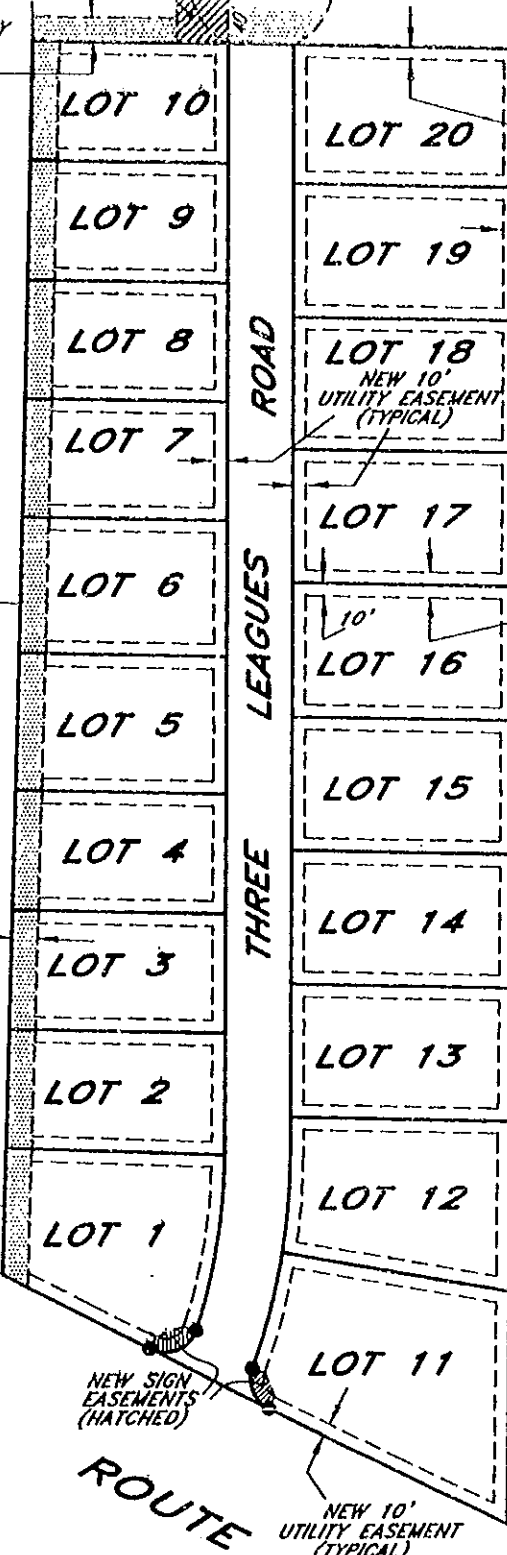
GARY F. BURNER
D.B. 1026, Pg. 296,
PARCEL A
D.B. 1493, Pg. 147



CLINTON A. & BETTY L. HENSLEY
D.B. 390, Pg. 461,
FIRST TRACT

NEW 20' SANITARY
SEWER EASEMENT
(SHADED)

CLINTON A. & BETTY L. HENSLEY
D.B. 390, Pg. 461,
SECOND TRACT



NEW 10'
UTILITY EASEMENT
(TYPICAL)

ANN C. HARRISON and
DELORES C. GOOD
D.B. 722, Pg. 740,
PORTION of
TRACT No. 1

NEW 20'
UTILITY EASEMENT
CENTERED
(TYPICAL)

EUNICE H. & HARRY
LEAP (LIFE ESTAT)
D.B. 722, Pg. 740,
PORTION of
TRACT No. 1

ANN C. HARRISON and
DELORES C. GOOD
D.B. 722, Pg. 740,
PORTION of
TRACT No. 1

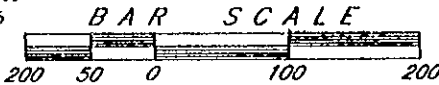
ANN C. & SHIRLEY V.
HARRISON
D.B. 285, Pg. 355
(PORTION)

STATE
ROUTE

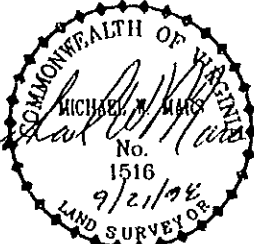
SCALE 1" = 100'

AUGUST 3, 1998
REVISED SEPTEMBER 21, 1998

COPPER, MARS, NICELY & ASSOCIATES
SURVEYORS ENGINEERS PLANNERS
1041 SOUTH HIGH STREET
HARRISONBURG, VIRGINIA 22001
TELEPHONE (540) 434-6365



FILE #6448-4,
EXP. #6448-4



644BA3.DWG UCS

SHEET 3 of 5

METES AND BOUNDS DESCRIPTION

01637P153

Beginning at an iron pin set in the southern line of State Route 996, said pin being a corner to Ann C. and Shirley V. Harrison; thence with the said southern lines of State Route 996 N 85° 35' 43" E 91.20' to an iron pin set; thence N 86° 06' 12" E 129.22' to a point; thence N 86° 55' 14" E 138.36' to an iron pin set; thence N 86° 51' 42' E 68.41' to an iron pin set, said pin being a corner to Clinton A. and Betty L. Hensley; thence leaving said State Route 996 and with said Hensley S 28° 22' 03" E 531.81' to an iron pipe found, said pipe being a corner to said Hensley and the lands of Gary F. Burner; thence with said Burner S 28° 35' 29" E 448.43' to a post; thence leaving said Burner and with a new division line S 60° 23' 41" W 369.03' to an iron pin set in the line of Ann C. Harrison and Delores C. Good; thence with said Harrison and Good N 29° 24' 49" W 531.84' to an iron pin set, said pin being a corner to Eunice H. and Harry Leap Life Estate; thence with said Life Estate N 29° 32' 36" W 209.34' to an iron pin set, said pin being a corner to the aforementioned Ann C. Harrison and Delores C. Good; thence with said Harrison and Good N 29° 14' 33" W 244.62' to a post, said post being a corner to the aforementioned Ann C. and Shirley V. Harrison; thence with said Harrison N 29° 19' 07" W 181.43' to the beginning, containing 9.313 acres of land.

OWNER'S CONSENT & DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the subdivision of land shown on Sheets 1-3, containing 9.313 acres of land and designated as FINAL PLAT THREE LEAGUES SUBDIVISION, SECTION ONE, situated in Stonewall District, Rockingham County, Virginia is with the free consent and in accordance with the desires of the undersigned owners thereof. The said 9.313 acres of land hereby subdivided being a portion of the property conveyed to James W. and Rebecca C. Conrad by Elwood R. and Ruth H. Rush in a deed dated September 9, 1987 and recorded in Deed Book 867, Page 734 recorded in the Office of the Clerk of the Circuit Court of Rockingham County, Virginia.

The 1.228 acres of land designated as Three Leagues Road is here by dedicated for public use.

Given under my hand this 26th day of October, 1998.

James W. Conrad
James W. Conrad

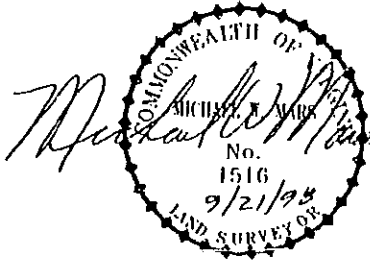
Rebecca C. Conrad
Rebecca C. Conrad

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

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 26th day of October, 1998 by James W. Conrad.

My Commission Expires: 2/28/01

Christine K. Kiser
Notary Public



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

B1637P154

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 26th day of October, 1998 by Rebecca C. Conrad.

My Commission Expires: 2/23/01

Constance K. Kien
Notary Public

APPROVALS

This subdivision known as **THREE LEAGUES SUBDIVISION, SECTION ONE** is hereby approved by the undersigned in accordance with the subdivision regulations and maybe committed to record. **THREE LEAGUES SUBDIVISION, SECTION ONE** will be serviced by public water and sewer.

10/26/98
Date

D. F. Romano
Virginia Department of Transportation

10/26/98
Date

David H. Hoyer
County of Rockingham - Director of Public Works

10/27/98
Date

Diana Cobb Stultz
Agent: County of Rockingham

98 NOV -2 AM 11:32
ROCKINGHAM COUNTY
CIRCUIT COURT
L. WAYNE HARPER, CLERK

025988

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 approved, admitted to record this 26 day of October, 1998 at 11:32 A.M. I certify that taxes were paid when appropriate.

Sec. 58-54 - State _____ County _____ City _____
Sec. 58-54.1 - State _____ County _____ City _____ Transfer _____
Recording 17.00 TESTE

L. WAYNE HARPER
CLERK

Deed Book No. 1637 Page 150

