

OWNER'S CONSENT AND DEDICATION

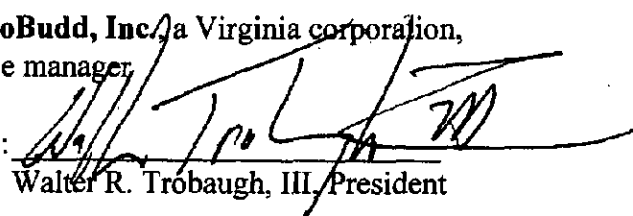
Know all men by these presents, that the subdivision of land as shown on this plat, containing 24.207 acres, more or less, and designated as **BARRINGTON, SECTION SEVEN** situate in Ashby District, Rockingham County, Virginia, is with the free consent and in accordance with the desires of the undersigned 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.

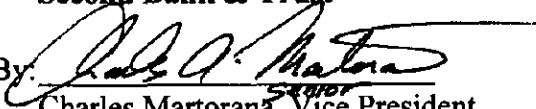
Given under our hands this 18th day of August, 2003.

Associated Developers, L.L.C.

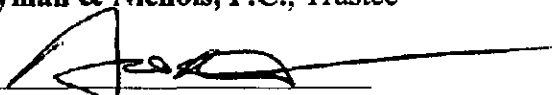
By: **TroBudd, Inc.**, a Virginia corporation,
sole manager,

By: 
Walter R. Trobaugh, III, President

Second Bank & Trust

By: 
Charles Martorana, Vice President

Layman & Nichols, P.C., Trustee

By: 
its: Secretary

**COMMONWEALTH OF VIRGINIA
CITY OF HARRISONBURG**

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 18th 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.

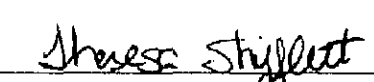
My commission expires: 12/31/04


Notary Public

**COMMONWEALTH OF VIRGINIA
CITY OF HARRISONBURG**

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 18th 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


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

James P. Pingas
Notary Public



B 2378 P 455

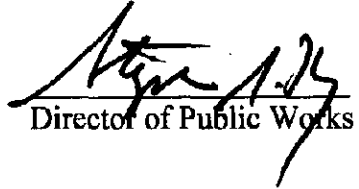
CERTIFICATE OF APPROVAL

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

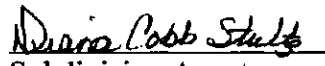
Date: 8/13, 2003


Highway Engineer

Date: 8/18, 2003


Director of Public Works

Date: 10/17, 2003

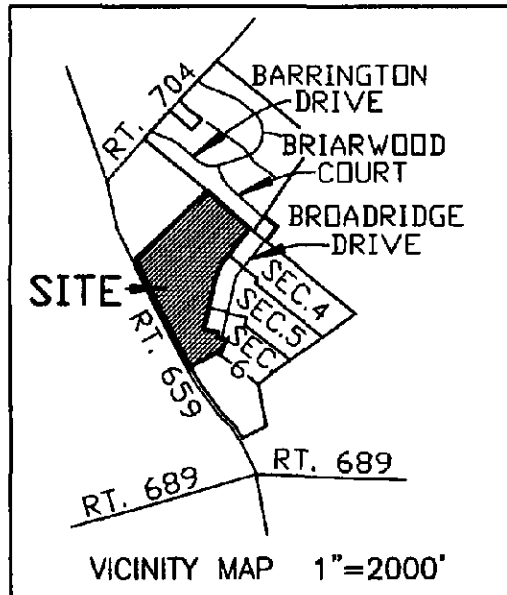

Subdivision Agent

BARRINGTON SECTION SEVEN

ASHBY DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

JUNE 6, 2003

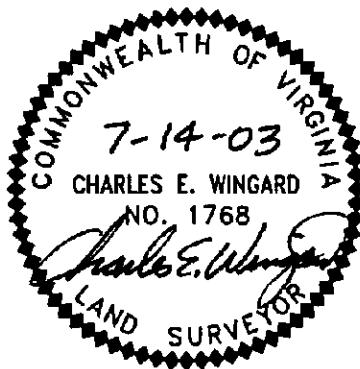
REVISED: JULY 14, 2003



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 14th
DAY OF JULY, 2003.



STATE CERTIFIED LAND SURVEYOR

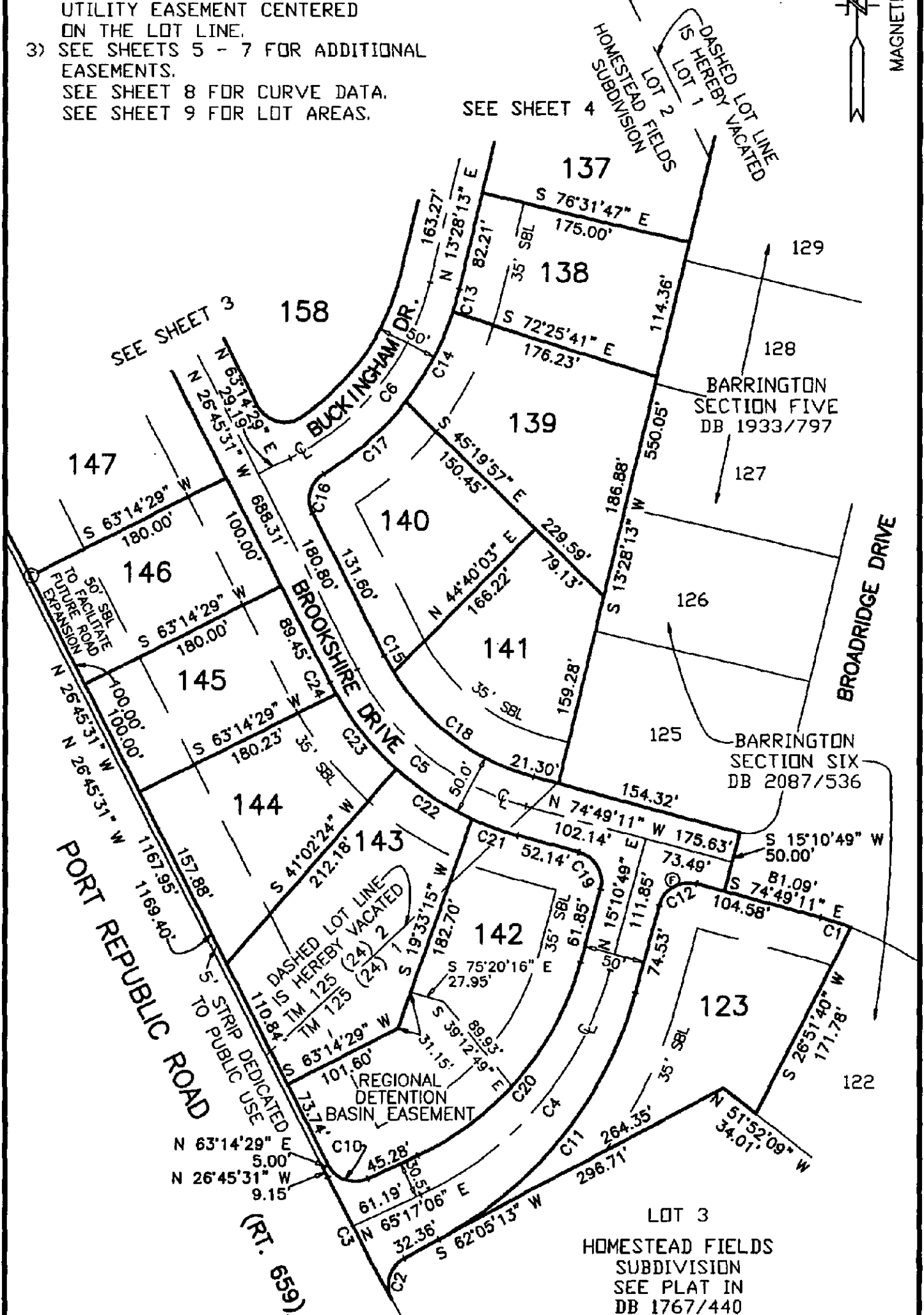
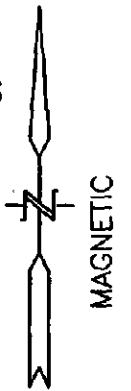
SEE ATTACHED PAGES FOR OWNER'S CONSENT AND
DEDICATION AND FOR CERTIFICATE OF APPROVAL.

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.
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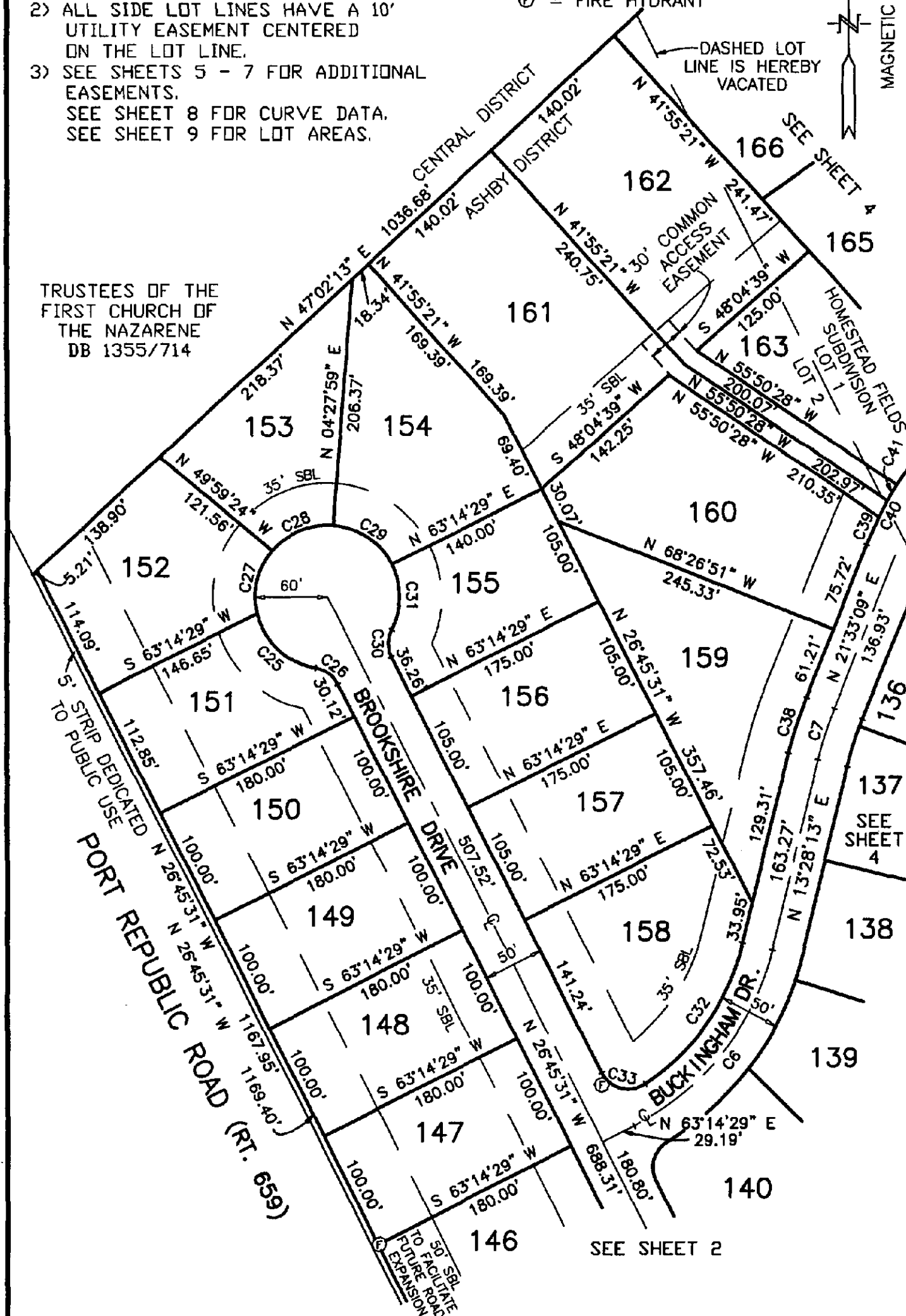
SBL = SETBACK LINE

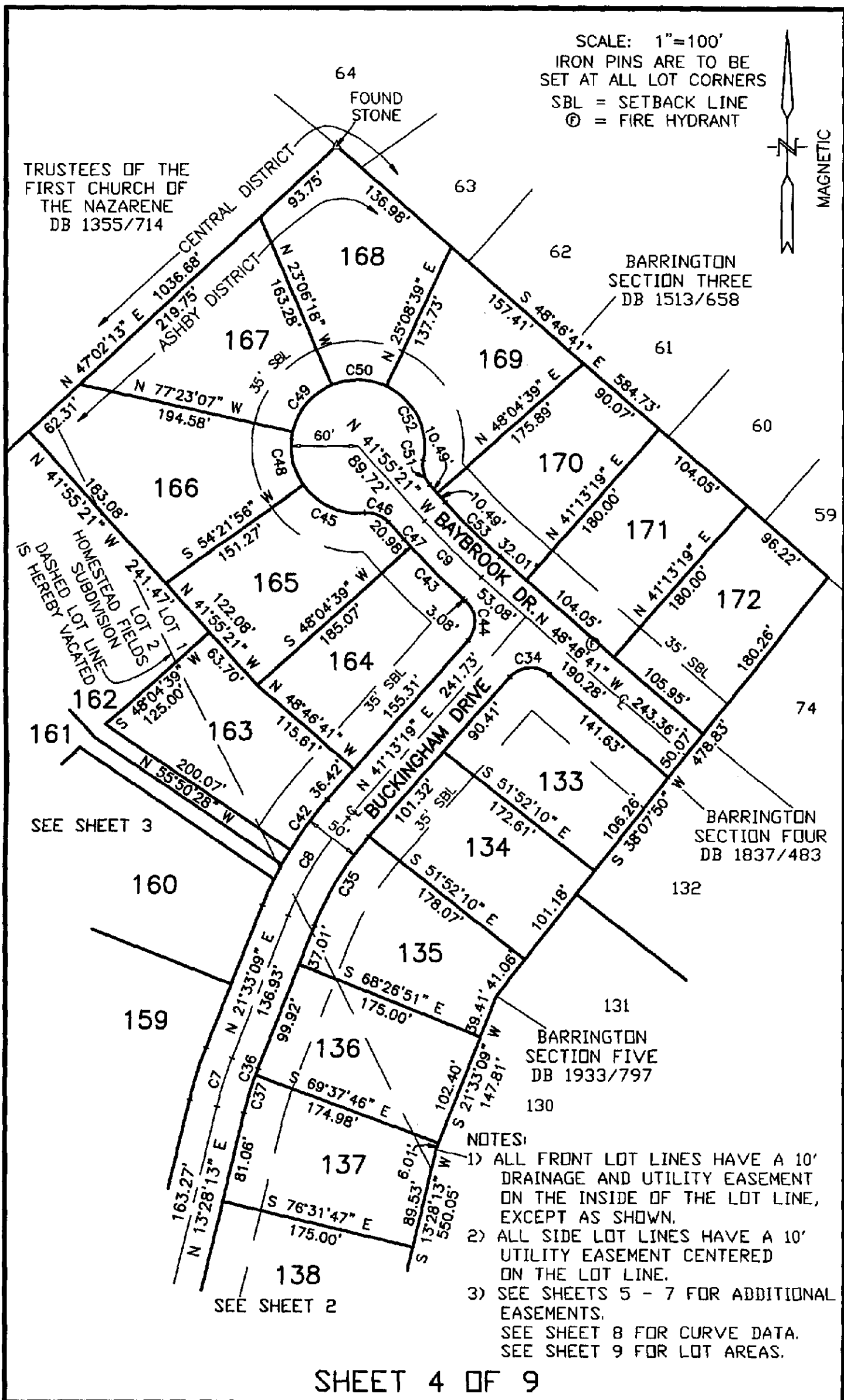
ⓕ = FIRE HYDRANT

~~DASHED LOT~~
LINE IS HEREBY
VACATED

MAGNETIC

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





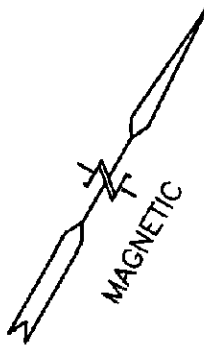
B 2 3 7 8 P 4 6 0

SCALE: 1"=100'

⊙ = FIRE HYDRANT

NOTES:

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PORT REPUBLIC ROAD (RT. 659)

BROOKSHIRE DRIVE

BUCKINGHAM DR.

SEE SHEET 6

BARRINGTON SECTION FIVE DB 1933/797

BARRINGTON SECTION SIX DB 2087/536

20' SANITARY SEWER EASEMENT
30' PUMP STATION & ACCESS EASEMENT

SANITARY SEWER & STORM DRAINAGE EASEMENT

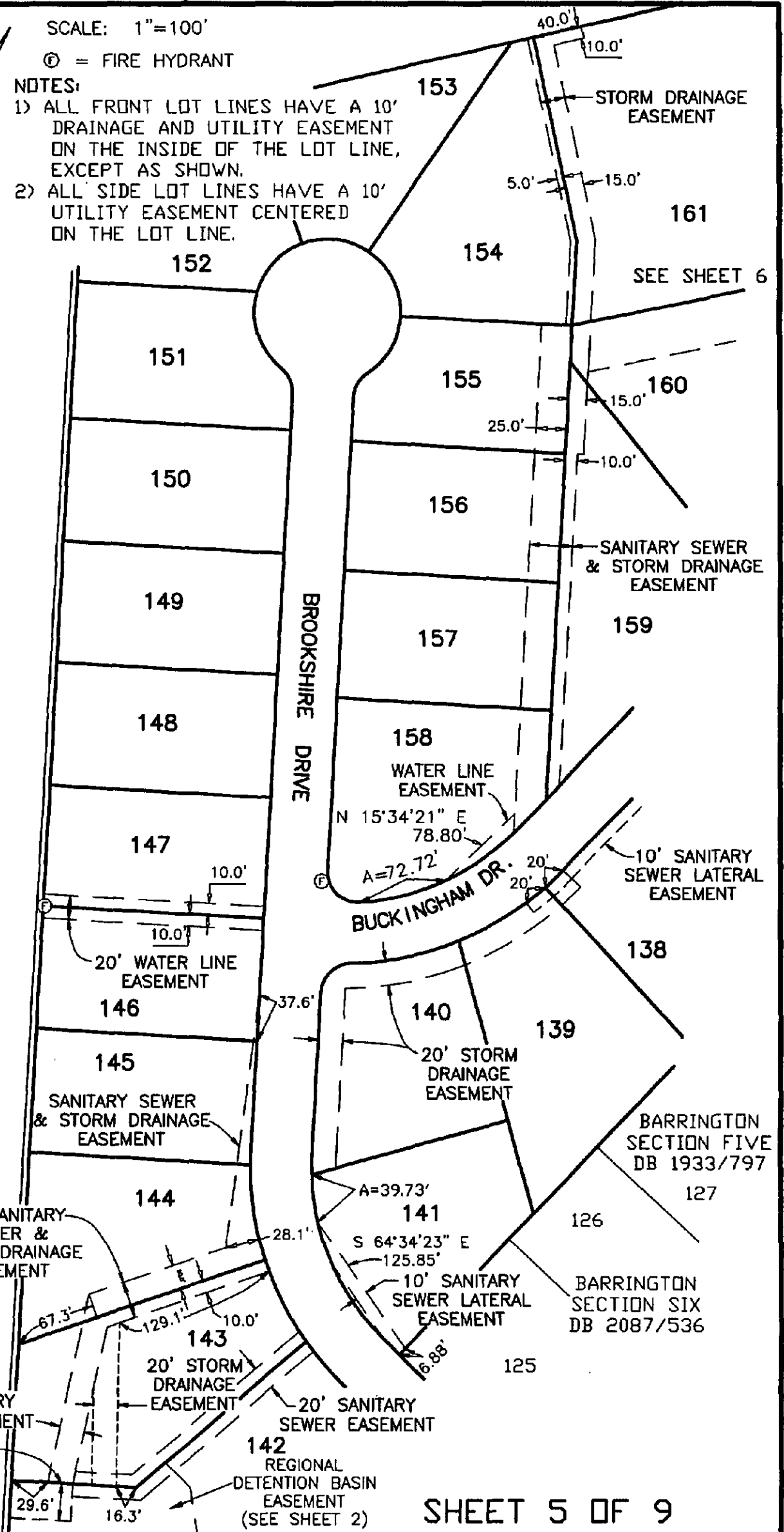
WATER LINE EASEMENT

SANITARY SEWER & STORM DRAINAGE EASEMENT

10' SANITARY SEWER LATERAL EASEMENT

REGIONAL DETENTION BASIN EASEMENT (SEE SHEET 2)

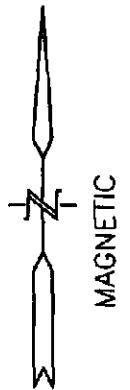
SHEET 5 OF 9



823789461

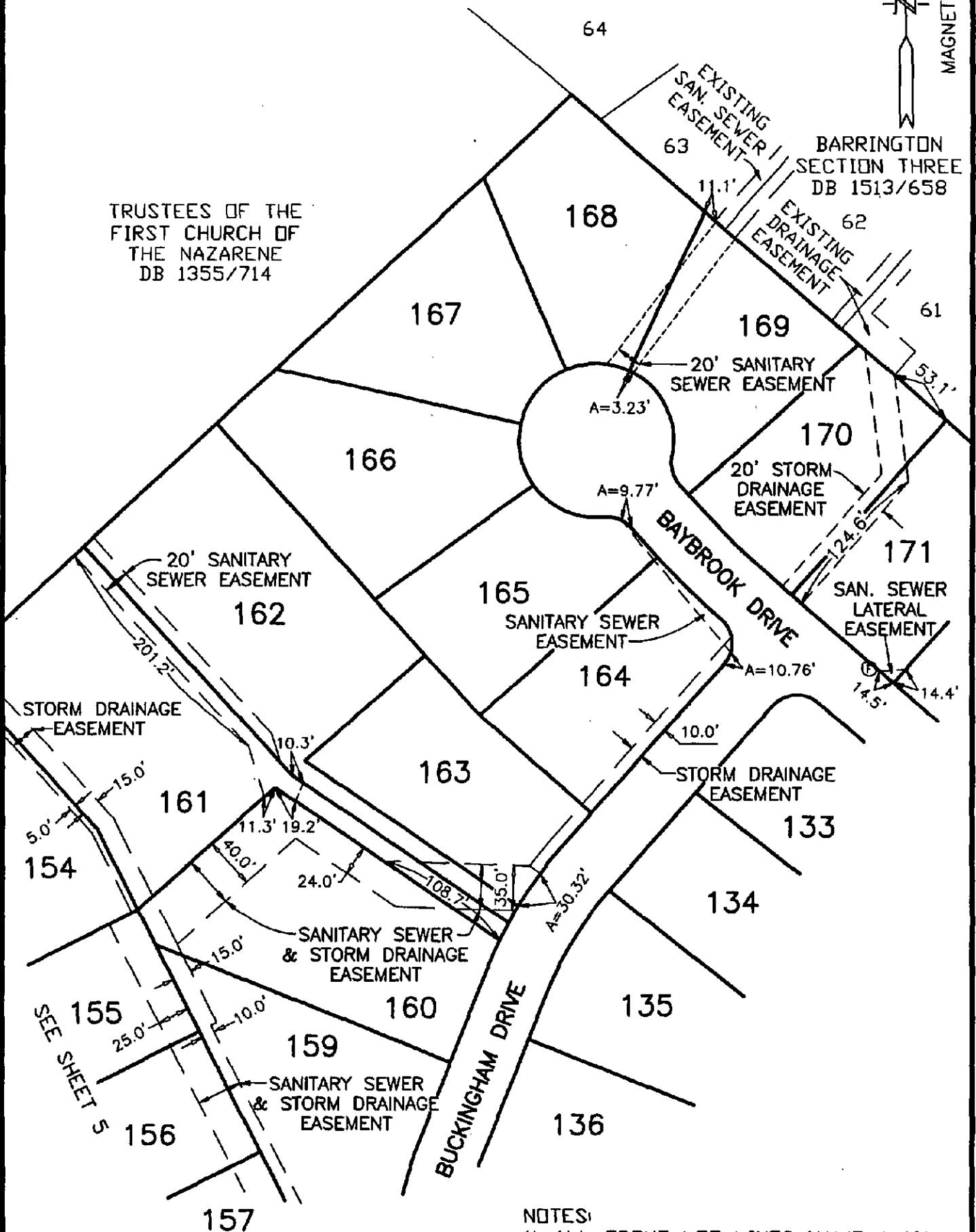
SCALE: 1"=100'

⊙ = FIRE HYDRANT



BARRINGTON
SECTION THREE
DB 1513/658

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



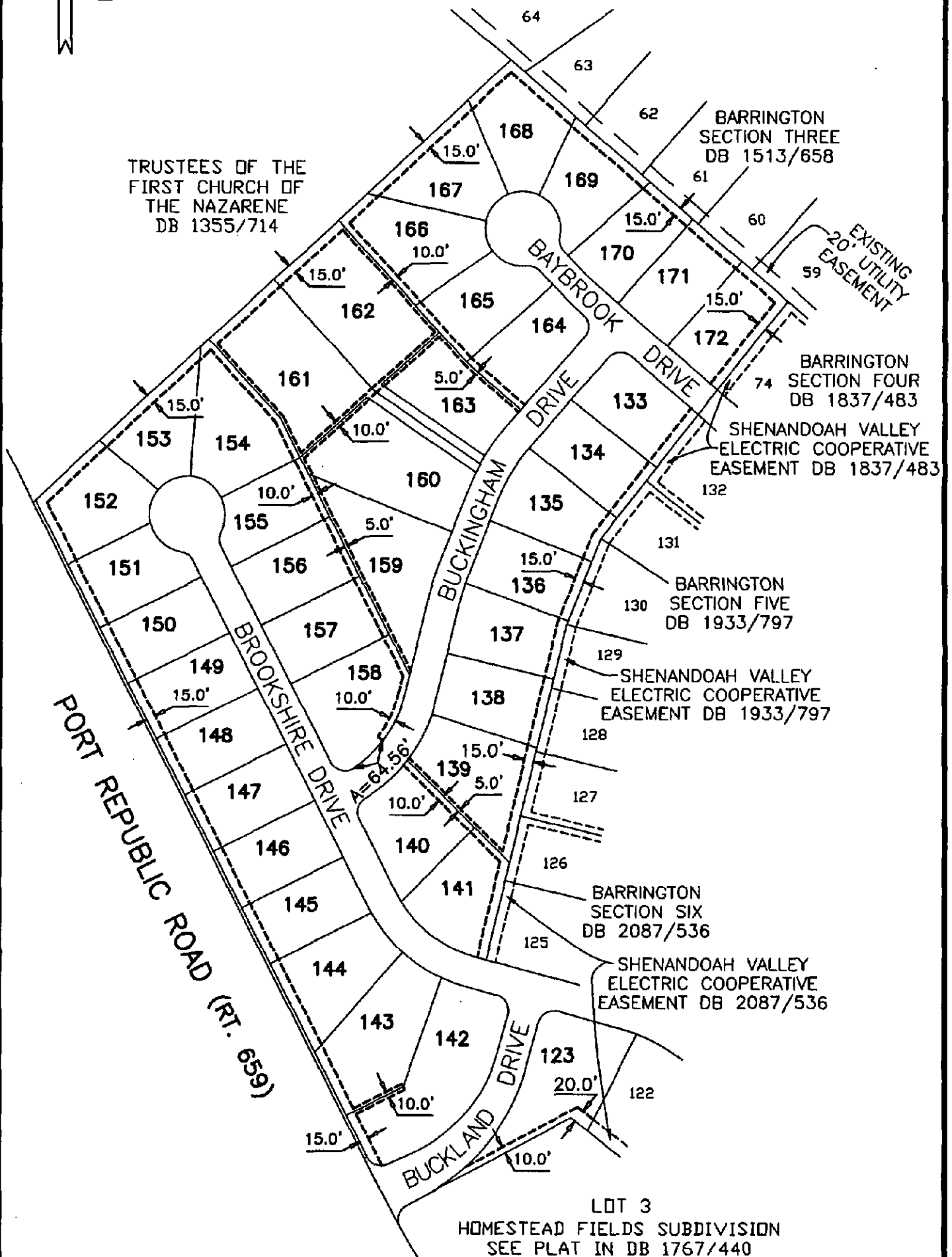
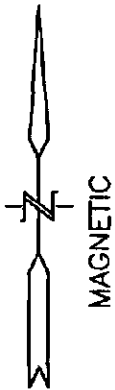
NOTES:

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B 2 3 7 8 P 4 6 2

SCALE: 1"=200'

SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENTS



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
TOTAL AREA	24.207 ACRES

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 2318 Page 452

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