

NOTES:

1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. THE SUBDIVIDED AREA SHOWN HEREON CONSISTS OF TAX MAP 84-C-18.
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. THIS SUBDIVISION CONTAINS 1.000 ACRES.

LEGEND

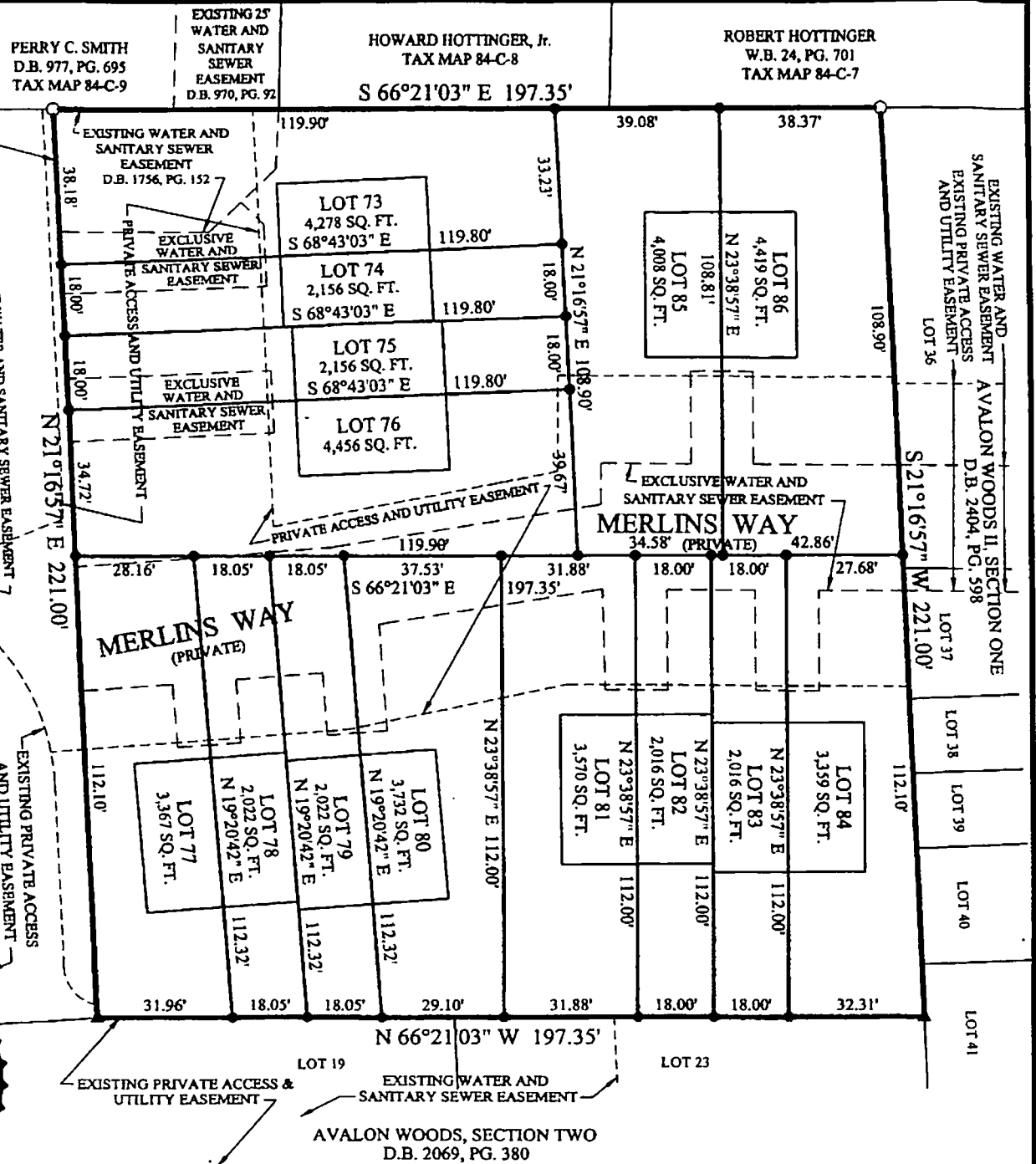
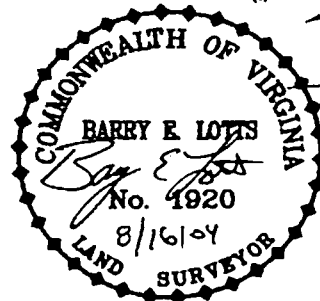
- IRON PIN SET
- ▲ PIPE FOUND
- IRON PIN FOUND

FINAL PLAT OF AVALON WOODS II, SECTION THREE

CITY OF HARRISONBURG, VIRGINIA

SCALE 1" = 30'
AUGUST 16, 2004

LOTTS, 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: AVALONIISEC3.DWG



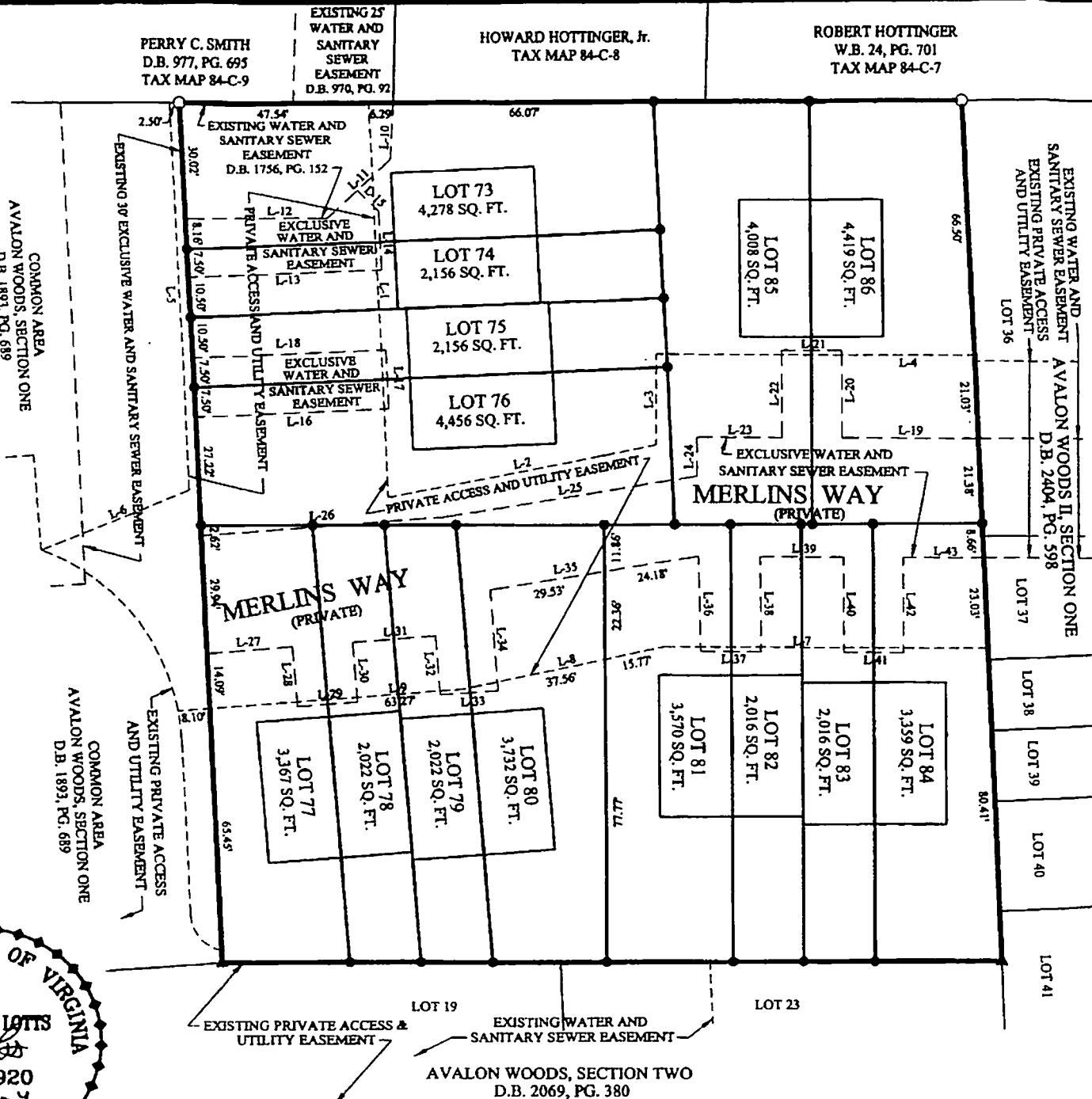
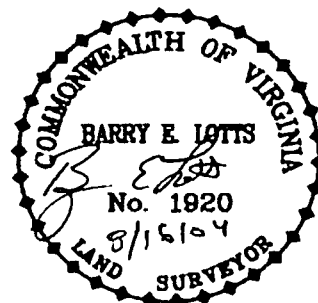
EASEMENT CALLS

LINE	BEARING	DISTANCE
L-1	S 21°16'23" W	101.95'
L-2	S 77°10'33" E	69.33'
L-3	N 24°05'48" E	23.02'
L-4	S 65°54'12" E	80.06'
L-5	S 21°16'57" W	100.05'
L-6	N 88°10'44" W	40.16'
L-7	N 65°54'12" W	81.43'
L-8	N 78°04'14" W	53.33'
L-9	N 70°39'18" W	71.37'
L-10	S 27°12'00" W	14.52'
L-11	S 69°41'25" W	22.33'
L-12	N 66°21'03" W	35.62'
L-13	S 68°43'03" E	48.70'
L-14	N 21°11'26" E	15.64'
L-15	N 21°38'53" W	7.61'
L-16	S 68°43'03" E	48.70'
L-17	N 21°16'58" E	15.00'
L-18	N 68°43'03" W	48.70'
L-19	N 65°54'12" W	34.47'
L-20	N 23°40'18" E	22.21'
L-21	N 65°59'56" W	15.00'
L-22	S 23°40'18" W	22.19'
L-23	N 65°54'12" W	21.43'
L-24	S 24°05'48" W	9.79'
L-25	N 75°19'40" W	64.97'
L-26	N 70°39'18" W	61.37'
L-27	S 70°39'18" E	21.67'
L-28	S 19°19'12" W	15.25'
L-29	S 70°28'17" E	15.00'
L-30	N 19°19'12" E	15.30'
L-31	S 70°39'18" E	20.99'
L-32	S 19°19'12" W	15.03'
L-33	S 70°28'17" E	14.54'
L-34	N 19°31'43" E	25.74'
L-35	S 75°19'40" E	53.71'
L-36	S 22°29'34" W	24.21'
L-37	S 65°54'12" E	15.00'
L-38	N 23°37'17" E	24.20'
L-39	S 65°54'12" E	21.02'
L-40	S 23°38'19" W	24.20'
L-41	S 65°54'12" E	15.00'
L-42	N 23°38'19" E	24.20'
L-43	S 65°54'12" E	20.53'

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JOB No. 99-1974 PLOT: AVALONIISEC3.DWG

0' 30' 60' 90'



OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE SUBDIVISION OF LAND SHOWN ON THIS PLAT, CONTAINING 1.000 ACRE OF LAND AND DESIGNATED AS "FINAL PLAT OF AVALON WOODS II, SECTION THREE" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF, THAT ALL LOTS SHOWN ARE SUBJECT TO ALL APPLICABLE EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. THE 1.000 ACRE OF LAND HEREBY BEING SUBDIVIDED IS A PORTION OF LAND CONVEYED TO HARRISONBURG TOWNHOMES, L.L.C. BY DEED DATED: AUGUST 23, 2004 FROM MAXINE R. HOLSINGER, RECORDED IN DEED BOOK 2550, PAGE 1 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.

By: David Gilmer Frackelton
DAVID GILMER FRACKELTON, MANAGER

COMMONWEALTH OF VIRGINIA
CITY OF HARRISONBURG, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME IN THE JURISDICTION AFORESAID

THIS 9th DAY OF October, 2004 BY DAVID GILMER FRACKELTON, MANAGER ON BEHALF OF HARRISONBURG TOWNHOMES, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 6/30/2008

Frederick M. Mumaw
NOTARY PUBLIC

ROCKINGHAM HERITAGE BANK
SUPPLEMENTARY DEED OF TRUST DATED SEPTEMBER 14, 2004, RECORDED IN D.B. 2550, PG. 4.

Steven H. Gordon
STEVEN H. GORDON, EXECUTIVE VICE PRESIDENT

Stephen T. Heitz
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 20th DAY OF October, 2004 BY STEVEN H. GORDON, EXECUTIVE VICE PRESIDENT OF ROCKINGHAM HERITAGE BANK.

MY COMMISSION EXPIRES: 12/31/08

Theresa S. Brown
NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA
CITY OF HARRISONBURG, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME IN THE JURISDICTION AFORESAID

THIS 20th DAY OF October, 2004 BY STEPHEN T. HEITZ, SOLE ACTING TRUSTEE, SUPPLEMENTARY DEED OF TRUST RECORDED IN D.B. 2550, PG. 4.

MY COMMISSION EXPIRES: 10/28/08

Quinda D. Crawford
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

Stacy H. Janner
DIRECTOR OF COMMUNITY DEVELOPMENT

10/25/04
DATE

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
26th day of October, 2004 at 11:54 A.M. Clerk of the Court

Recording 2700 Book 2550 Page 299 Transfer 8450
Clerk

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.

