

ROCKINGHAM COUNTY  
Chaz W. Evans-Haywood  
CLERK OF COURT  
Harrisonburg, VA 22801



50 2008 00018078

Instrument Number: 2008- 00018078

As

Recorded On: June 12, 2008

Owner's Consent

Parties: PRESTON LAKE HOMES LLC

To

NO GRANTEE

Recorded By: CLARK & BRADSHAW PC

Num Of Pages: 5

Comment: PARCEL CENTRAL

**\*\* Examined and Charged as Follows: \*\***

Owner's Consent	6.50	10 or Fewer Pages	14.50	Plat larger than legal	80.00
Recording Charge:	101.00				

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

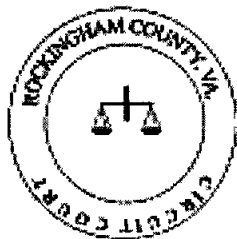
I hereby certify that the within and foregoing was recorded in the Clerk's Office For: ROCKINGHAM COUNTY, VA

**File Information:**

**Record and Return To:**

Document Number: 2008- 00018078  
 Receipt Number: 104487  
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CLARK & BRADSHAW PC  
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THE STATE OF VIRGINIA }  
COUNTY OF ROCKINGHAM }

I certify that the document to which this authentication is affixed is a true copy of a record in the Rockingham County Circuit Court Clerk's Office and that I am the custodian of that record

*Chaz W. Evans-Haywood*  
Chaz W. Evans-Haywood, Clerk of Court

CLERK OF COURT  
ROCKINGHAM COUNTY, VIRGINIA

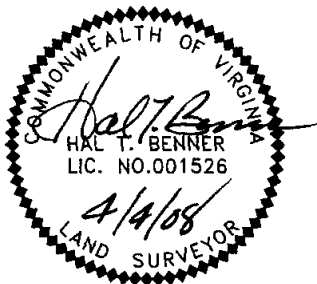
# PRESTON LAKE SECTION 3

CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA  
APRIL 4, 2008

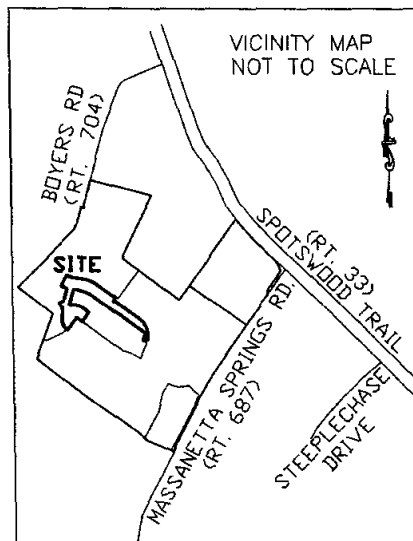
### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY 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.

GIVEN UNDER MY HAND THIS 4th DAY OF APRIL, 2008.



TAX MAP DESIGNATION:  
PORTION OF  
TAX MAP 125 (18) 2  
ZONED R5



### OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 6.560 ACRES, MORE OR LESS, AND DESIGNATED AS PRESTON LAKE, SECTION 3 SITUATED IN CENTRAL DISTRICT IN THE COUNTY OF ROCKINGHAM, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF; ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO THE AMENDED AND RESTATED DECLARATION FOR PRESTON LAKE EXECUTED BY THE UNDERSIGNED AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 3146, PAGE 510.

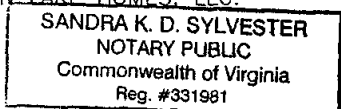
THE SAID 6.560 ACRES OF LAND HEREBY SUBDIVIDED IS A PORTION OF THE LAND CONVEYED TO PRESTON LAKE HOMES, LLC BY PRESTON HEIGHTS CORPORATION BY DEED DATED JUNE 29, 2006 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 2898, PAGE 701.

GIVEN UNDER MY HAND THIS 25 DAY OF April, 2008.

PRESTON LAKE HOMES, LLC  
BY: [Signature]  
TITLE

STATE OF Virginia AT LARGE  
CITY/COUNTY OF Harrisonburg, TO WIT:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF April, 2008  
BY Richard Hine, Manager ON BEHALF OF PRESTON LAKE HOMES, LLC.

Sandra K. D. Sylvester  
NOTARY PUBLIC  
August 31, 2011  
MY COMMISSION EXPIRES



### CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS PRESTON LAKE, SECTION 3 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

5/5/08 DATE [Signature] HIGHWAY ENGINEER  
6/10/08 DATE [Signature] HEALTH OFFICER AND/OR AGENT OF A COMMUNITY WATER AND SEWER SYSTEM  
6/12/08 DATE [Signature] AGENT OF THE BOARD

BENNER & ASSOC., INC.  
8 PLEASANT HILL ROAD  
HARRISONBURG, VA 22801  
540 434-0267  
REF# 011405-S3

THE UNDERSIGNED WACHOVIA BANK, NATIONAL ASSOCIATION, AS BENEFICIARY UNDER A CERTAIN DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT MADE ON JULY 10, 2006 AND RECORDED ON JULY 10, 2006 IN DEED BOOK 2898, PAGE 707 AMONG THE LAND RECORDS OF ROCKINGHAM COUNTY, VIRGINIA, AS MODIFIED BY THAT CERTAIN FIRST MODIFICATION AGREEMENT TO CREDIT LINE DEED OF TRUST DATED AS OF JANUARY 10, 2007 AND RECORDED ON JANUARY 11, 2007 IN DEED BOOK 3018, PAGE 362 AMONG THE LAND RECORDS OF ROCKINGHAM COUNTY, VIRGINIA AND AS AMENDED OR SUPPLEMENTED FROM TIME TO TIME ("DEED OF TRUST"), HEREBY CONSENTS TO THE FILING OF THIS SUBDIVISION PLAT AND THE SUBORDINATION OF THE DEED OF TRUST THERETO, AND FOR SUCH PURPOSES HEREBY DIRECTS THE UNDERSIGNED TRSTE, INC., AS TRUSTEE UNDER THE DEED OF TRUST, TO JOIN IN THE EXECUTION AND DELIVERY HEREOF.

GIVEN UNDER MY HAND THIS 14<sup>th</sup> DAY OF April, 2008.

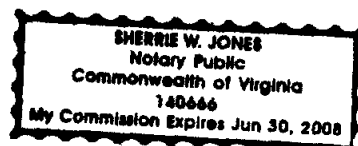
WACHOVIA BANK, NATIONAL ASSOCIATION

BY: Richard B. Carriker  
TITLE: Vice President

STATE OF Virginia AT LARGE  
CITY/COUNTY OF Richmond, TO WIT:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF April, 2008

BY Richard B. Carriker ON BEHALF OF WACHOVIA BANK, NATIONAL ASSOCIATION.

Sherrie W Jones 6/30/08  
NOTARY PUBLIC MY COMMISSION EXPIRES



GIVEN UNDER MY HAND THIS 14<sup>th</sup> DAY OF April, 2008.

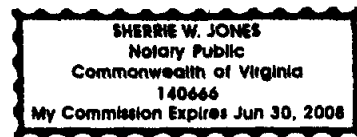
TRSTE, INC

BY: [Signature]  
TITLE: Trustee

STATE OF Virginia AT LARGE  
CITY/COUNTY OF Richmond, TO WIT:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF April, 2008

BY James Spicer ON BEHALF OF TRSTE, INC.

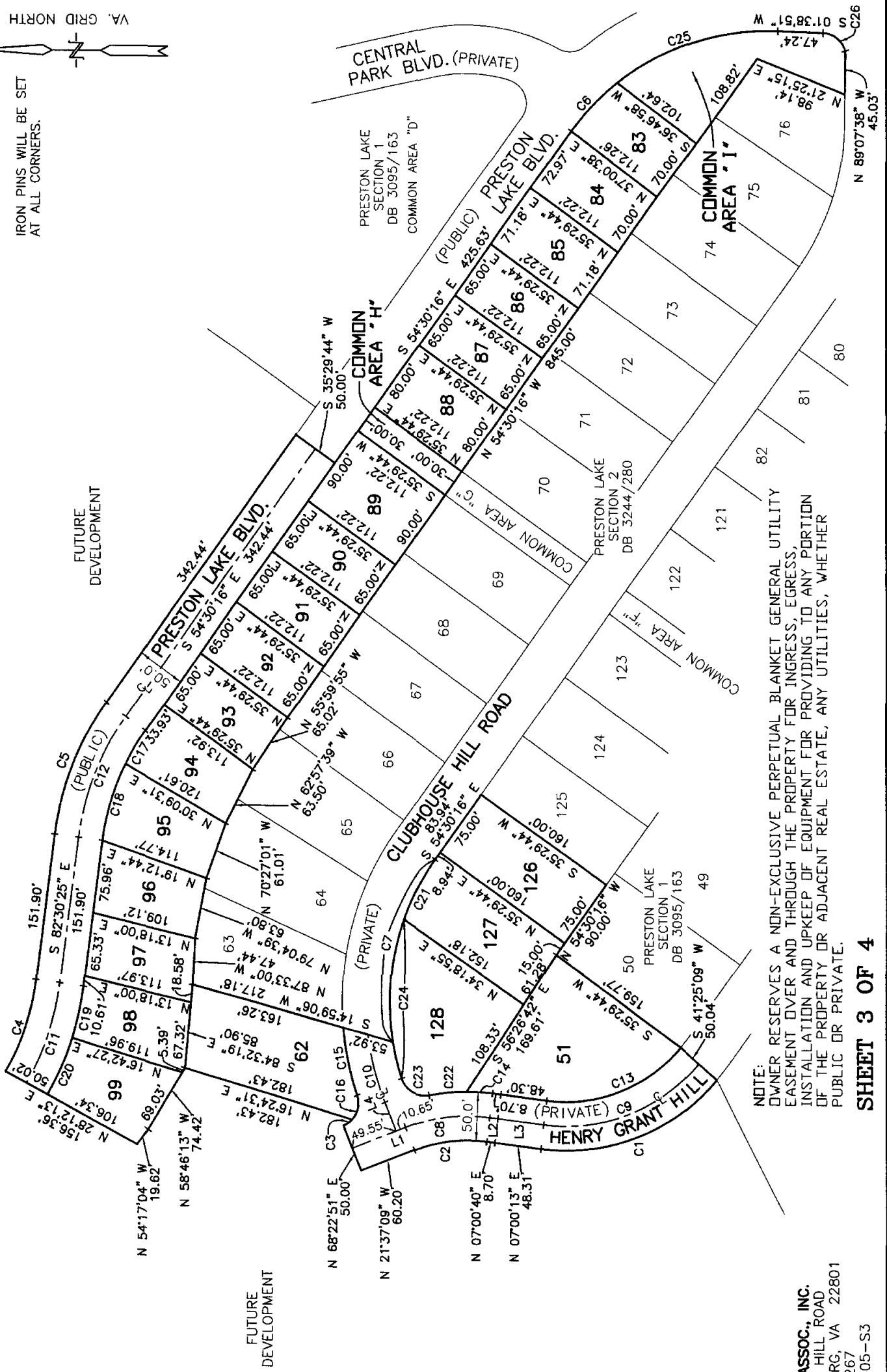
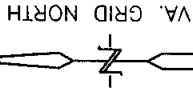
Sherrie W Jones 6/30/08  
NOTARY PUBLIC MY COMMISSION EXPIRES



SEE SHEET 4 FOR LOT AREAS,  
LINE & CURVE TABLES

SCALE: 1" = 100'

IRON PINS WILL BE SET  
AT ALL CORNERS.



NOTE: OWNER RESERVES A NON-EXCLUSIVE PERPETUAL BLANKET GENERAL UTILITY EASEMENT OVER AND THROUGH THE PROPERTY FOR INGRESS, EGRESS, INSTALLATION AND UPKEEP OF EQUIPMENT FOR PROVIDING TO ANY PORTION OF THE PROPERTY OR ADJACENT REAL ESTATE, ANY UTILITIES, WHETHER PUBLIC OR PRIVATE.

## CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C1	57°40'58"	205.00'	206.38'	197.78'	N 21°50'16" W	112.89'
C2	28°37'19"	155.00'	77.43'	76.63'	N 07°18'29" W	39.54'
C3	25°28'51"	25.00'	11.12'	11.03'	S 34°21'32" E	5.65'
C4	22°40'38"	255.00'	100.93'	100.27'	S 71°10'06" E	51.13'
C5	28°00'09"	305.00'	149.06'	147.58'	S 68°30'21" E	76.05'
C6	15°46'41"	255.00'	70.22'	70.00'	S 46°36'56" E	35.33'
C7	44°39'23"	255.00'	198.75'	193.75'	S 76°49'58" E	104.73'
C8	28°37'21"	180.00'	89.92'	88.99'	S 07°18'28" E	45.92'
C9	57°58'28"	180.00'	182.13'	174.46'	S 21°59'01" E	99.72'
C10	14°49'31"	280.00'	72.45'	72.25'	S 75°42'01" W	36.43'
C11	22°30'06"	280.00'	109.96'	109.26'	S 71°15'22" E	55.70'
C12	28°00'09"	280.00'	136.85'	135.49'	S 68°30'21" E	69.82'
C13	58°21'36"	155.00'	157.88'	151.14'	N 22°10'35" W	86.56'
C14	07°38'39"	205.00'	27.35'	27.33'	N 03°10'55" E	13.70'
C15	13°26'30"	305.00'	71.55'	71.39'	S 78°15'55" W	35.94'
C16	61°21'20"	25.00'	26.77'	25.51'	N 77°46'41" W	14.83'
C17	09°02'55"	255.00'	40.27'	40.23'	S 59°01'44" E	20.18'
C18	18°57'13"	255.00'	84.35'	83.97'	S 73°01'48" E	42.57'
C19	10°10'59"	305.00'	54.21'	54.14'	S 77°24'55" E	27.18'
C20	12°10'18"	305.00'	64.79'	64.67'	S 66°14'17" E	32.52'
C21	16°02'11"	255.00'	71.37'	71.14'	S 62°31'22" E	35.92'
C22	11°02'35"	205.00'	39.51'	39.45'	N 06°09'42" W	19.82'
C23	83°32'11"	25.00'	36.45'	33.31'	N 30°17'20" E	22.33'
C24	37°24'08"	255.00'	166.46'	163.52'	S 89°14'31" E	86.32'
C25	40°22'26"	255.00'	179.69'	175.99'	S 18°32'22" E	93.76'
C26	72°45'59"	25.00'	31.75'	29.66'	S 38°01'50" W	18.42'

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 21°37'09" E	60.20'
L2	S 07°00'40" W	8.70'

LINE	BEARING	DISTANCE
L3	S 07°00'13" W	48.31'
L4	S 68°17'15" W	31.33'

## LOT AREAS

LOT 51 = 18,475 SQ. FT.	LOT 94 = 8,116 SQ. FT.
LOT 62 = 15,308 SQ. FT.	LOT 95 = 8,626 SQ. FT.
LOT 83 = 7,609 SQ. FT.	LOT 96 = 7,746 SQ. FT.
LOT 84 = 8,022 SQ. FT.	LOT 97 = 7,274 SQ. FT.
LOT 85 = 7,988 SQ. FT.	LOT 98 = 7,969 SQ. FT.
LOT 86 = 7,295 SQ. FT.	LOT 99 = 8,528 SQ. FT.
LOT 87 = 7,295 SQ. FT.	LOT 126 = 12,000 SQ. FT.
LOT 88 = 8,978 SQ. FT.	LOT 127 = 12,302 SQ. FT.
LOT 89 = 10,100 SQ. FT.	LOT 128 = 15,800 SQ. FT.
LOT 90 = 7,295 SQ. FT.	COMMON AREA 'H' =
LOT 91 = 7,295 SQ. FT.	3,367 SQ. FT.
LOT 92 = 7,295 SQ. FT.	COMMON AREA 'I' =
LOT 93 = 7,350 SQ. FT.	= 13,048 SQ. FT.

## AREA TOTALS

LOTS:	4.790 ACRES
COMMON AREAS:	0.377 ACRES
PUBLIC STREETS:	0.850 ACRES
PRIVATE STREETS:	0.543 ACRES

**TOTAL AREA OF PRESTON LAKE, SECTION 3:  
6.560 ACRES**