

County Tax Map Nos.
125H-(15)-Lots 143-163 & 183-185

OWNER'S CONSENT AND DEDICATION

Taylor Spring, Phase III

Lots 143 - 163 and 183 - 185

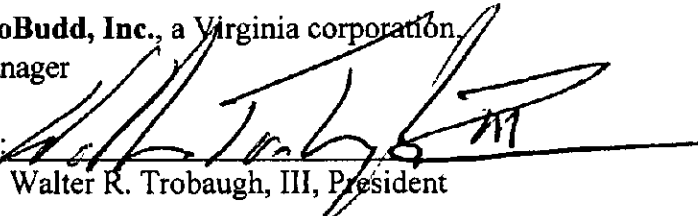
KNOW ALL MEN BY THESE PRESENTS, that the subdivision of land as shown on the attached plat, designated as **Amended Plat of Lots 143 Thru 163 and 183 Thru 185, Taylor Spring, Phase III**, situate in Central District, Rockingham County, Virginia, is with the free consent and in accordance with the desires of the undersigned owners thereof. The property hereby subdivided is a portion of the real estate acquired by Associated Developers, L.L.C. from Gloria H. Clatterbuck and others by deed dated January 12, 2000 and recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia in Deed Book 1782 at page 303 and previously dedicated as Taylor Spring, Phase III by owners consent and dedication dated October 5, 2004 and recorded in the Clerk's Office in Deed Book 2576 at page 787.

Russell Henry, Jr., sole Trustee under a deed of trust dated November 25, 2003, recorded in the Clerk's Office in Deed Book 2400 at page 525, at the request and direction of the note holder under the deed of trust, consents to and joins in this dedication.

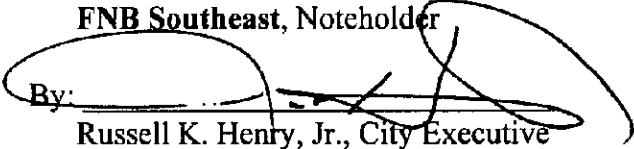
WITNESS the following signatures this 3/5th day of March 2005.

Associated Developers, L.L.C.,
a Virginia limited liability company

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

By: 
Walter R. Trobaugh, III, President

FNB Southeast, Noteholder

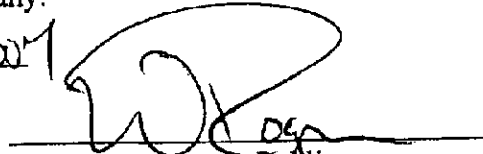
By: 
Russell K. Henry, Jr., City Executive

 (SEAL)
Russell K. Henry, Jr., Trustee

**COMMONWEALTH OF VIRGINIA
CITY OF HARRISONBURG**

The foregoing instrument was acknowledged before me this 31st day of March 2005 by **Walter R. Trobaugh, III**, President of **TroBudd, Inc.**, a Virginia corporation, manager of **Associated Developers, L.L.C.**, on behalf of the company.

My commission expires: December 31, 2007


Notary Public

**COMMONWEALTH OF VIRGINIA
CITY OF HARRISONBURG**

The foregoing instrument was acknowledged before me this 31st day of March 2005 by **Russell K. Henry, Jr.**, City Executive of **FNB Southeast**, on behalf of the bank.

My commission expires: July 3, 2005


Notary Public

**COMMONWEALTH OF VIRGINIA
CITY OF HARRISONBURG**

The foregoing instrument was acknowledged before me this 31 day of March 2005, by **Russell K. Henry, Jr.**, Trustee.

My commission expires: July 3, 2005

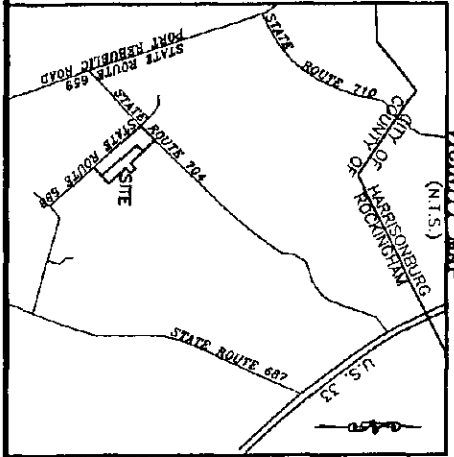

Notary Public

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ▲ MAG NAIL SET

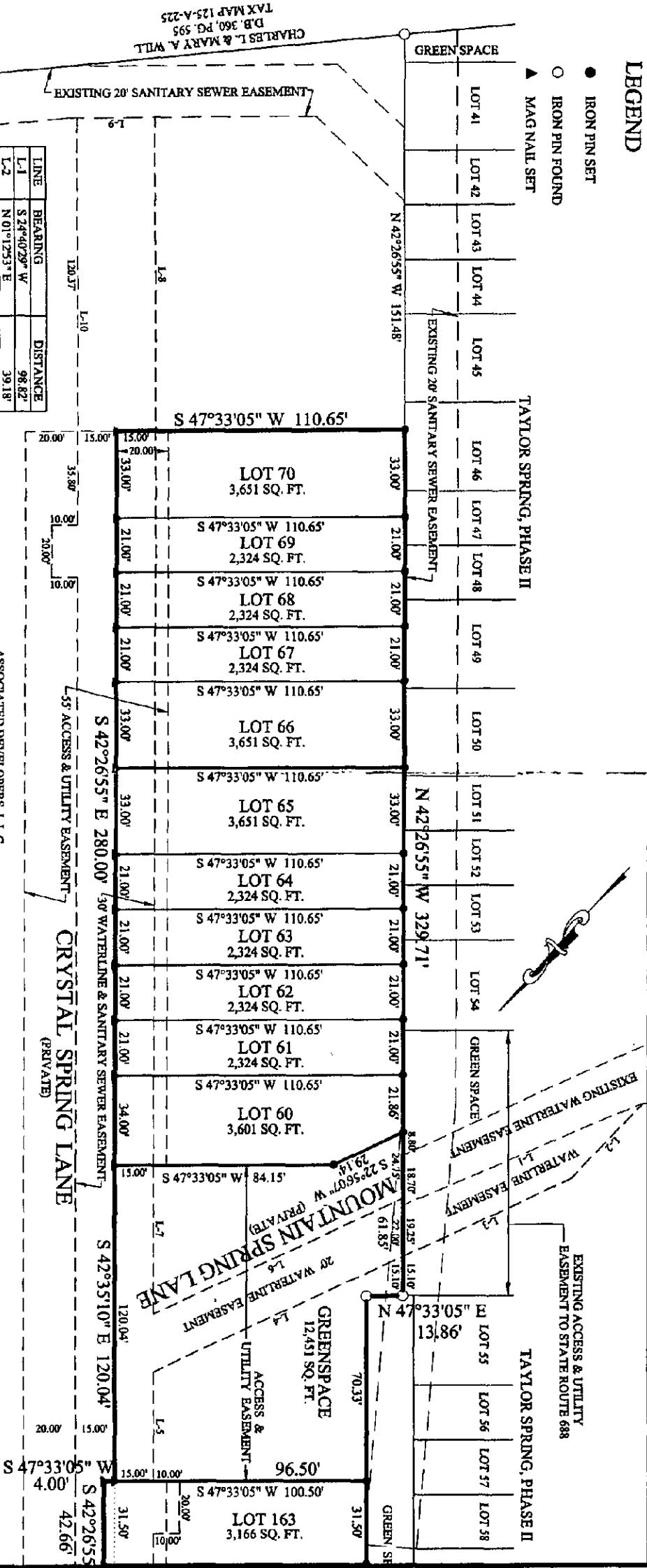
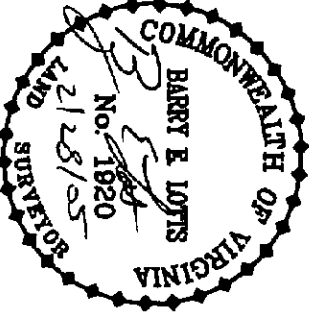
LINE	BEARING	DISTANCE
L-1	S 24°40'29" W	98.82'
L-2	N 01°12'53" E	39.18'
L-3	N 22°56'07" E	70.40'
L-4	N 22°36'07" E	105.00'
L-5	N 42°26'55" W	41.70'
L-6	N 22°56'07" E	105.06'
L-7	S 42°33'10" E	56.37'
L-8	S 42°26'55" E	120.36'
L-9	N 47°33'05" E	30.00'
L-10	N 42°26'55" W	156.17'
L-11	N 51°38'10" E	11.03'
L-12	N 05°10'52" W	44.22'
L-13	N 38°37'49" W	151.07'
L-14	S 51°38'06" W	17.45'
L-15	S 38°01'54" E	143.66'
L-16	S 05°10'52" E	53.20'
L-17	N 51°38'10" E	12.87'

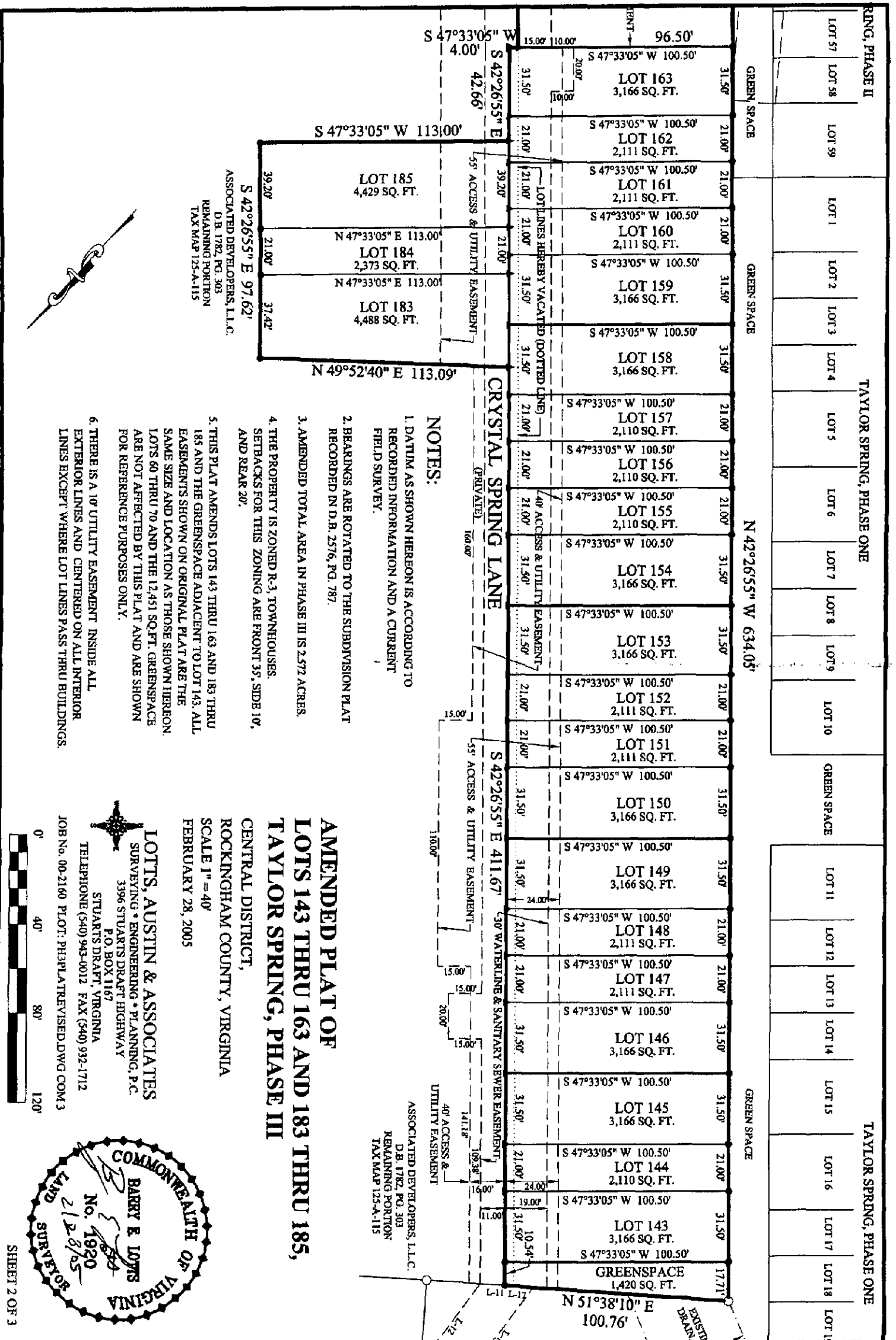
OWNER/DEVELOPER
ASSOCIATED DEVELOPERS, L.L.C.
 370 NEFF AVENUE
 HARRISONBURG, VIRGINIA 22801



ASSOCIATED DEVELOPERS, L.L.C.
 D.B. 1782, PG. 303
 REMAINING PORTION
 TAX MAP 125-A-115

LOTT'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. 00-2160 PLOT: PH3PLATREVISED.DWG COM 3





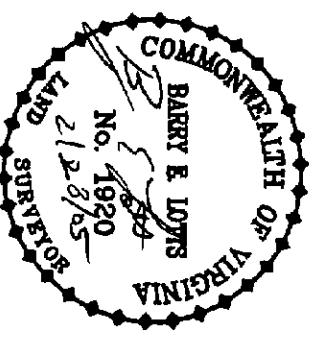
ASSOCIATED DEVELOPERS, L.L.C.
 D.B. 1782, PG. 303
 REMAINING PORTION
 TAX MAP 125-A-115

NOTES:
 1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
 2. BEARINGS ARE ROTATED TO THE SUBDIVISION PLAT RECORDED IN D.B. 2576, PG. 787.
 3. AMENDED TOTAL AREA IN PHASE III IS 2.572 ACRES.
 4. THE PROPERTY IS ZONED R-3, TOWNHOUSES. SETBACKS FOR THIS ZONING ARE FRONT 35', SIDE 10', AND REAR 20'.
 5. THIS PLAT AMENDS LOTS 143 THRU 163 AND 183 THRU 185 AND THE GREENSPACE ADJACENT TO LOT 143. ALL EASEMENTS SHOWN ON ORIGINAL PLAT ARE THE SAME SIZE AND LOCATION AS THOSE SHOWN HEREON. LOTS 60 THRU 70 AND THE 12,451 SQ.FT. GREENSPACE ARE NOT AFFECTED BY THIS PLAT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.
 6. THERE IS A 10' UTILITY EASEMENT INSIDE ALL EXTERIOR LINES AND CENTERED ON ALL INTERIOR LINES EXCEPT WHERE LOT LINES PASS THRU BUILDINGS.

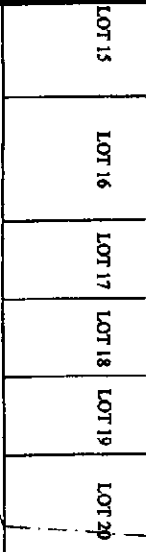
**AMENDED PLAT OF
 LOTS 143 THRU 163 AND 183 THRU 185,
 TAYLOR SPRING, PHASE III**

CENTRAL DISTRICT,
 ROCKINGHAM COUNTY, VIRGINIA
 SCALE 1" = 40'
 FEBRUARY 28, 2005

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. 00-2160 PLOT: PH3PLATREVISED.DWG COM 3

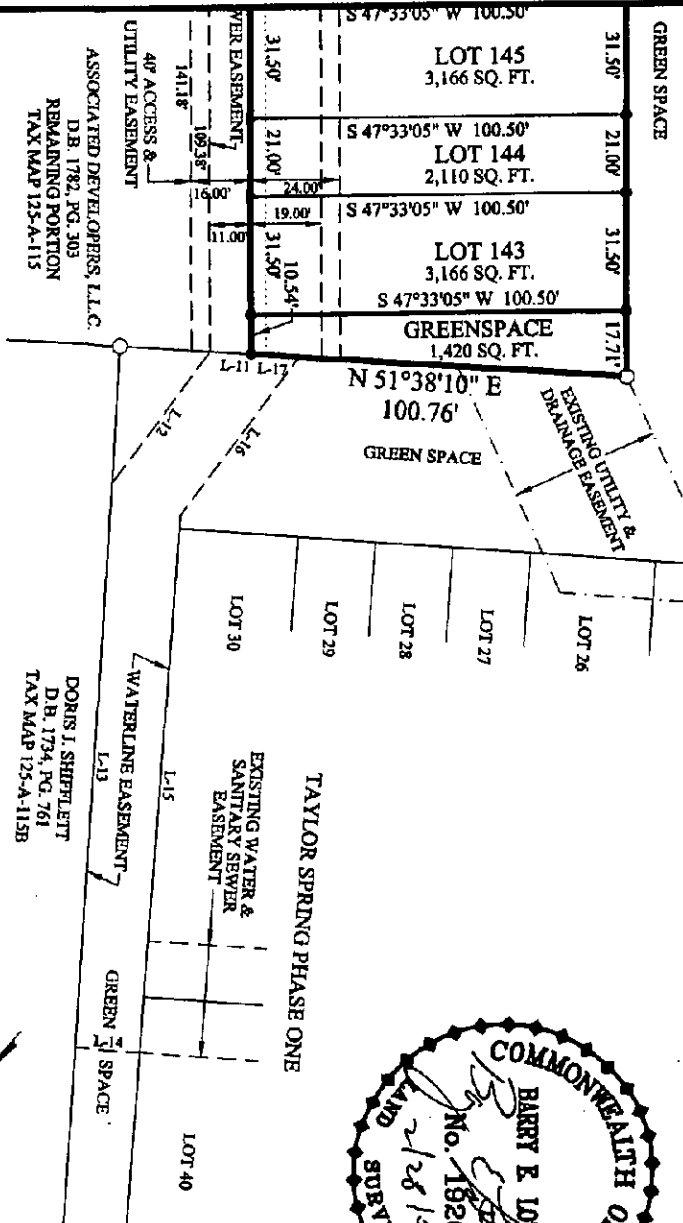
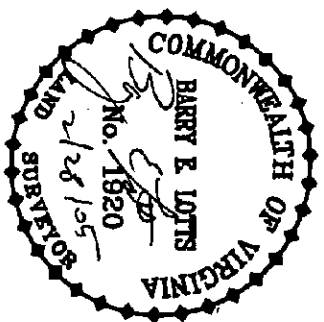


TAYLOR SPRING, PHASE ONE



SURVEYOR'S CERTIFICATE

I, BARRY E. LOTTIS, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL 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 COMPLETED.



METES AND BOUNDS DESCRIPTION

BEGINNING AT AN IRON PIN SET IN THE REAR LINE OF LOT 46, TAYLOR SPRING, PHASE II, SAID IRON PIN SET BEING N 42°26'55" W 151.48' FROM AN IRON PIN FOUND IN THE LINE OF CHARLES L. AND MARY A. WILK, A CORNER WITH A GREEN SPACE OF TAYLOR SPRING, PHASE II; THENCE WITH THE LINES OF LOTS 46 THRU 54 AND A GREEN SPACE OF TAYLOR SPRING, PHASE II; N 42°26'55" W 329.71' TO AN IRON PIN FOUND; THENCE N 47°33'05" E 13.86' TO AN IRON PIN FOUND; THENCE CONTINUING WITH A GREEN SPACE OF TAYLOR SPRING, PHASE II AND WITH A GREEN SPACE OF TAYLOR SPRING, PHASE ONE N 42°26'55" W 634.05' TO AN IRON PIN FOUND; THENCE N 51°38'10" E 100.76' TO AN IRON PIN SET; THENCE LEAVING SAID GREEN SPACE AND BY NEW LINES THRU THE LANDS OF ASSOCIATED DEVELOPERS, L.L.C. S 42°26'55" E 411.67' TO A MAG NAIL SET; THENCE N 49°52'40" E 113.09' TO AN IRON PIN SET; THENCE S 42°26'55" E 97.62' TO AN IRON PIN SET; THENCE S 47°33'05" W 113.00' TO A MAG NAIL SET; THENCE S 42°26'55" E 42.66' TO A MAG NAIL SET; THENCE S 47°33'05" W 4.00' TO A MAG NAIL SET; THENCE S 42°35'10" E 120.04' TO A MAG NAIL SET; THENCE S 42°26'55" E 280.00' TO A MAG NAIL SET; THENCE S 47°33'05" W 110.65' TO THE POINT OF BEGINNING, CONTAINING 2.572 ACRES OF LAND, BEING A PORTION OF THE PROPERTY OBTAINED BY ASSOCIATED DEVELOPERS, L.L.C. BY DEED RECORDED IN D.B. 1782, PG. 303 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS "AMENDED PLAT OF LOTS 143 THRU 163 AND 183 THRU 185, TAYLOR SPRING, PHASE III" IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

HIGHWAY ENGINEER N/A DATE 3/30/05

DIRECTOR OF PUBLIC WORKS N/A DATE 3/30/05

AGENT, COUNTY BOARD OF SUPERVISORS Eric M. Spelman DATE 3/30/05

AMENDED PLAT OF LOTS 143 THRU 163 AND 183 THRU 185, TAYLOR SPRING, PHASE III

CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA
SCALE 1" = 40'
FEBRUARY 28, 2005

LOTTIS, AUSTIN & ASSOCIATES
SURVEYING • ENGINEERING • PLANNING, P.C.
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