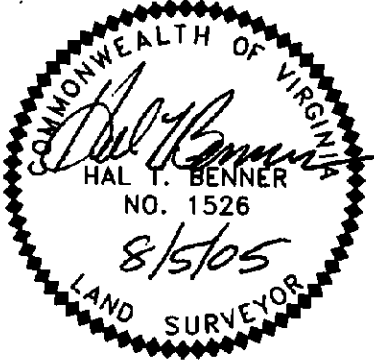


MAGNOLIA RIDGE SUBDIVISION

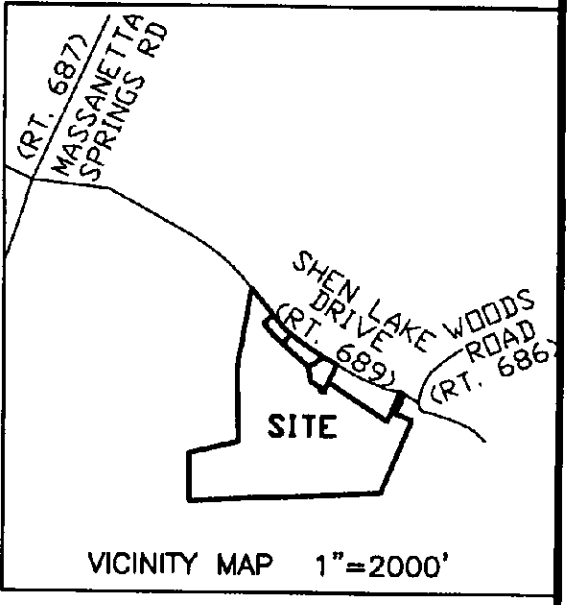
CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA
AUGUST 5, 2005

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 5th DAY OF AUGUST, 2005.



TAX MAP DESIGNATION:
TM 126 (A) 47
ZONED R-2
FLOOD ZONE C



STATE CERTIFIED LAND SURVEYOR

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 57.132 ACRES, MORE OR LESS, AND DESIGNATED AS MAGNOLIA RIDGE SUBDIVISION, 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, 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 ROCKINGHAM COUNTY, IN DEED BOOK _____, PAGE _____. THE SAID 57.132 ACRES OF LAND HEREBY SUBDIVIDED WAS CONVEYED TO S & E FARMS, INC. BY STEVEN A. FIGGAT, JOANNA K. FIGGAT, ERIC W. FIGGAT AND SANDRA K. FIGGAT BY DEED DATED NOVEMBER 22, 1991 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 1103, PAGE 630.

GIVEN UNDER MY HAND THIS 4th DAY OF August, 2005.

S & E FARMS, INC.
BY: [Signature]
TITLE

STATE OF Virginia AT LARGE

CITY/COUNTY OF Warren, TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF August, 2005 BY Redney Kehler

ON BEHALF OF S & E FARMS, INC.
G. W. N. Fincham 12-31-2007
NOTARY PUBLIC MY COMMISSION EXPIRES

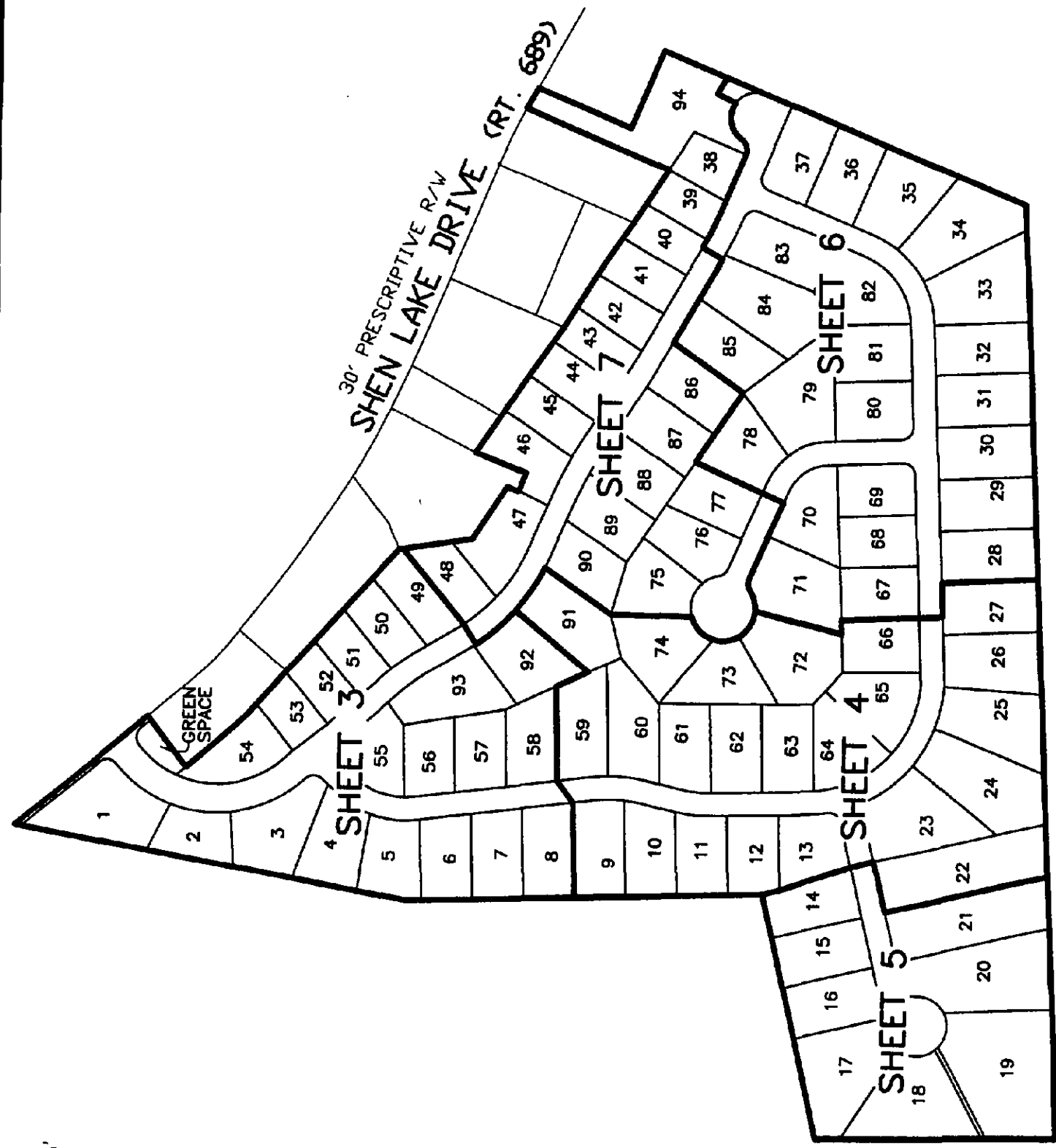
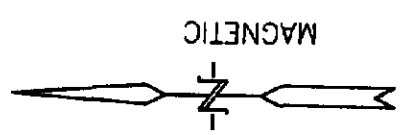
CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS MAGNOLIA RIDGE SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

8-9-05 [Signature]
DATE HIGHWAY ENGINEER
8/29/05 [Signature]
DATE DIRECTOR OF PUBLIC WORKS
9/16/05 [Signature]
DATE AGENT OF THE BOARD

BENNER & ASSOC., INC.
3061 SOUTH MAIN STREET
HARRISONBURG, VA 22801
540 434-0267
REF# 120304

SCALE: 1"=300'



BENNER & ASSOC., INC.
 3061 SOUTH MAIN STREET
 HARRISONBURG, VA 22801
 540 434-0267
 REF# 120304

B 2738 P U 8 6

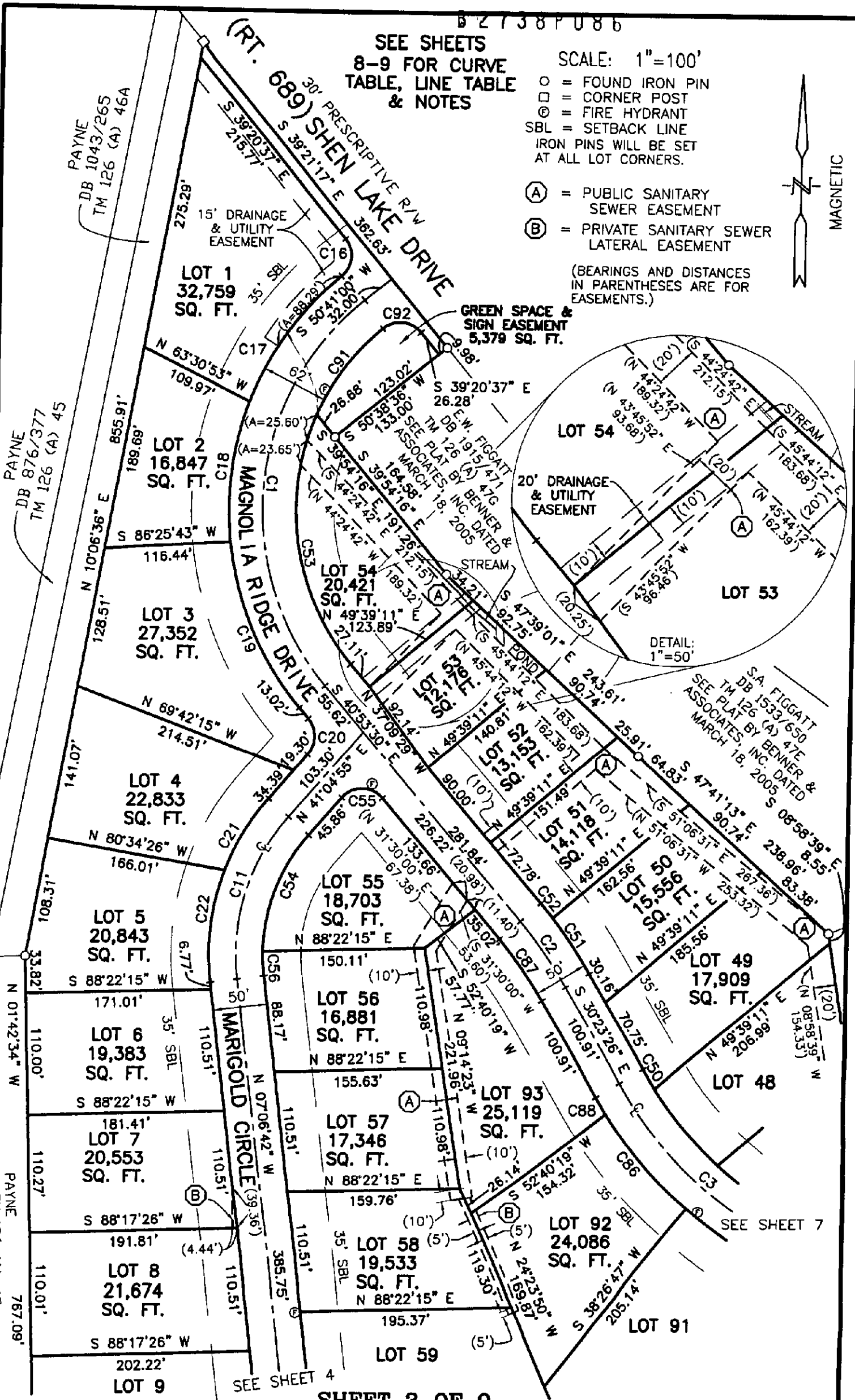
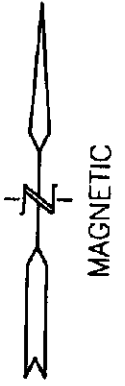
SEE SHEETS
8-9 FOR CURVE
TABLE, LINE TABLE
& NOTES

SCALE: 1"=100'

- = FOUND IRON PIN
- = CORNER POST
- ⊙ = FIRE HYDRANT
- SBL = SETBACK LINE
- IRON PINS WILL BE SET AT ALL LOT CORNERS.

- (A) = PUBLIC SANITARY SEWER EASEMENT
- (B) = PRIVATE SANITARY SEWER LATERAL EASEMENT

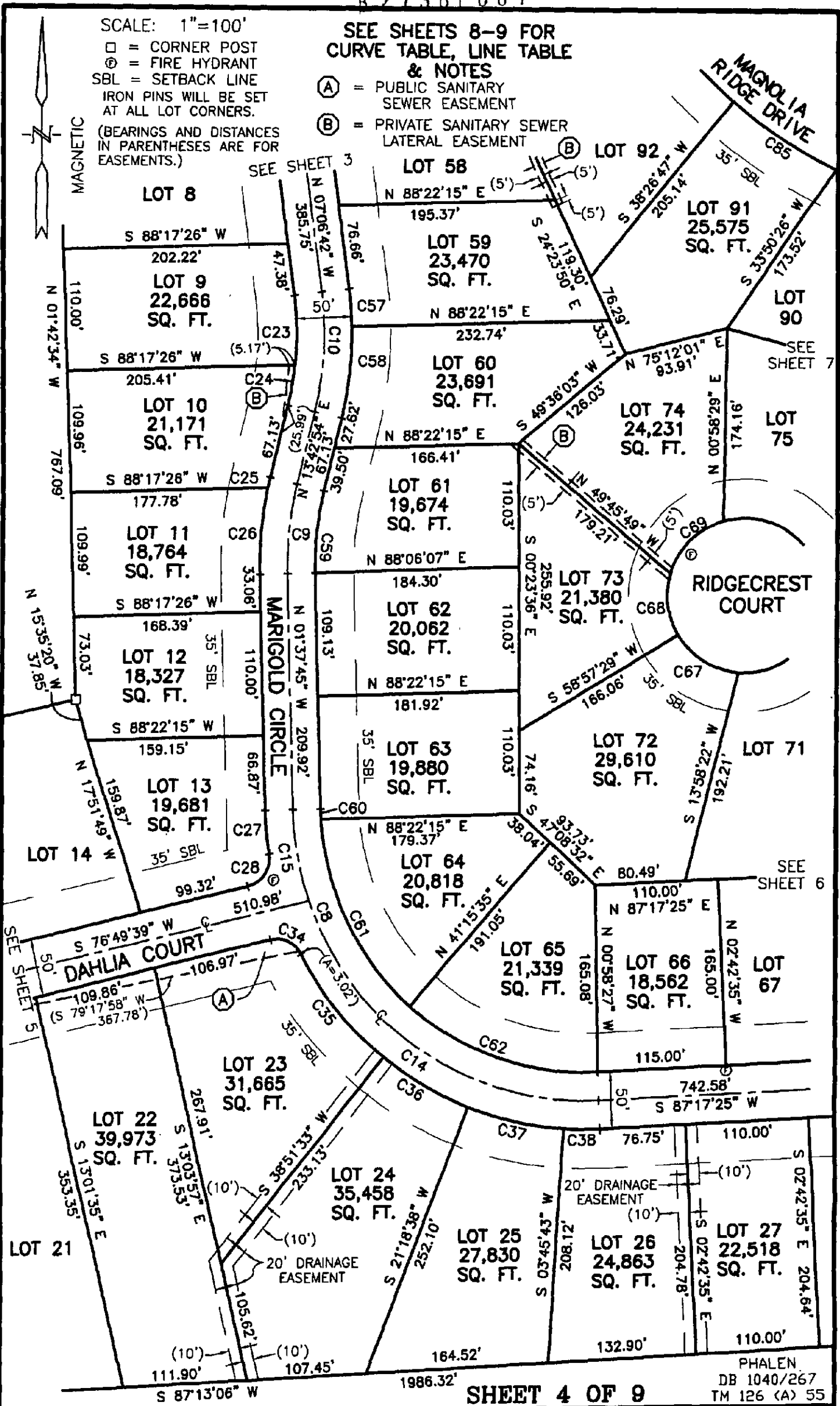
(BEARINGS AND DISTANCES IN PARENTHESES ARE FOR EASEMENTS.)



SCALE: 1"=100'
 □ = CORNER POST
 ⊕ = FIRE HYDRANT
 SBL = SETBACK LINE
 IRON PINS WILL BE SET AT ALL LOT CORNERS.
 (BEARINGS AND DISTANCES IN PARENTHESES ARE FOR EASEMENTS.)

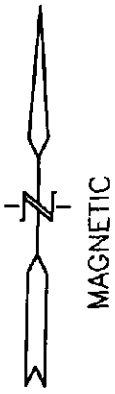
SEE SHEETS 8-9 FOR CURVE TABLE, LINE TABLE & NOTES

- (A) = PUBLIC SANITARY SEWER EASEMENT
- (B) = PRIVATE SANITARY SEWER LATERAL EASEMENT



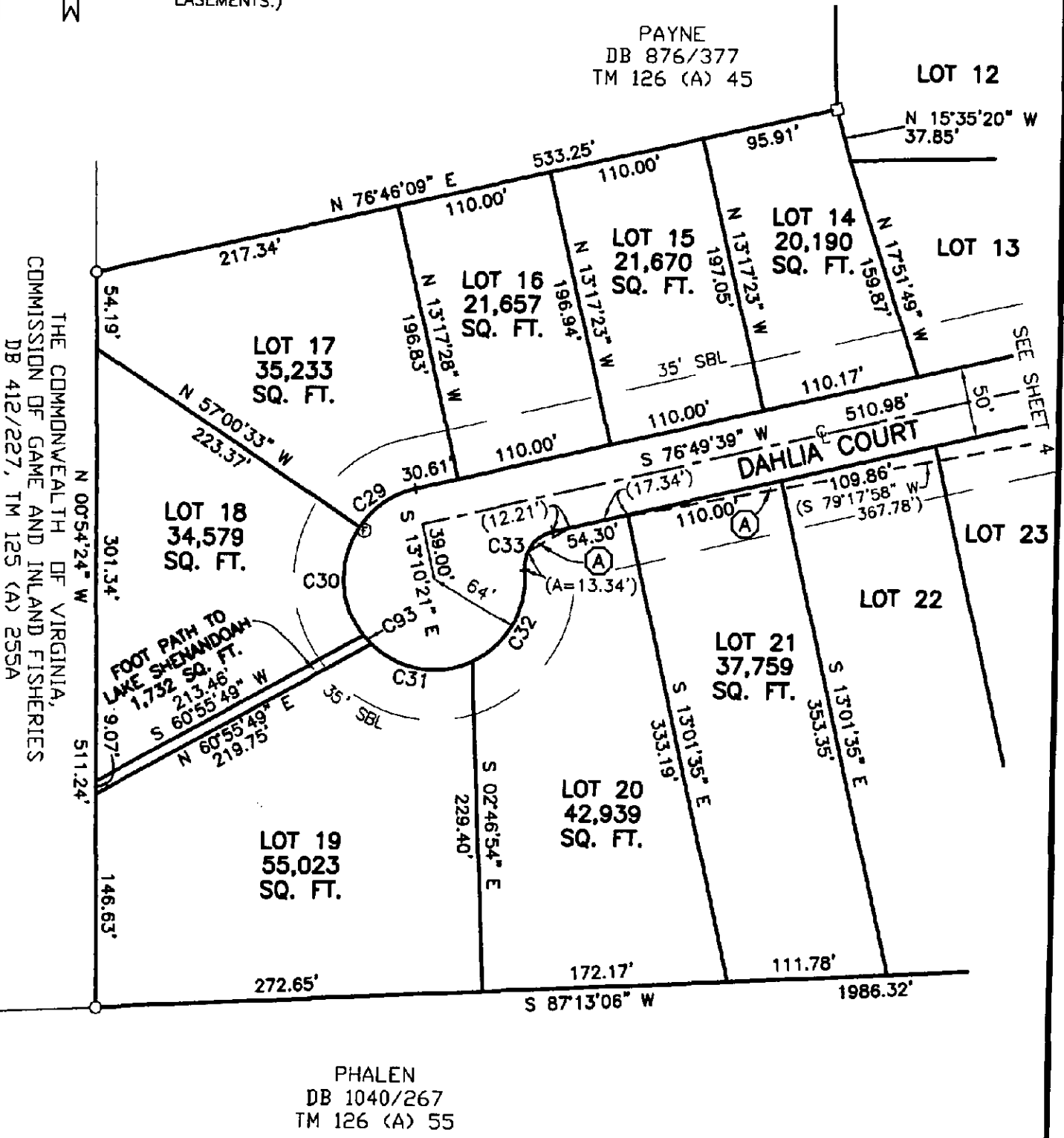
SCALE: 1"=100'

SEE SHEETS 8-9 FOR
CURVE TABLE, LINE TABLE
& NOTES



- = FOUND IRON PIN
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- ⊙ = FIRE HYDRANT
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- (A) = PUBLIC SANITARY SEWER EASEMENT

(BEARINGS AND DISTANCES IN PARENTHESES ARE FOR EASEMENTS.)



THE COMMONWEALTH OF VIRGINIA,
COMMISSION OF GAME AND INLAND FISHERIES
DB 412/227, TM 125 (A) 255A

PAYNE
DB 876/377
TM 126 (A) 45

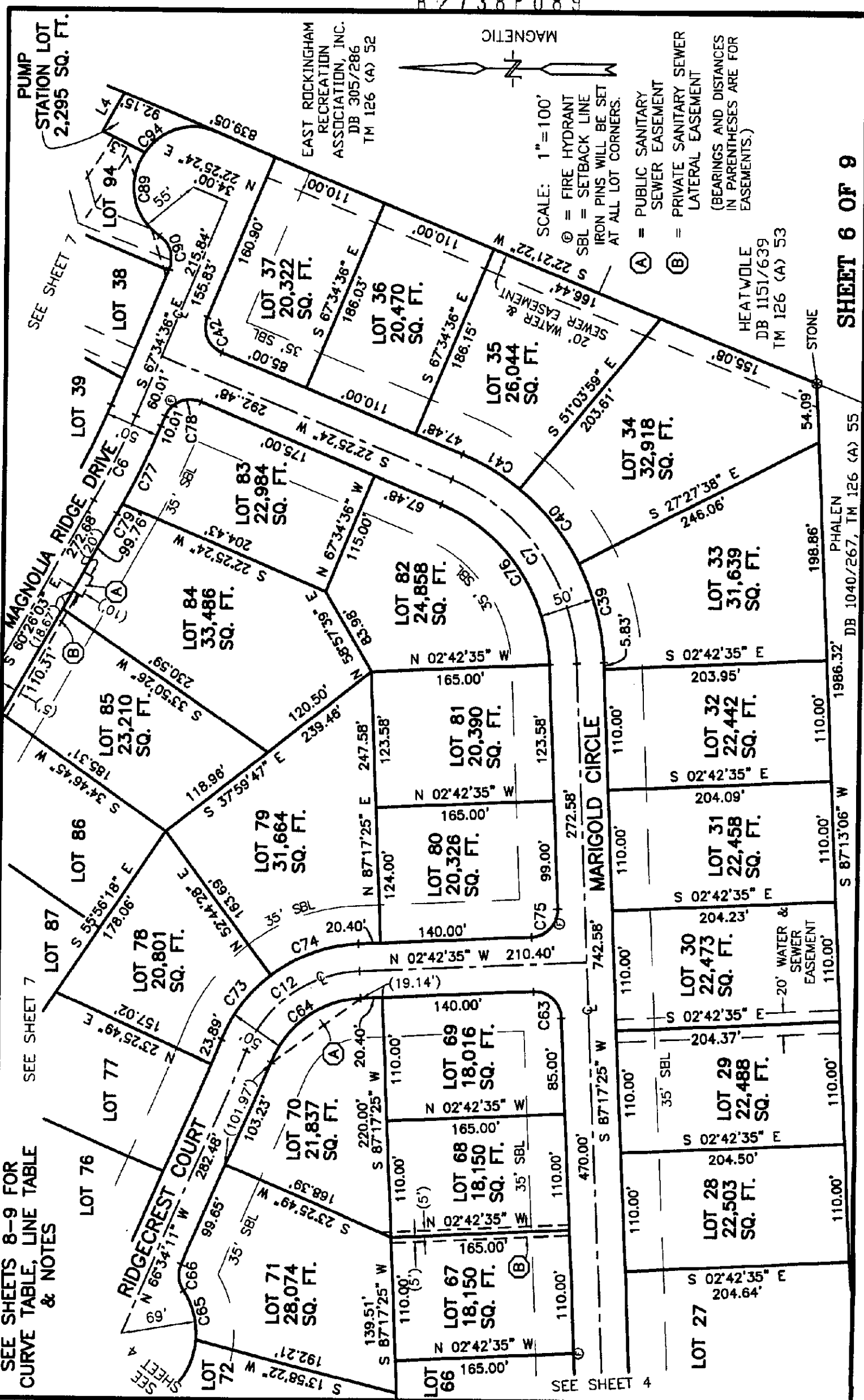
PHALEN
DB 1040/267
TM 126 (A) 55

SEE SHEETS 8-9 FOR CURVE TABLE, LINE TABLE & NOTES

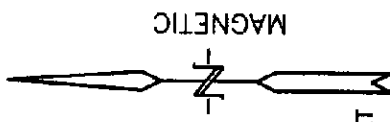
SEE SHEET 7

SEE SHEET 7

SEE SHEET 4



EAST ROCKINGHAM RECREATION ASSOCIATION, INC. DB 305/286 TM 126 (A) 52



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

(A) = PUBLIC SANITARY SEWER EASEMENT
(B) = PRIVATE SANITARY SEWER LATERAL EASEMENT
(BEARINGS AND DISTANCES IN PARENTHESES ARE FOR EASEMENTS.)

HEATWOLE DB 1151/639 TM 126 (A) 53

PHALEN DB 1040/267, TM 126 (A) 55

STONE

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1986.32'

1986.32'

1986.32'

1986.32'

54.09'

198.86'

110.00'

110.00'

110.00'

110.00'

246.06'

203.95'

204.09'

204.37'

204.50'

204.64'

203.95'

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239.92'

240.06'

240.20'

240.34'

240.48'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	250.00'	399.57'	358.38'	S 04°53'45" W	91°34'30"	256.97'
C2	400.00'	73.31'	73.21'	S 35°38'28" E	10°30'04"	36.76'
C3	400.00'	252.96'	248.77'	S 48°30'27" E	36°14'03"	130.87'
C4	700.00'	124.26'	124.10'	S 61°32'21" E	10°10'16"	62.30'
C5	1000.00'	69.47'	69.46'	S 58°26'38" E	03°58'50"	34.75'
C6	700.00'	87.26'	87.21'	S 64°00'20" E	07°08'34"	43.69'
C7	190.00'	215.11'	203.80'	S 54°51'24" W	64°52'01"	120.73'
C8	265.00'	421.26'	378.28'	N 47°10'10" W	91°04'50"	270.05'
C9	300.00'	80.34'	80.10'	N 06°02'35" E	15°20'38"	40.41'
C10	300.00'	109.05'	108.45'	N 03°18'06" E	20°49'36"	55.13'
C11	186.00'	159.32'	154.50'	N 17°01'41" E	49°04'39"	84.92'
C12	120.00'	133.75'	126.93'	N 34°38'23" W	63°51'35"	74.78'
C13	1407.70'	50.40'	50.40'	S 60°27'53" E	02°03'05"	25.20'
C14	265.00'	338.87'	316.25'	N 56°04'33" W	73°16'05"	197.05'
C15	265.00'	82.39'	82.05'	N 10°32'08" W	17°48'45"	41.53'
C16	25.00'	39.04'	35.19'	S 05°23'22" W	89°27'59"	24.77'
C17	281.00'	146.26'	144.62'	S 35°12'42" W	29°49'21"	74.83'
C18	281.00'	132.60'	131.37'	S 06°46'55" W	27°02'11"	67.56'
C19	281.00'	167.51'	165.04'	S 23°48'50" E	34°09'20"	86.33'
C20	25.00'	35.77'	32.79'	S 00°05'43" W	81°58'25"	21.72'
C21	211.00'	77.17'	76.74'	S 31°03'35" W	20°57'19"	39.02'
C22	211.00'	103.37'	102.33'	S 06°32'52" W	28°04'05"	52.74'
C23	275.00'	62.98'	62.84'	S 00°33'02" E	13°07'20"	31.63'
C24	275.00'	36.98'	36.95'	S 09°51'46" W	07°42'16"	18.52'
C25	325.00'	9.35'	9.35'	S 12°53'25" W	01°38'57"	4.68'
C26	325.00'	77.68'	77.50'	S 05°13'06" W	13°41'41"	39.03'
C27	290.00'	39.02'	38.99'	S 05°29'02" E	07°42'34"	19.54'
C28	25.00'	37.60'	34.15'	S 33°44'40" W	86°09'58"	23.38'
C29	64.00'	48.44'	47.29'	S 55°08'41" W	43°21'54"	25.45'
C30	64.00'	81.45'	76.07'	S 02°59'52" E	72°55'13"	47.29'
C31	64.00'	76.82'	72.29'	S 81°14'03" E	68°46'28"	43.80'
C32	64.00'	78.70'	73.83'	N 29°09'10" E	70°27'06"	45.19'
C33	25.00'	36.17'	33.10'	N 35°22'38" E	82°54'01"	22.08'
C34	25.00'	32.94'	30.61'	S 65°25'44" E	75°29'14"	19.35'
C35	290.00'	118.72'	117.89'	S 39°24'47" E	23°27'19"	60.20'
C36	290.00'	88.82'	88.47'	S 59°54'54" E	17°32'55"	44.76'
C37	290.00'	88.82'	88.47'	S 77°27'49" E	17°32'55"	44.76'
C38	290.00'	32.76'	32.74'	S 89°28'26" E	06°28'19"	16.40'
C39	215.00'	92.88'	92.16'	N 74°54'53" E	24°45'03"	47.17'
C40	215.00'	88.58'	87.95'	N 50°44'11" E	23°36'21"	44.93'
C41	215.00'	61.95'	61.74'	N 30°40'42" E	16°30'37"	31.19'
C42	25.00'	39.27'	35.36'	N 67°25'24" E	90°00'00"	25.00'
C43	675.00'	64.12'	64.10'	N 64°51'19" W	05°26'35"	32.09'
C44	675.00'	20.02'	20.02'	N 61°17'02" W	01°41'59"	10.01'
C45	975.00'	67.74'	67.72'	N 58°26'38" W	03°58'50"	33.88'
C46	725.00'	41.34'	41.34'	N 58°05'14" W	03°16'02"	20.68'
C47	725.00'	87.36'	87.30'	N 63°10'22" W	06°54'14"	43.73'
C48	375.00'	126.40'	125.80'	N 56°58'07" W	19°18'43"	63.80'
C49	375.00'	90.22'	90.00'	N 40°25'13" W	13°47'03"	45.33'
C50	375.00'	20.54'	20.53'	N 31°57'34" W	03°08'16"	10.27'
C51	425.00'	60.67'	60.61'	N 34°28'47" W	08°10'43"	30.38'
C52	425.00'	17.23'	17.23'	N 39°43'49" W	02°19'21"	8.62'
C53	219.00'	244.80'	232.25'	N 08°52'07" W	64°02'45"	136.97'
C54	161.00'	115.83'	113.35'	N 20°59'33" E	41°13'17"	60.55'
C55	25.00'	42.77'	37.74'	S 89°54'17" E	98°01'35"	28.77'
C56	161.00'	22.26'	22.24'	N 03°34'46" W	07°55'20"	11.15'
C57	325.00'	33.74'	33.72'	N 04°08'16" W	05°56'51"	16.88'
C58	325.00'	84.40'	84.16'	N 06°16'31" E	14°52'44"	42.44'
C59	275.00'	73.65'	73.43'	N 06°02'35" E	15°20'38"	37.04'
C60	240.00'	9.22'	9.21'	N 02°43'45" W	02°12'00"	4.61'
C61	240.00'	188.12'	183.34'	N 26°17'05" W	44°54'40"	99.19'
C62	240.00'	184.18'	179.69'	N 70°43'30" W	43°58'11"	96.89'
C63	25.00'	39.27'	35.36'	S 42°17'25" W	90°00'00"	25.00'
C64	95.00'	105.88'	100.49'	S 34°38'23" E	63°51'35"	59.20'
C65	69.00'	46.85'	45.95'	N 75°00'54" E	38°53'59"	24.37'
C66	25.00'	25.25'	24.19'	N 84°29'52" E	57°51'54"	13.82'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C67	69.00'	65.62'	63.18'	S 58°17'19" E	54°29'35"	35.53'
C68	69.00'	56.57'	55.00'	S 07°33'16" E	46°58'31"	29.98'
C69	69.00'	69.59'	66.68'	S 44°49'37" W	57°47'16"	38.08'
C70	69.00'	78.54'	74.37'	N 73°40'09" W	65°13'11"	44.14'
C71	25.00'	25.25'	24.19'	N 37°38'14" W	57°51'54"	13.82'
C72	69.00'	38.96'	38.45'	N 24°52'55" W	32°21'18"	20.02'
C73	145.00'	74.18'	73.37'	N 51°54'51" W	29°18'39"	37.92'
C74	145.00'	87.43'	86.12'	N 19°59'04" W	34°32'57"	45.09'
C75	25.00'	39.27'	35.36'	N 47°42'35" W	90°00'00"	25.00'
C76	165.00'	186.80'	176.99'	S 54°51'24" W	64°52'01"	104.85'
C77	725.00'	80.15'	80.11'	S 64°24'35" E	06°20'03"	40.12'
C78	25.00'	39.27'	35.36'	S 22°34'36" E	90°00'00"	25.00'
C79	725.00'	10.23'	10.23'	S 60°50'18" E	00°48'31"	5.12'
C80	1025.00'	47.63'	47.63'	S 59°06'10" E	02°39'45"	23.82'
C81	1025.00'	23.58'	23.58'	S 57°06'45" E	01°19'05"	11.79'
C82	675.00'	48.28'	48.27'	S 58°30'10" E	04°05'54"	24.15'
C83	675.00'	71.54'	71.51'	S 63°35'18" E	06°04'22"	35.80'
C84	425.00'	24.66'	24.66'	S 64°57'44" E	03°19'29"	12.33'
C85	425.00'	110.76'	110.45'	S 55°50'02" E	14°55'54"	55.70'
C86	425.00'	115.69'	115.34'	S 40°34'10" E	15°35'49"	58.21'
C87	375.00'	68.73'	68.63'	S 35°38'28" E	10°30'04"	34.46'
C88	425.00'	17.66'	17.66'	S 31°34'51" E	02°22'50"	8.83'
C89	55.00'	87.57'	78.61'	S 79°34'20" W	91°13'27"	56.19'
C90	25.00'	34.24'	31.62'	S 73°11'30" W	78°27'47"	20.41'
C91	219.00'	101.90'	100.99'	N 36°29'04" E	26°39'38"	51.89'
C92	25.00'	39.64'	35.61'	S 84°45'52" E	90°50'29"	25.37'
C93	64.00'	8.25'	8.25'	S 43°09'09" E	07°23'20"	4.13'
C94	55.00'	74.14'	68.66'	N 16°11'46" W	77°14'20"	43.94'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 20°44'53" W	27.00'
L2	S 69°02'26" E	42.00'
L3	N 25°23'56" E	43.59'
L4	S 60°30'06" E	40.79'

NOTES

1. IN ADDITION TO THE SPECIFIC EASEMENTS SHOWN ON THE PLAT, ALL SIDE AND REAR INTERIOR LOT LINES HAVE A 10' DRAINAGE & UTILITY EASEMENT CENTERED ON THE LOT LINE, EXCEPT AS SHOWN.
2. ALL EXTERIOR LOT LINES HAVE A 10' DRAINAGE & UTILITY EASEMENT ALONG THE INSIDE OF THE LOT, EXCEPT AS SHOWN.
3. ALL FRONT LOT LINES HAVE A 10' DRAINAGE & UTILITY EASEMENT ON THE INSIDE OF THE LOT.

LOT AREAS

LOTS	=	49.294 ACRES
GREEN SPACE	=	0.123 ACRES
PUMP STATION	=	0.053 ACRES
FOOT PATH	=	0.040 ACRES
STREETS	=	7.838 ACRES
TOTAL AREA	=	57.132 ACRES

05 SEP 19 AM 8:43
 CLERK
 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 together with the certificate of acknowledgement annexed, admitted to record this 19 day of Sept, 20 05 at 8:42 AM. I certify that taxes were paid when applicable:
 Sec. 58-54 - State _____ County _____ City _____
 Sec. 58-54.1 - State _____ County _____ City _____ Transfer _____
 Recording 2103 Copies 4.50 TESTE

L. WAYNE HARPER
 CLERK