

82750P386

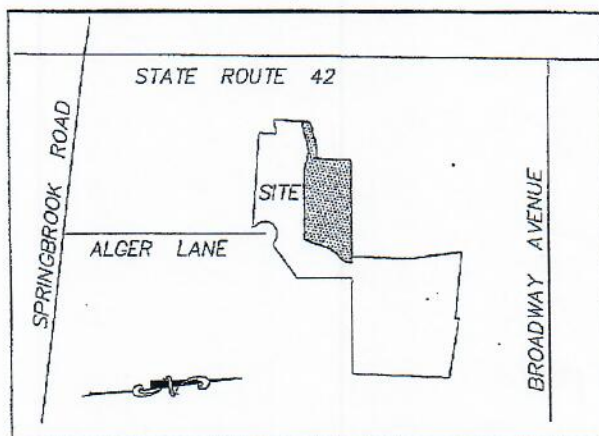
roadways - regs on
" for grass

FINAL PLAT GRIFFIN SUBDIVISION

-Voting

TOWN OF BROADWAY, PLAINS DISTRICT,
ROCKINGHAM COUNTY, VIRGINIA

Avonlon Woods
in Harrisonburg
Reservoir St



VICINITY MAP

NOT TO SCALE

OWNER / DEVELOPER: COSNER DEVELOPMENT, LC

JULY 5, 2005

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
AND BELIEF, ALL OF THE REQUIREMENTS OF THE TOWN
COUNCIL AND ORDINANCES OF THE TOWN OF BROADWAY,
VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN
THE TOWN HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 5TH DAY OF JULY, 2005

SIMMONS SURVEYING, P.C.
165 SOUTH MAIN ST. SUITE C
HARRISONBURG VA 22801
(540) 432-0420

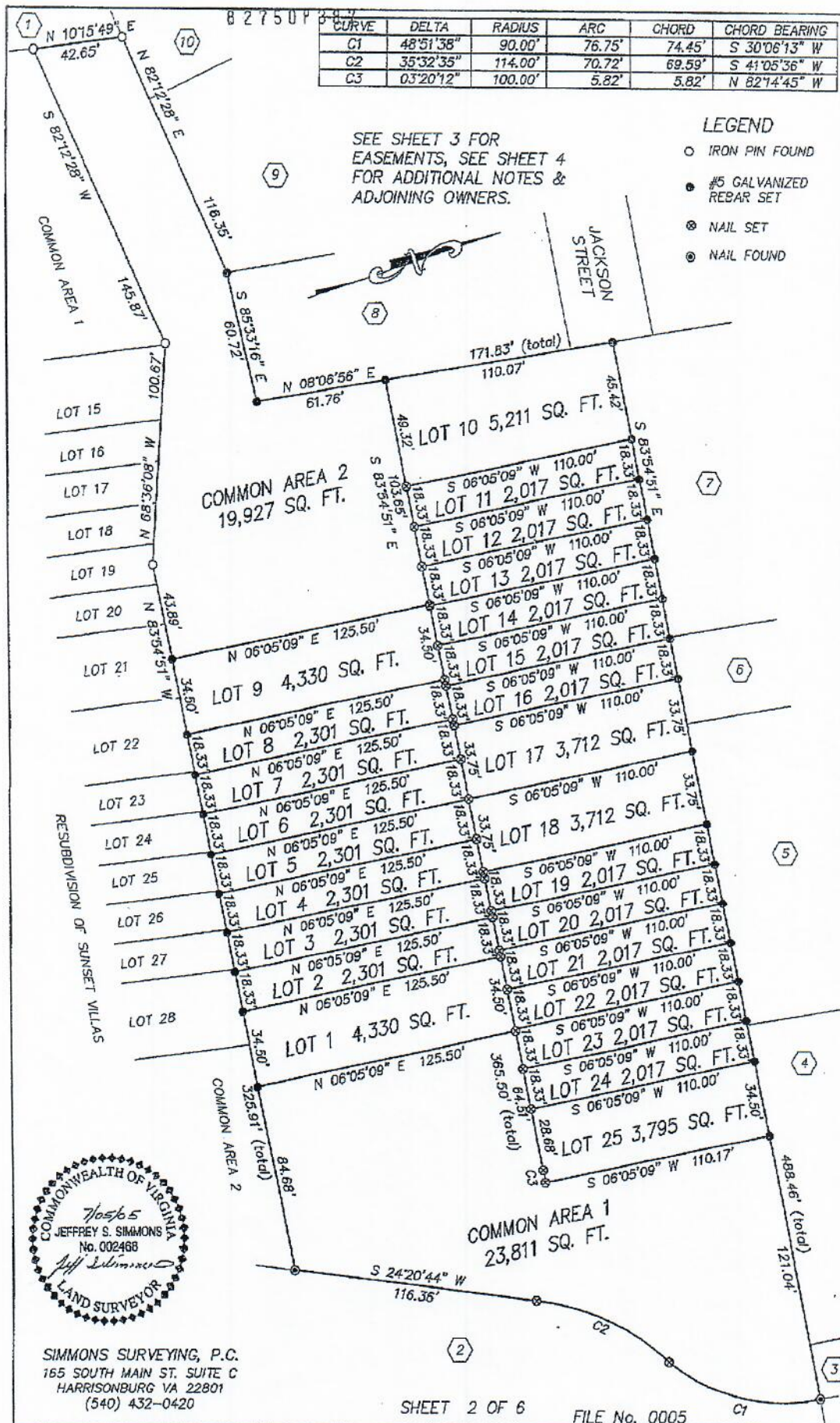


CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	48°51'38"	90.00'	76.75'	74.45'	S 30°06'13" W
C2	35°32'35"	114.00'	70.72'	69.59'	S 41°05'36" W
C3	03°20'12"	100.00'	5.82'	5.82'	N 82°14'45" W

SEE SHEET 3 FOR
EASEMENTS, SEE SHEET 4
FOR ADDITIONAL NOTES &
ADJOINING OWNERS.

LEGEND

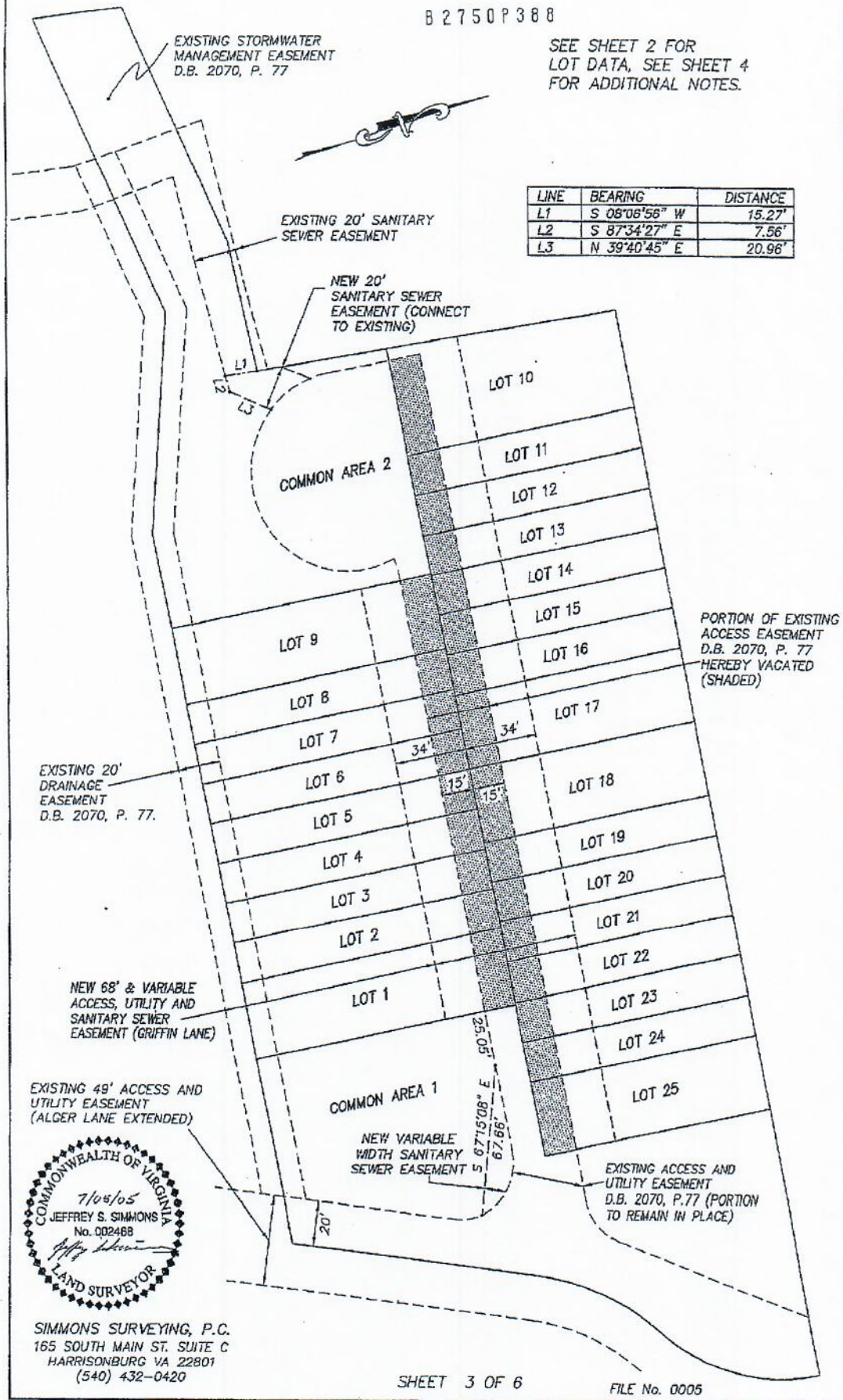
- IRON PIN FOUND
- #5 GALVANIZED REBAR SET
- ⊗ NAIL SET
- ⊙ NAIL FOUND



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SEE SHEET 2 FOR
LOT DATA, SEE SHEET 4
FOR ADDITIONAL NOTES.

LINE	BEARING	DISTANCE
L1	S 08°08'56" W	15.27'
L2	S 87°34'27" E	7.56'
L3	N 39°40'45" E	20.96'



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SHEET 3 OF 6

FILE No. 0005

NOTES

- 1) DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
- 2) THIS PROPERTY IS PRESENTLY ZONED "R-5" AND IS SHOWN ON TAX MAP 51A1-13-11.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT REFLECT ALL ENCUMBRANCES.
- 4) BEARINGS ARE ROTATED TO PLAT RECORDED IN D.B. 2070, P. 77.
- 5) SETBACKS: FRONT - 30',
SIDE - 10', REAR - 25'.
- 6) THE PROPERTY BEING SUBDIVIDED HEREON IS THE SAME PROPERTY ACQUIRED BY COSNER DEVELOPMENT, LC. IN D.B. 2448, P. 522 FORMERLY KNOWN AS LOT 11, HERITAGE VILLAS AS RECORDED IN D.B. 2070, P. 77.
- 7) THE PORTION (SHADDED ON SHEET 3) OF THE ACCESS EASEMENT AS SHOWN ON THE SUBDIVISION PLAT "HERITAGE VILLAS" RECORDED IN D.B. 2070, P. 77 IS HERBY VACATED AND REPLACE WITH THE ACCESS, UTILITY AND SANITARY SEWER EASEMENT AS SHOWN ON SHEET 3.
- 8) TOTAL AREA IN SUBDIVISION = 2.505 ACRES.
- 9) TOTAL AREA OF 25 LOT = 1.501 ACRES.
- 10) TOTAL AREA OF 2 COMMON AREAS = 1.004.

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ADJOINING OWNERS

LOT OWNERS: "RESUBDIVISION OF SUNSET VILLAS" AS RECORDED IN D.B. 2591, P. 564.

LOTS 15-21 KENLA LC.
(D.B. 2597, P. 313)

LOTS 22-28 SHENANDOAH
VENTURES, LC
(D.B. 2367, P. 586)

- 1) BROADWAY VOLUNTEER FIRE DEPARTMENT, INC. AND BROADWAY EMERGENCY SQUAD, INC. D.B. 987, P. 214
- 2) LOT 10, HERITAGE VILLAS, PHOENIX HOUSING & DEVELOPMENT, INC. D.B. 2192, P. 780.
- 3) LOT 3A, C. T. VILLAS. CECIL C. & ADDIE M. MONGOLD D.B. 2327, P. 405.
- 4) 1.845 ACRES. WHITMORE PROPERTIES. LC D.B. 1871, 651 (#6).
- 5) LOT 14, BLOCK 9 EAST BROADWAY ADDITION. WHITMORE PROPERTIES. LC D.B. 1871, 651 (#5).
- 6) 40' STRIP (LINVILLE AVE.) EAST BROADWAY ADDITION. WHITMORE PROPERTIES. LC D.B. 1871, 651 (#4).
- 7) LOT 7, BLOCK 8 EAST BROADWAY ADDITION. WHITMORE PROPERTIES. LC D.B. 1871, 651 (#1).
- 8) DEBI L. ARGUELLO D.B. 1660, P. 199.
- 9) VIRGIL B. & RUBY E. WEAVER D.B. 234, P. 211.
- 10) ROGER L. & GAY S. CONNER D.B. 2387, P. 221.

SIMMONS SURVEYING, P.C.
165 SOUTH MAIN ST. SUITE 'C'
HARRISONBURG VA 22801
(540) 432-0420

SHEET 4 OF 6

FILE No. 0005



Legal Description

The following metes bounds description is for the FINAL PLAT GRIFFIN SUBDIVISION, located in the town of Broadway, Plains District, Rockingham County, Virginia.

Beginning at a nail found near the center of Alger Lane Extended, said nail being in the line of Lot 10 Heritage Villas and being a corner to Common Area 2 of the Resubdivision of Sunset Villas. Thence with the lines of the Resubdivision of Sunset Villas N 83° 54' 51" W 325.91 feet to an iron pin found. Thence N 68° 36' 08" W 100.67 feet to an iron pin found. Thence S 82° 12' 28" W 145.87 feet to an iron pin found, a corner said Resubdivision of Sunset Heights and being in the line of Broadway Volunteer Fire Department, Inc. and Broadway Emergency Squad, Inc. Thence with said Broadway Volunteer Fire Department, Inc. and Broadway Emergency Squad, Inc. N 10° 15' 49" E 42.65 feet to an iron pin found, a corner to Broadway Volunteer Fire Department, Inc. and Broadway Emergency Squad, Inc. and being in the line of Roger L. & Gay S. Conner. Thence with said Conner and Virgil B. & Ruby B. Weaver in part N 82° 12' 28" E 116.35 feet to an iron pin set, a corner to said Weaver and Debi L. Arguello. Thence with said Arguello S 85° 33' 16" E 60.72 feet to an iron pin set. Thence with said Arguello in part and the end of Jackson Street N 8° 06' 56" E 171.83 feet to an iron pin set at the end of Jackson Street, said pin being a corner to Whitmore Properties, L.C. Thence with Whitmore Properties, L.C. in part and Lot 3A c. t. Villas in part S 83° 54' 51" E 488.46 feet to a nail found near the center of Alger Lane Extended, a corner to said Lot 3A, Lot 1 of the Resubdivision of Lot 9 Heritage Villas and Lot 10 Heritage Villas. Thence with said Lot 10 a curve to the right, said curve having a Radius of 90.00 feet, an Arc of 76.75 feet and a Chord of S 30° 06' 13" W 74.45 feet to a nail set. Thence with a curve to the left, said curve having a Radius of 114.00 feet, an Arc of 70.72 feet and a Chord of S 41° 05' 36" W 69.59 feet to a nail set. Thence S 24° 20' 44" W 116.36 feet to the beginning containing 2.505 Acres more or less.

Owner's Consent and Dedication

Know all men by these presents, that the subdivision of land as shown on this plat, containing 2.505 Acres, more or less, and designated as FINAL PLAT GRIFFIN SUBDIVISION, situated in the Town of Broadway, Plains 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 writing executed by the undersigned, under the date of _____, and recorded in the Clerk's Office of the County of Rockingham, in Deed Book _____, Page _____. The said 2.505 Acres of land hereby subdivided having been conveyed to Cosner Development, LC by deed Dated March 15th, 2004, and recorded in the Clerk's Office of Rockingham County, Virginia in Deed Book 2448, Page 522.

Given under our hands this 19th day of July, 2005.

BY Randy W. Cosner (SEAL)
Randy W. Cosner (Manager of Cosner Development, LC.)

Notary Certificate

State of Virginia: City / County of Hamrocksburg, to-wit:

The foregoing owner's consent and dedication was acknowledged before me by

Randy W. Cosner, Manager of Cosner Development, LC, a Va limited liability company on behalf of the company

This 19 day of July, 2005

My commission expires May 31 2009

Charles Miller
Notary Public

Trustees & Noteholders

Under Deed of Trust recorded in Deed Book 2684, Page 36.

Dean W. Withers Trustee
(Trustee of the Deed of Trust)

Dean W. Withers President
(Agent of Farmers & Merchants Bank)

027509391

Notary Certificate

State of Virginia: City/County of Rockingham, to-wit:

The foregoing owner's consent and dedication was acknowledged before me by

Dean W. Withers Trustee

This 5th day of October 2005.

My commission expires 11-30-08

Cynthia A. Shannon
Notary Public

Notary Certificate

State of Virginia: City/County of Rockingham, to-wit:

The foregoing owner's consent and dedication was acknowledged before me by

Dean W. Withers President of Farmers & Merchants Bank

This 5th day of October 2005.

My commission expires 11-30-08

Cynthia A. Shannon
Notary Public

Certificate of Approval

This subdivision known as FINAL PLAT GRIFFIN SUBDIVISION is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

10/5/05
date

[Signature]
Virginia Department of Transportation

10/6/05
date

[Signature]
Chairman, Town of Broadway
Broadway Planning Commission

10/5/05
date

[Signature]
Mayor or Agent, Town of Broadway Town Council

05 OCT - 7 AM 11:12

RECORDED
CIRCUIT COURT
L. WAYNE HARPER, CLERK

032380

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 acknowledgment annexed, admitted to record this
7 day of Oct, 2005, at 11:12. I certify that
taxes were paid when applicable:
Sec. 59-54 - State _____ County _____ City _____
Sec. 59-54.1 - State _____ County _____ City _____ Transfer _____
Recording 157.00 Copies 3.00 TESTE

L. WAYNE HARPER
CLERK

Deed Book No 2750 Page 386

15560