

**FINAL PLAT OF
AVALON WOODS II,
SECTION TWO**

CITY OF HARRISONBURG, VIRGINIA

SCALE 1" = 50'

DECEMBER 30, 2003

REVISED: FEBRUARY 10, 2004

OTT'S, AUSTIN & ASSOCIATES
SURVEYING • ENGINEERING • PLANNING, P.C.
3396 STUARTS DRAFT HIGHWAY
P.O. BOX 1167
STUARTS DRAFT, VIRGINIA
TELEPHONE (540) 943-0012 FAX (540) 932-1712
JOB No. 99-1974 PLOT: AVALONIISSEC2.DWG

SHEET 1 OF 3



50' 100' 150'

LOT AREAS

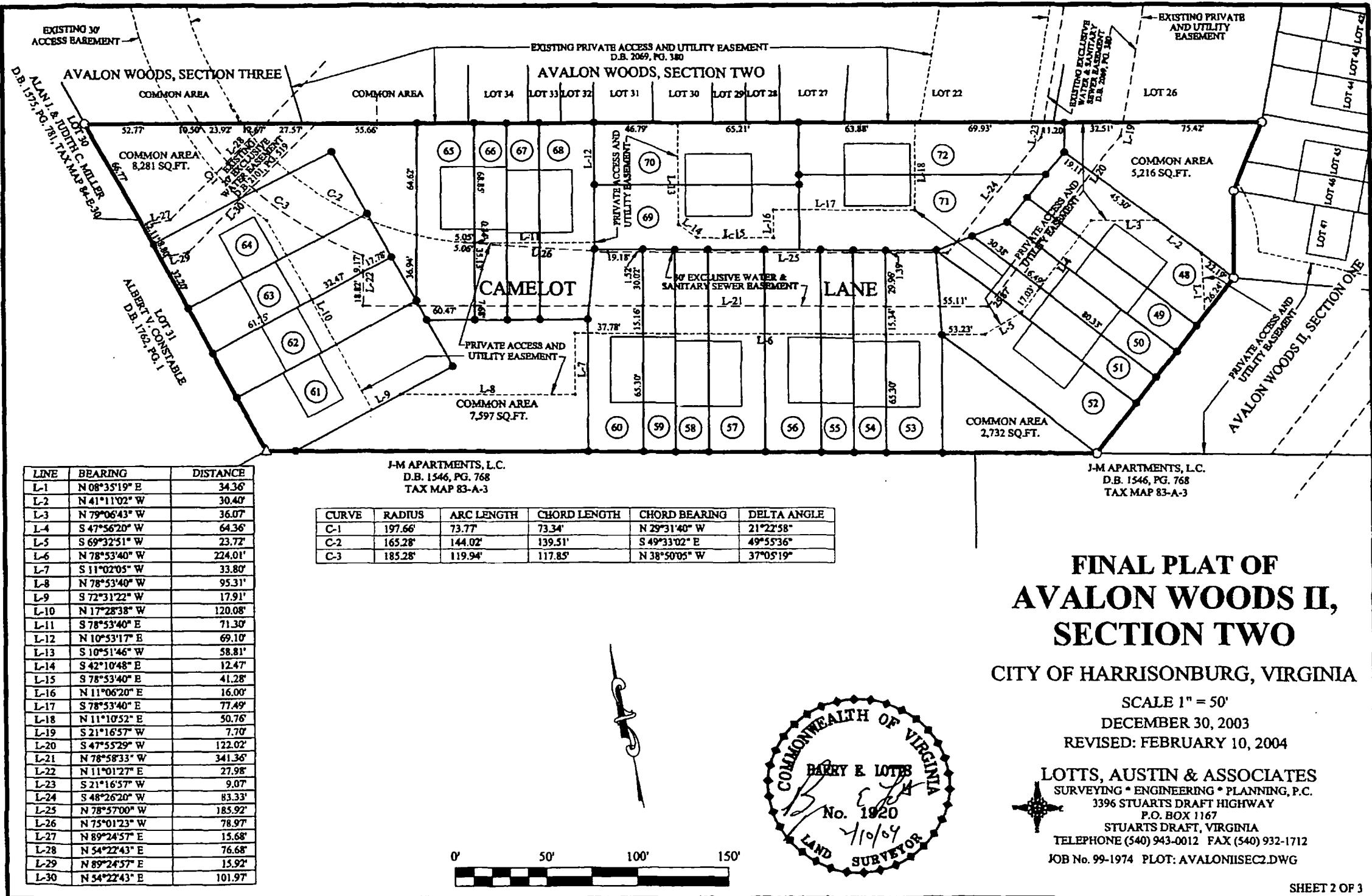
LOT 48	3,290 SQ.FT.
LOT 49	2,106 SQ.FT.
LOT 50	2,198 SQ.FT.
LOT 51	2,381 SQ.FT.
LOT 52	4,307 SQ.FT.
LOT 53	3,346 SQ.FT.
LOT 54	2,016 SQ.FT.
LOT 55	2,016 SQ.FT.
LOT 56	3,416 SQ.FT.
LOT 57	3,416 SQ.FT.
LOT 58	2,016 SQ.FT.
LOT 59	2,016 SQ.FT.
LOT 60	3,341 SQ.FT.
LOT 61	4,450 SQ.FT.
LOT 62	3,136 SQ.FT.
LOT 63	3,136 SQ.FT.
LOT 64	4,592 SQ.FT.
LOT 65	3,447 SQ.FT.
LOT 66	2,016 SQ.FT.
LOT 67	2,016 SQ.FT.
LOT 68	3,310 SQ.FT.
LOT 69	4,156 SQ.FT.
LOT 70	4,032 SQ.FT.
LOT 71	4,894 SQ.FT.
LOT 72	4,319 SQ.FT.

NOTES:

1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. THE SUBDIVIDED AREA SHOWN HEREON CONSISTS OF THE REMAINING PORTION OF TAX MAP 84-C-19.
3. THERE IS A 10' UTILITY EASEMENT INSIDE ALL EXTERIOR PROPERTY LINES AND CENTERED ON ALL INTERIOR LOT LINES EXCEPT WHERE LOT LINES PASS THRU BUILDINGS.
4. BEARINGS ARE ROTATED TO THE CITY OF HARRISONBURG DATUM.
5. THERE IS A 10' MUTUAL ACCESS EASEMENT ALONG THE INSIDE OF ALL REAR LOT LINES.
6. ALL COMMON AREAS ARE PRIVATE ACCESS AND UTILITY EASEMENT.

LEGEND

- IRON PIN SET
- △ PIPE FOUND
- IRON PIN FOUND



82463P705

J-M APARTMENTS, L.C.
D.B. 1546, PG. 768
TAX MAP 83-A-3

Curve	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C-1	197.66'	73.77'	73.34'	N 29°31'40" W	21°22'58"
C-2	165.28'	144.02'	139.51'	S 49°33'02" E	49°55'36"
C-3	185.28'	119.94'	117.85'	N 38°50'05" W	37°05'19"

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TAX MAP 83-A-3

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0' 50' 100' 150'

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE SUBDIVISION OF LAND SHOWN ON THIS PLAT, CONTAINING 2.386 ACRES OF LAND AND DESIGNATED AS FINAL PLAT OF AVALON WOODS II, SECTION TWO IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF, THAT ALL LOTS AND COMMON AREAS SHOWN ARE SUBJECT TO ALL APPLICABLE EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. THE 2.386 ACRES OF LAND HEREBY BEING SUBDIVIDED IS A PORTION OF LAND CONVEYED TO HARRISONBURG TOWNHOMES, L.L.C. BY DEED DATED DECEMBER 16, 2002 FROM REBECCA JUNE BARE, et al. RECORDED IN DEED BOOK 2184, PAGE 433 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA. THE EXCLUSIVE WATER AND SANITARY SEWER EASEMENTS AND THE 10' UTILITY EASEMENT DESCRIBED IN NOTE #3 ARE HEREBY DEDICATED TO PUBLIC USE.



DAVID GILMER FRACKELTON, MANAGER

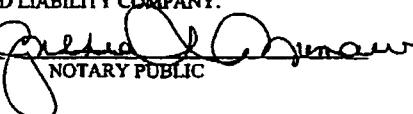
COMMONWEALTH OF VIRGINIA

CITY OF HARRISONBURG, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME IN THE JURISDICTION AFORESAID

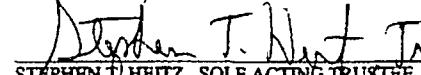
THIS 25th DAY OF February, 2004 BY DAVID GILMER FRACKELTON, MANAGER ON BEHALF OF HARRISONBURG TOWNHOMES, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 10/30/2004


NOTARY PUBLIC

ROCKINGHAM HERITAGE BANK

CREDIT LINE DEED OF TRUST DATED SEPTEMBER 18, 2003, RECORDED IN D.B. 2359, PG. 783.


STEVEN H. GORDON, EXECUTIVE VICE PRESIDENT
STEPHEN T. HEITZ, SOLE ACTING TRUSTEE

COMMONWEALTH OF VIRGINIA

CITY OF HARRISONBURG, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME IN THE JURISDICTION AFORESAID

THIS 28th DAY OF February, 2004 BY STEVEN H. GORDON, EXECUTIVE VICE PRESIDENT OF ROCKINGHAM HERITAGE BANK.

MY COMMISSION EXPIRES: 10/30/07


NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA

CITY OF HARRISONBURG, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME IN THE JURISDICTION AFORESAID

THIS 24th DAY OF February, 2004 BY STEPHEN T. HEITZ, SOLE ACTING TRUSTEE, CREDIT LINE DEED OF TRUST RECORDED IN D.B. 2359, PG. 783.

MY COMMISSION EXPIRES: 10/31/04


NOTARY PUBLIC

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS FINAL PLAT OF AVALON WOODS II, SECTION TWO IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.



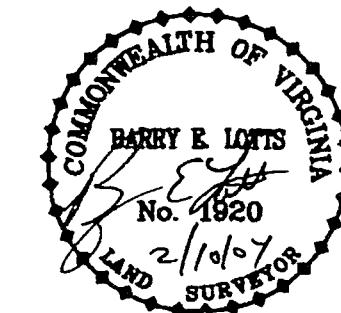
DIRECTOR OF COMMUNITY DEVELOPMENT

03/04/04

DATE

SURVEYOR'S CERTIFICATE

I, BARRY E. Lotts, A LAND SURVEYOR LICENSED BY THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS OF THE PLANNING COMMISSION AND THE ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA REGARDING THE PLATTING OF THIS SUBDIVISION WITHIN THE CITY HAVE BEEN COMPLETED.



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SHEET 3 OF 3

B 2463 P 707

04 APR 13 PM 9:55

L. WAYNE HARPER, CLERK
LAWRENCE CIRCUIT COURT
L. WAYNE HARPER, CLERK

010765

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
13 day of April, 20 04 at 9:55 AM. I certify that
taxes were paid when applicable:

Sec. 58-54 - State _____ County _____ City _____
Sec. 58-54.1 - State _____ County _____ City _____ Transfer _____
Recording, 73.00 Copies 2.00 TESTE
L. WAYNE HARPER 75.00
CLERK

Deed Book No 2463 Page 704