

B 2 3 7 8 P 4 5 2

Tax Map No. 125-(24)-1 & 2 (portion)

### OWNER'S CONSENT AND DEDICATION

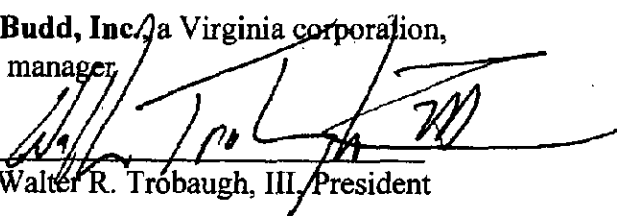
Know all men by these presents, that the subdivision of land as shown on this plat, containing 24.207 acres, more or less, and designated as **BARRINGTON, SECTION SEVEN** situate in Ashby District, Rockingham County, Virginia, is with the free consent and in accordance with the desires of the undersigned owners thereof; that all streets shown on said plat are hereby dedicated to the public use, and that all lots within the subdivision are subject to certain restrictions, reservations, stipulations, and covenants as contained in a Supplemental Declaration executed by the undersigned dated August 18, 2003, which will be recorded in the Clerk's Office immediately following this instrument. The said 24.207 acres of land hereby subdivided is a portion of the real estate acquired by Associated Developers, L.L.C. from Ruby Dunn Ritenour Thacker, by deed dated December 23, 1999, which is recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 1767 at page 443.

Layman & Nichols, P.C., Trustee, under a deed of trust dated March, 20, 2003, recorded in the Clerk's Office in Deed Book 2234 at page 1 at the request and direction of the note holder under the deed of trust, and Second Bank & Trust, the note holder, consent to this dedication and release the lien of the deed of trust as to the public easements and streets.

Given under our hands this 18<sup>th</sup> day of August, 2003.

**Associated Developers, L.L.C.**

By: **TroBudd, Inc.**, a Virginia corporation,  
sole manager,

By:   
Walter R. Trobaugh, III, President

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Prepared by Litten & Sipe L.L.P., 410 Neff Avenue, Harrisonburg, Virginia 22801

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Second Bank & Trust

By: Charles Martorana  
Charles Martorana, Vice President

Layman & Nichols, P.C., Trustee

By: [Signature]  
its: Secretary

COMMONWEALTH OF VIRGINIA  
CITY OF HARRISONBURG

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 18<sup>th</sup> day of August, 2003, by **Walter R. Trobaugh, III**, President of **TroBudd, Inc.**, a Virginia corporation, sole manager of **Associated Developers, L.L.C.**, on behalf of the company.

My commission expires: 12/31/04

[Signature]  
Notary Public

COMMONWEALTH OF VIRGINIA  
CITY OF HARRISONBURG

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 18<sup>th</sup> day of August, 2003, by **Charles Martorana, Senior**, Vice President of **Second Bank & Trust**, on behalf of the bank.

My commission expires: 12/31/04

[Signature]  
Notary Public

**COMMONWEALTH OF VIRGINIA  
CITY OF HARRISONBURG**

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 20 day of August, 2003, by Dean M. Nichols, Secretary of **Layman and Nichols, P.C.**, Trustee.

My commission expires: 3/31/06

Janet P. Pingas  
Notary Public




B 2378 P 455

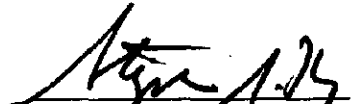
**CERTIFICATE OF APPROVAL**

This subdivision known as **Barrington, Section Seven**, is approved in accordance with existing subdivision regulations and may be admitted to record.


Date: 8/13, 2003

  
Highway Engineer

Date: 8/18, 2003

  
Director of Public Works

Date: 10/17, 2003

  
Subdivision Agent

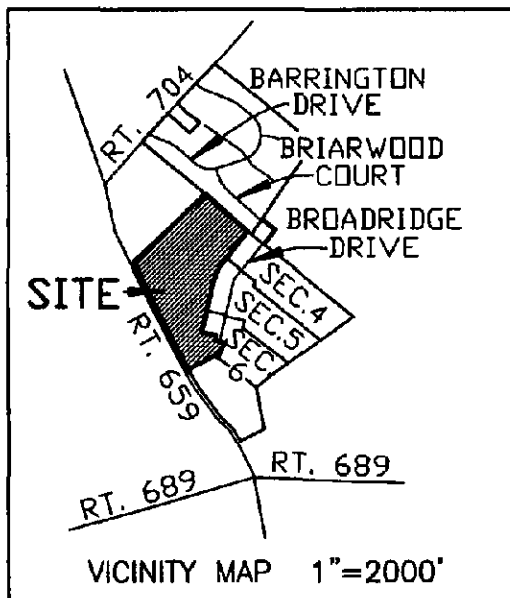
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# BARRINGTON SECTION SEVEN

ASHBY DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

JUNE 6, 2003

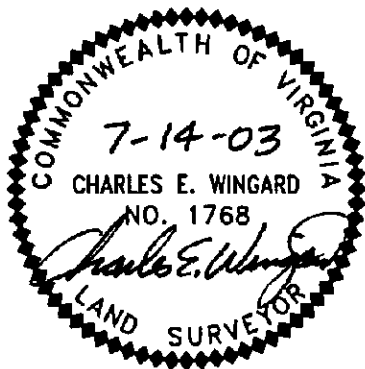
REVISED: JULY 14, 2003



TAX MAP DESIGNATION:  
PORTION OF  
TM 125 (24) 1 & 2  
ZONED R-2 CONDITIONAL

## 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, HAVE BEEN COMPLIED WITH. GIVEN UNDER MY HAND THIS 14<sup>th</sup> DAY OF JULY, 2003.



STATE CERTIFIED LAND SURVEYOR

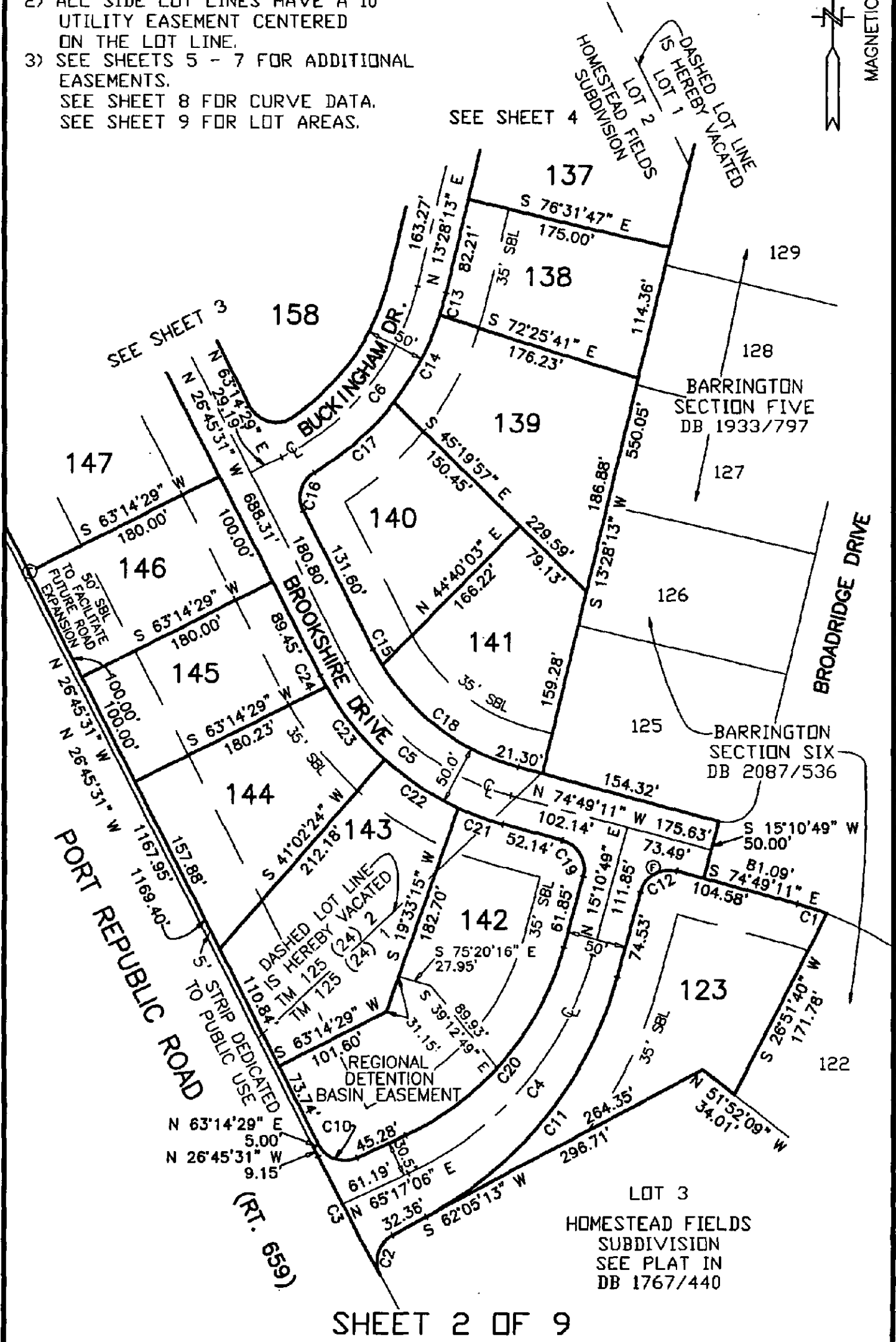
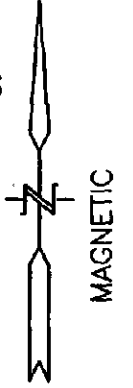
SEE ATTACHED PAGES FOR OWNER'S CONSENT AND DEDICATION AND FOR CERTIFICATE OF APPROVAL.

**BENNER AND ASSOCIATES, INC.**  
3061 SOUTH MAIN STREET  
HARRISONBURG, VA 22801  
540 434-0267  
REF# 110199-S7

NOTES:

- 1) ALL FRONT LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE INSIDE OF THE LOT LINE, EXCEPT AS SHOWN.
- 2) ALL SIDE LOT LINES HAVE A 10' UTILITY EASEMENT CENTERED ON THE LOT LINE.
- 3) SEE SHEETS 5 - 7 FOR ADDITIONAL EASEMENTS.  
SEE SHEET 8 FOR CURVE DATA.  
SEE SHEET 9 FOR LOT AREAS.

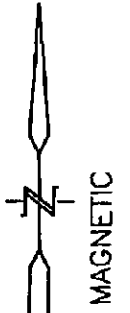
SCALE: 1"=100'  
 IRON PINS ARE TO BE SET AT ALL LOT CORNERS  
 SBL = SETBACK LINE  
 ⊙ = FIRE HYDRANT



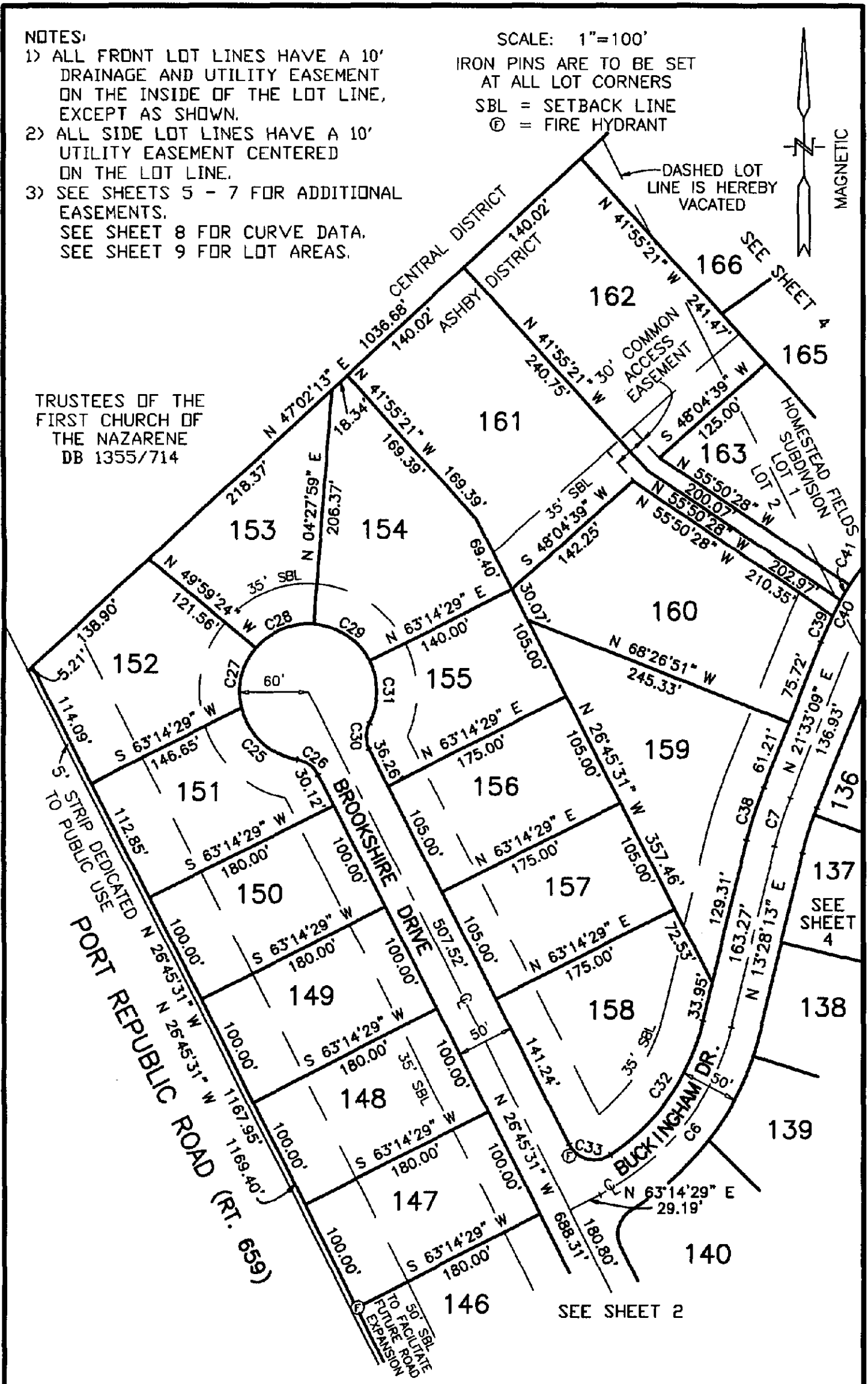
NOTES:

- 1) ALL FRONT LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE INSIDE OF THE LOT LINE, EXCEPT AS SHOWN.
- 2) ALL SIDE LOT LINES HAVE A 10' UTILITY EASEMENT CENTERED ON THE LOT LINE.
- 3) SEE SHEETS 5 - 7 FOR ADDITIONAL EASEMENTS.  
SEE SHEET 8 FOR CURVE DATA.  
SEE SHEET 9 FOR LOT AREAS.

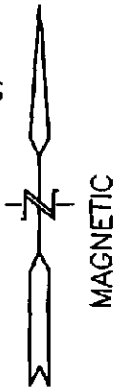
SCALE: 1"=100'  
 IRON PINS ARE TO BE SET AT ALL LOT CORNERS  
 SBL = SETBACK LINE  
 ⊕ = FIRE HYDRANT



TRUSTEES OF THE  
 FIRST CHURCH OF  
 THE NAZARENE  
 DB 1355/714



SCALE: 1"=100'  
IRON PINS ARE TO BE SET AT ALL LOT CORNERS  
SBL = SETBACK LINE  
⊙ = FIRE HYDRANT



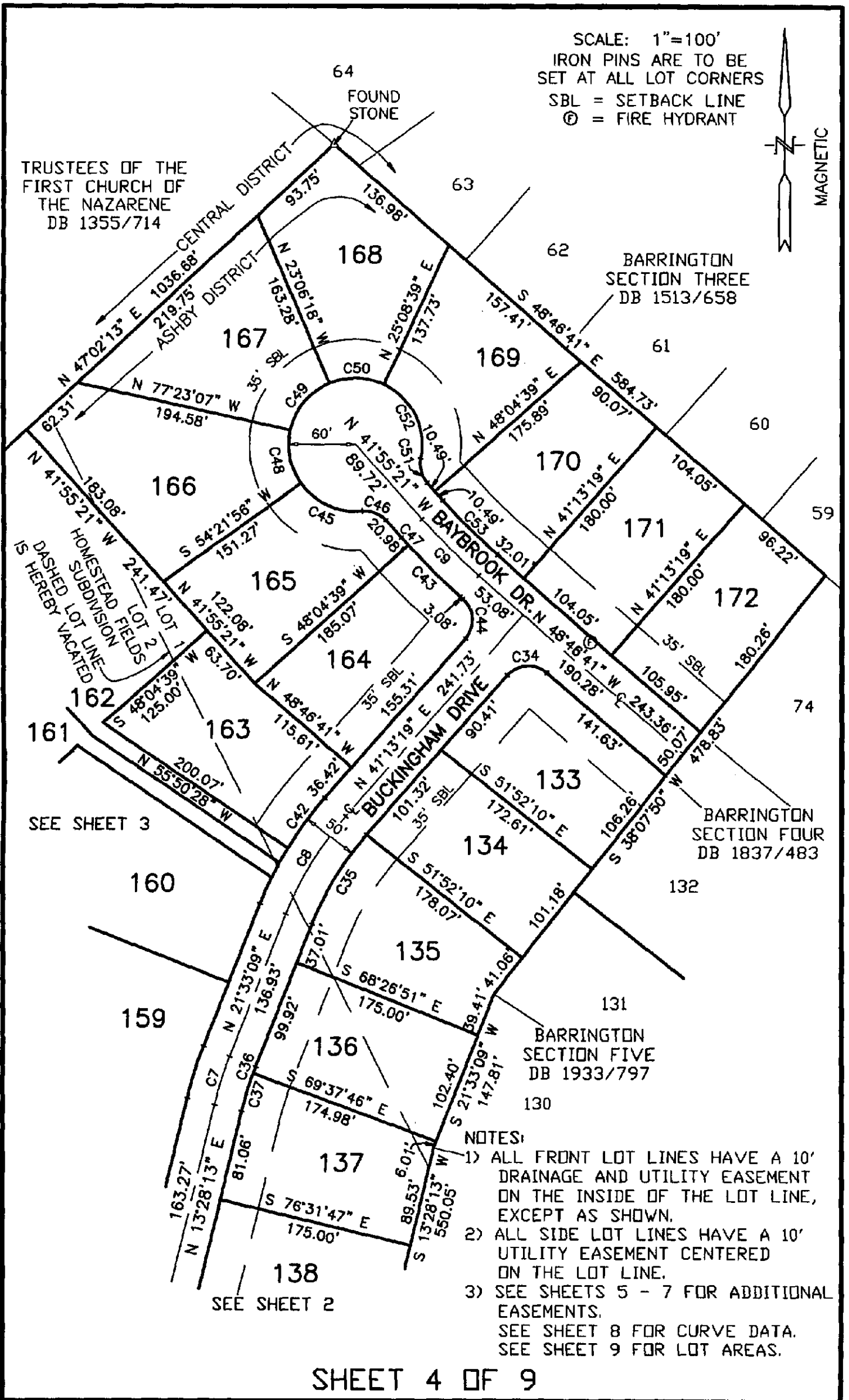
TRUSTEES OF THE  
FIRST CHURCH OF  
THE NAZARENE  
DB 1355/714

BARRINGTON  
SECTION THREE  
DB 1513/658

BARRINGTON  
SECTION FOUR  
DB 1837/483

BARRINGTON  
SECTION FIVE  
DB 1933/797

- NOTES:
- 1) ALL FRONT LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE INSIDE OF THE LOT LINE, EXCEPT AS SHOWN.
  - 2) ALL SIDE LOT LINES HAVE A 10' UTILITY EASEMENT CENTERED ON THE LOT LINE.
  - 3) SEE SHEETS 5 - 7 FOR ADDITIONAL EASEMENTS.  
SEE SHEET 8 FOR CURVE DATA.  
SEE SHEET 9 FOR LOT AREAS.



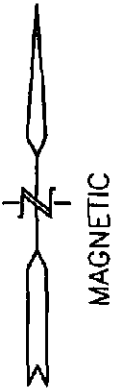




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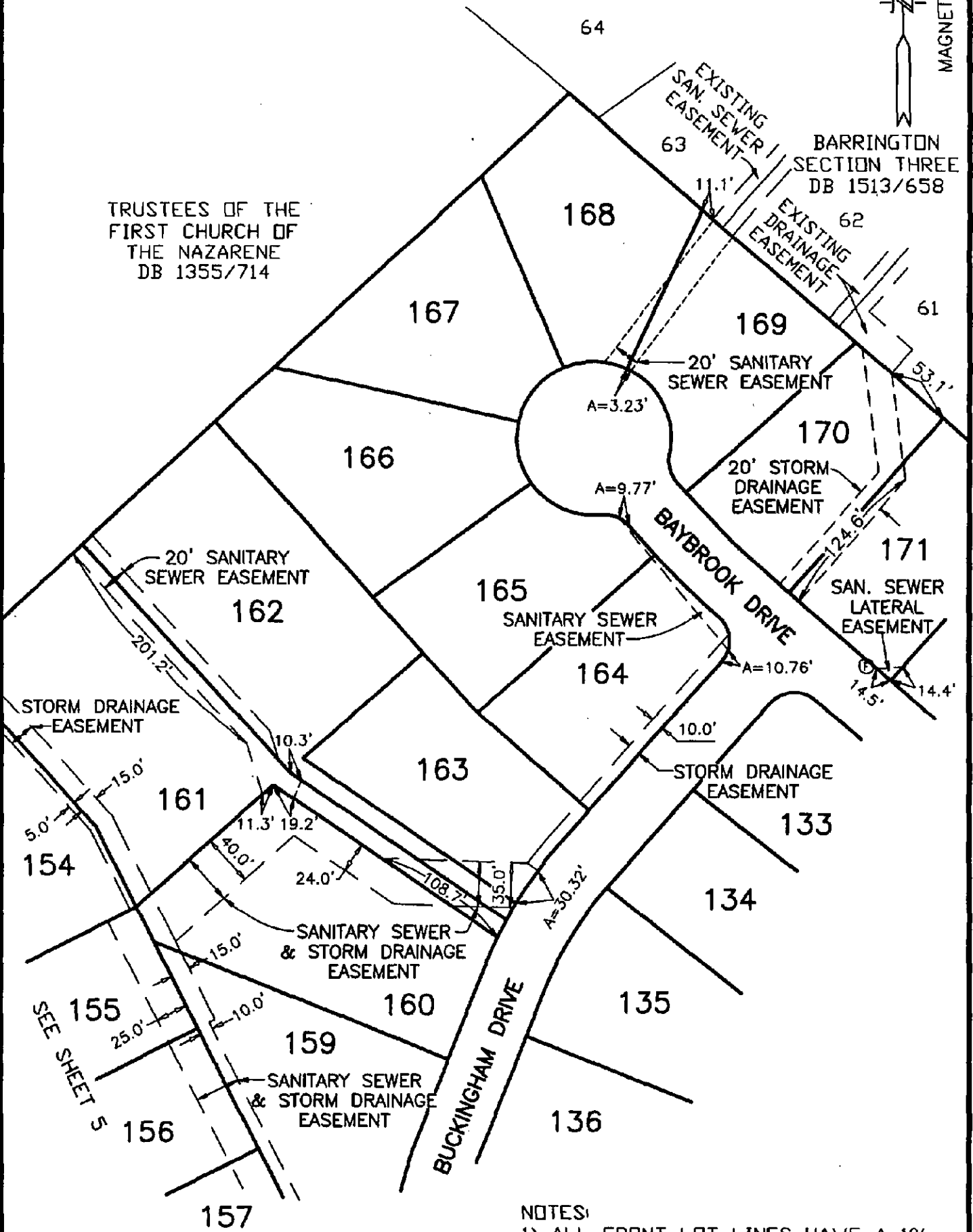
SCALE: 1"=100'

⊙ = FIRE HYDRANT



BARRINGTON  
SECTION THREE  
DB 1513/658

TRUSTEES OF THE  
FIRST CHURCH OF  
THE NAZARENE  
DB 1355/714

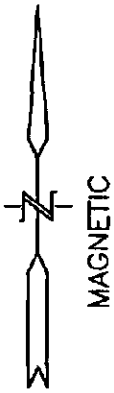


NOTES:

- 1) ALL FRONT LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE INSIDE OF THE LOT LINE, EXCEPT AS SHOWN.
- 2) ALL SIDE LOT LINES HAVE A 10' UTILITY EASEMENT CENTERED ON THE LOT LINE.

SCALE: 1"=200'

# SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENTS



TRUSTEES OF THE  
FIRST CHURCH OF  
THE NAZARENE  
DB 1355/714

BARRINGTON  
SECTION THREE  
DB 1513/658

BARRINGTON  
SECTION FOUR  
DB 1837/483

SHENANDOAH VALLEY  
ELECTRIC COOPERATIVE  
EASEMENT DB 1837/483

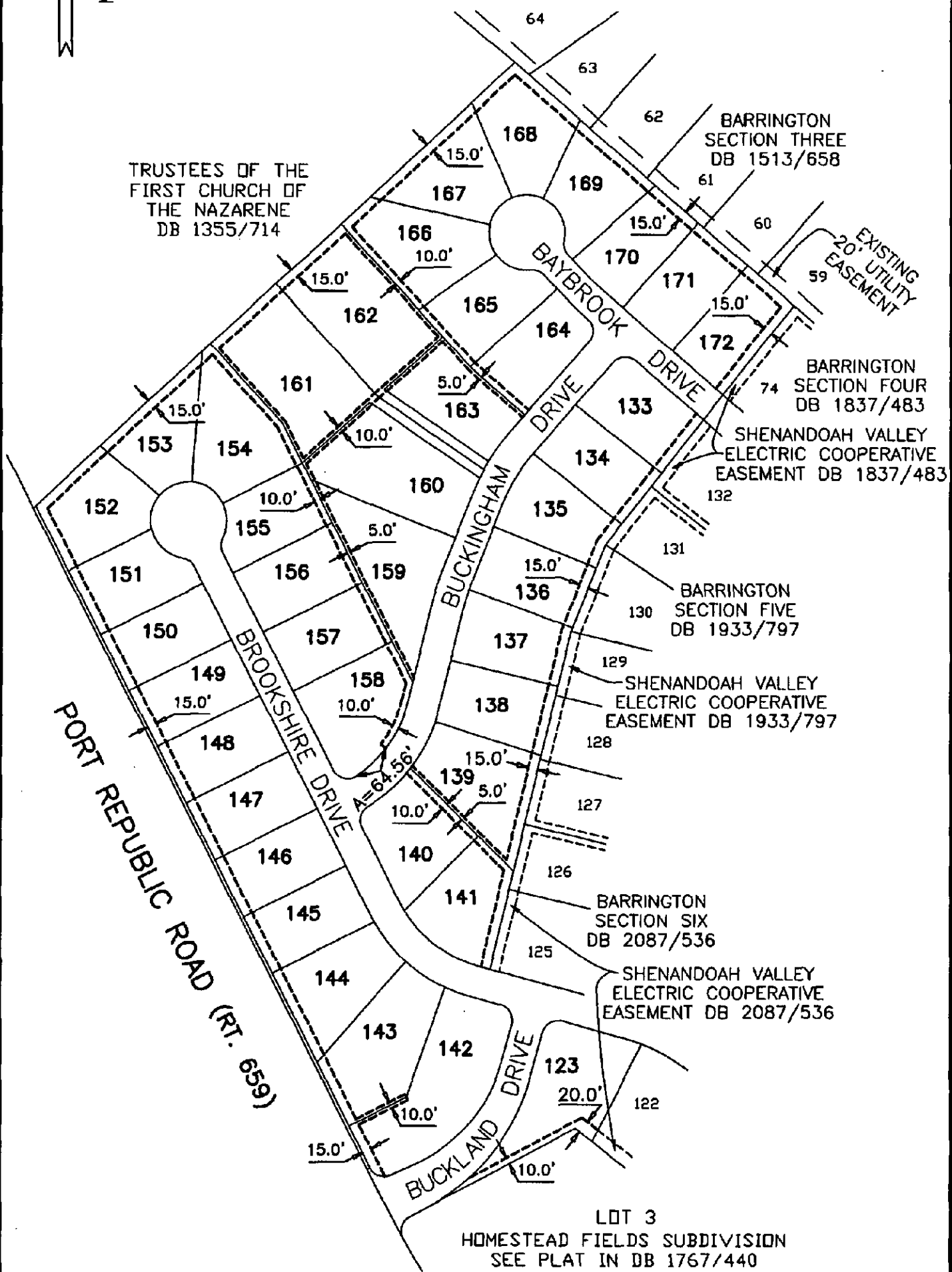
BARRINGTON  
SECTION FIVE  
DB 1933/797

SHENANDOAH VALLEY  
ELECTRIC COOPERATIVE  
EASEMENT DB 1933/797

BARRINGTON  
SECTION SIX  
DB 2087/536

SHENANDOAH VALLEY  
ELECTRIC COOPERATIVE  
EASEMENT DB 2087/536

LOT 3  
HOMESTEAD FIELDS SUBDIVISION  
SEE PLAT IN DB 1767/440



## CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	275.00'	26.64'	26.63'	S 72°02'40" E	05°33'02"
C2	25.00'	39.77'	35.71'	S 16°30'47" W	91°08'52"
C3	2824.79'	113.50'	113.49'	N 27°54'35" W	02°18'07"
C4	285.67'	249.80'	241.92'	N 40°13'57" E	50°06'17"
C5	220.00'	184.54'	179.18'	N 50°47'21" W	48°03'40"
C6	220.00'	191.11'	185.15'	N 38°21'21" E	49°46'16"
C7	320.00'	45.14'	45.10'	N 17°30'41" E	08°04'56"
C8	300.00'	102.99'	102.48'	N 31°23'14" E	19°40'09"
C9	600.00'	71.79'	71.75'	N 45°21'01" W	06°51'20"
C10	25.00'	38.38'	34.72'	N 70°44'13" W	87°57'23"
C11	325.00'	266.07'	258.70'	N 38°38'01" E	46°54'24"
C12	25.00'	39.27'	35.36'	N 60°10'49" E	90°00'00"
C13	245.00'	19.57'	19.56'	N 15°45'29" E	04°34'32"
C14	245.00'	83.56'	83.16'	N 27°49'00" E	19°32'29"
C15	195.00'	15.63'	15.63'	N 29°03'18" W	04°35'34"
C16	25.00'	37.34'	33.97'	N 16°01'54" E	85°34'50"
C17	245.00'	90.80'	90.28'	N 48°12'16" E	21°14'05"
C18	195.00'	147.94'	144.42'	N 53°05'08" W	43°28'06"
C19	25.00'	39.27'	35.36'	S 29°49'11" E	90°00'00"
C20	245.32'	214.53	207.76'	S 40°13'57" W	50°06'17"
C21	245.00'	40.17'	40.12'	S 70°07'23" E	09°23'36"
C22	245.00'	75.06'	74.77'	S 56°38'57" E	17°33'16"
C23	245.00'	79.73'	79.38'	S 38°32'57" E	18°38'44"
C24	245.00'	10.55'	10.55'	S 27°59'33" E	02°28'04"
C25	60.00'	70.63'	66.63'	S 47°00'04" E	67°27'05"
C26	25.00'	23.55'	22.69'	S 53°44'34" E	53°58'05"
C27	60.00'	55.80'	53.81'	S 13°22'02" W	53°17'08"
C28	60.00'	57.03'	54.90'	S 67°14'18" W	54°27'22"
C29	60.00'	61.55'	58.89'	N 56°08'46" W	58°46'30"
C30	25.00'	23.55'	22.69'	N 00°13'31" E	53°58'05"
C31	60.00'	56.52'	54.45'	N 00°13'31" E	53°58'05"
C32	195.00'	145.47'	142.12'	S 34°50'27" W	42°44'29"
C33	25.00'	42.34'	37.46'	N 75°16'25" W	97°01'47"
C34	25.00'	39.27'	35.36'	N 86°13'19" E	90°00'00"
C35	275.00'	94.41'	93.94'	N 31°23'14" E	19°40'09"
C36	295.00'	6.09'	6.09'	N 20°57'42" E	01°10'55"
C37	295.00'	35.53'	35.51'	N 16°55'14" E	06°54'01"
C38	345.00'	48.67'	48.63'	S 17°30'41" W	08°04'56"
C39	325.00'	25.67'	25.67'	S 23°48'56" W	04°31'34"
C40	325.00'	15.11'	15.10'	S 27°24'37" W	02°39'47"
C41	325.00'	15.04'	15.04'	S 30°04'03" W	02°39'05"
C42	325.00'	55.75'	55.68'	S 36°18'27" W	09°49'43"
C43	625.00'	65.56'	65.53'	S 45°46'23" E	06°00'37"
C44	25.00'	39.27'	35.36'	S 03°46'41" E	90°00'00"
C45	60.00'	63.10'	60.23'	S 65°45'45" E	60°15'22"
C46	25.00'	23.55'	22.69'	S 68°54'23" E	53°58'05"
C47	625.00'	9.22'	9.22'	S 42°20'43" E	00°50'44"
C48	60.00'	50.53'	49.05'	S 11°30'35" E	48°14'57"
C49	60.00'	56.84'	54.74'	S 39°45'18" W	54°16'49"
C50	60.00'	50.53'	49.05'	N 88°58'50" W	48°14'57"
C51	25.00'	23.55'	22.69'	N 14°56'18" W	53°58'05"
C52	60.00'	80.53'	74.62'	N 26°24'18" W	76°54'06"
C53	575.00'	68.80'	68.76'	N 45°21'01" W	06°51'20"

### LOT AREAS

LOT 123 = 28,385 SQ. FT.  
 LOT 133 = 18,651 SQ. FT.  
 LOT 134 = 17,740 SQ. FT.  
 LOT 135 = 18,676 SQ. FT.  
 LOT 136 = 18,235 SQ. FT.  
 LOT 137 = 18,556 SQ. FT.  
 LOT 138 = 18,920 SQ. FT.  
 LOT 139 = 25,363 SQ. FT.  
 LOT 140 = 21,397 SQ. FT.  
 LOT 141 = 20,739 SQ. FT.  
 LOT 142 = 35,980 SQ. FT.  
 LOT 143 = 27,081 SQ. FT.  
 LOT 144 = 22,338 SQ. FT.  
 LOT 145 = 18,001 SQ. FT.  
 LOT 146 = 18,000 SQ. FT.  
 LOT 147 = 18,000 SQ. FT.  
 LOT 148 = 18,000 SQ. FT.  
 LOT 149 = 18,000 SQ. FT.  
 LOT 150 = 18,000 SQ. FT.  
 LOT 151 = 18,430 SQ. FT.

LOT 152 = 21,509 SQ. FT.  
 LOT 153 = 17,964 SQ. FT.  
 LOT 154 = 24,633 SQ. FT.  
 LOT 155 = 16,974 SQ. FT.  
 LOT 156 = 18,375 SQ. FT.  
 LOT 157 = 18,375 SQ. FT.  
 LOT 158 = 24,218 SQ. FT.  
 LOT 159 = 28,253 SQ. FT.  
 LOT 160 = 30,515 SQ. FT.  
 LOT 161 = 36,993 SQ. FT.  
 LOT 162 = 36,663 SQ. FT.  
 LOT 163 = 19,767 SQ. FT.  
 LOT 164 = 18,833 SQ. FT.  
 LOT 165 = 19,136 SQ. FT.  
 LOT 166 = 24,250 SQ. FT.  
 LOT 167 = 21,369 SQ. FT.  
 LOT 168 = 21,341 SQ. FT.  
 LOT 169 = 18,810 SQ. FT.  
 LOT 170 = 18,015 SQ. FT.  
 LOT 171 = 18,730 SQ. FT.  
 LOT 172 = 18,195 SQ. FT.

### AREA TOTALS

LOTS	20.464 ACRES
STREETS	3.609 ACRES
RT. 659 DEDICATION	0.134 ACRES
<b>TOTAL AREA</b>	<b>24.207 ACRES</b>

03 OCT 20 AM 10:45

ROCKINGHAM COUNTY  
CIRCUIT COURT  
L. WAYNE HARPER, CLERK

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  
20 day of Oct, 2003 at 10:45 A.M. I certify that

taxes were paid when applicable:

Sec. 58-54 - State \_\_\_\_\_ County \_\_\_\_\_ City \_\_\_\_\_  
 Sec. 58-54.1 - State \_\_\_\_\_ County \_\_\_\_\_ City \_\_\_\_\_ Transfer \_\_\_\_\_

Recording 33.00 Copies 6.50 TESTE

L. WAYNE HARPER  
CLERK 39.50

Deed Book No 2378 Page 452

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