

ROCKINGHAM COUNTY
Chaz W. Evans-Haywood
CLERK OF COURT
Harrisonburg, VA 22801



60 2015 00009437

Instrument Number: 2015- 00009437

As

Owner's Consent

Recorded On: April 17, 2015

Parties: MLK PRESTON LLC

To

NO GRANTEE

Recorded By: LITTEN & SIPE

Num Of Pages: 13

Comment: PARCEL CENTRAL

**** Examined and Charged as Follows: ****

Owner's Consent	6.50	11 - 30 Pages	28.50	Plat larger than legal	160.00
Recording Charge:	195.00				

**** THIS PAGE IS PART OF THE INSTRUMENT ****

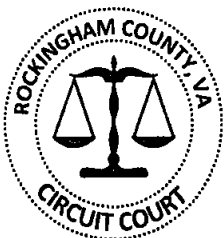
I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: ROCKINGHAM COUNTY, VA

File Information:

Document Number: 2015- 00009437
Receipt Number: 314835
Recorded Date/Time: April 17, 2015 04:15:50P
Book-Vol/Pg: Bk-OR VI-4557 Pg-319
Cashier / Station: A Pittman / Cash Station 3

Record and Return To:

LITTEN & SIPE
410 NEFF AVE
HARRISONBURG VA 22801



THE STATE OF VIRGINIA}
COUNTY OF ROCKINGHAM}

I certify that the document to which this authentication is affixed is a true
copy of a record in the Rockingham County Circuit Court Clerk's Office
and that I am the custodian of that record.

Chaz W. Evans-Haywood - Clerk of Court

CLERK OF COURT
ROCKINGHAM COUNTY, VIRGINIA

VE&X

Doc	Bk	Vol	Pg	# of Pgs
0009437	OR	4557	319	13

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the vacation of the easements and the subdivision of land as shown on this plat, containing 6.803 acres, more or less, and designated as "Final Plat Preston Lake, Section 4" (the "Plat"), situated in Central District, Rockingham County, Virginia, is with the free consent and in accordance with the desires of the undersigned owner thereof. All lots in the subdivision are subject to the Amended and Restated Declaration for Preston Lake in a writing executed by Preston Lake Homes, LLC, as Declarant, and recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia (the "Clerk's Office") in Deed Book 3146, page 510.

The property hereby subdivided is a portion of the land conveyed to MLK Preston Lake LLC from Redus VA Housing, LLC by deed dated December 11, 2012 and recorded in the Clerk's Office in Deed Book 4158, page 448.

The owner hereby reserves to itself and its assigns the following private easements as shown on the Plat: (i) the ingress-egress, parking, sidewalk, and utility easements, (ii) the new 30' storm water easement, (iii) the new storm water drainage easement, and (iv) the new 10' utility & pedestrian access easement.

Given under our hands this 16th day of March, 2015.

MLK PRESTON LAKE LLC

By: _____

Kenneth H. Michael, Manager

Prepared by Litten & Sipe L.L.P., 410 Neff Avenue, Harrisonburg, Virginia 22801
Stephen T. Heitz, Esquire, Bar No. 17784

Return recorded document to: Litten & Sipe L.L.P.

P: Drive\STH\TMC Michael Co\MLK Preston Lake\Plats-Sec 4\Owners' and Lender's Consent \STH\STA\4905-2\3-31-15

STATE OF MARYLAND

CITY/COUNTY OF Prince George's

The foregoing instrument was acknowledged before me this 7th day of April, 2015, by Kenneth H. Michael, Manager of **MLK PRESTON LAKE LLC**, a Virginia limited liability company, on behalf of the company.

My commission expires 11/7/16.

Notary Registration No. _____

Rachel M. Brunk
Notary Public



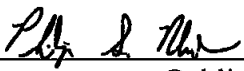
CERTIFICATE OF APPROVAL

This vacation of easements and the subdivision of land as shown on this plat entitled, "Final Plat Preston Lake, Section 4" made by Valley Engineering, dated March 9, 2015, is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

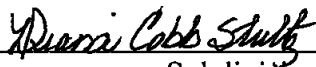
Date: MARCH 30, 2015


Highway Engineer

Date: April 15, 2015


DEPUTY DIRECTOR
Public Works

Date: April 16, 2015


Subdivision Agent

LENDER'S CONSENT

Dean W. Withers, sole acting Trustee under the Credit Line Deed of Trust dated July 25, 2014, recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia in Deed Book 4443, page 300, and Farmers & Merchants Bank, the note holder under the deed of trust, join herein for the purpose of, and do hereby consent to:

- (i) the subdivision of the land;
- (ii) the vacation of the portion of the storm water easement; and
- (iii) the creation of the following easements:
 - (a) new ingress-egress, parking, sidewalk, and utility easements,
 - (b) new 30' storm water easement,
 - (c) new storm water drainage easement, and
 - (d) new 10' utility & pedestrian access easement

all as shown on the plat entitled "Final Plat Preston Lake, Section 4" made by Valley Engineering, dated March 9, 2015, which plat is recorded with an Owner's Consent and Dedication to which this is attached. The Trustee and note holder hereby subordinate said Credit Line Deed of Trust to said Owner's Consent and Dedication and Plat.

Given under our hands this 16th day of March, 2015.

Dean W. Withers (SEAL)
Dean W. Withers, Trustee

Farmers & Merchants Bank
By: Dean W. Withers
Dean W. Withers, President

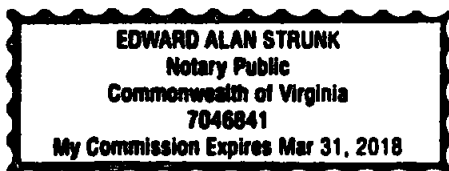
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Rockingham

3rd The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this day of April, 2015, by Dean W. Withers, both as Trustee and as President of Farmers & Merchants Bank, on behalf of the Bank.

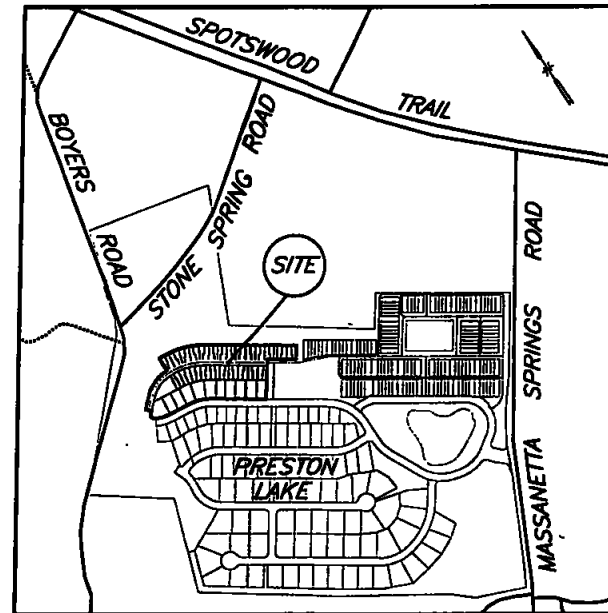
My commission expires March 31, 2018.

Notary Registration No. 7046841

Edward A. Strunk
Notary Public



FINAL PLAT PRESTON LAKE, SECTION 4



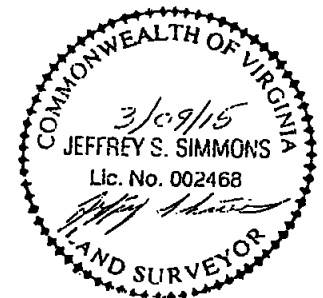
CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

SCALE 1" = 1,000' MARCH 9, 2015

VALLEY | **ENGINEERING**
IDEAS MADE REAL

3231 PEOPLES DRIVE
HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 434-6365 OR (800) 343-6365
FAX (540) 432-0685
www.valleyesp.com
10497B.DWG

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.



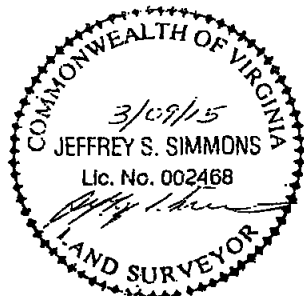
FILE #10497-6, EXP. #5839-6
SHEET 1 of 8

NOTES:

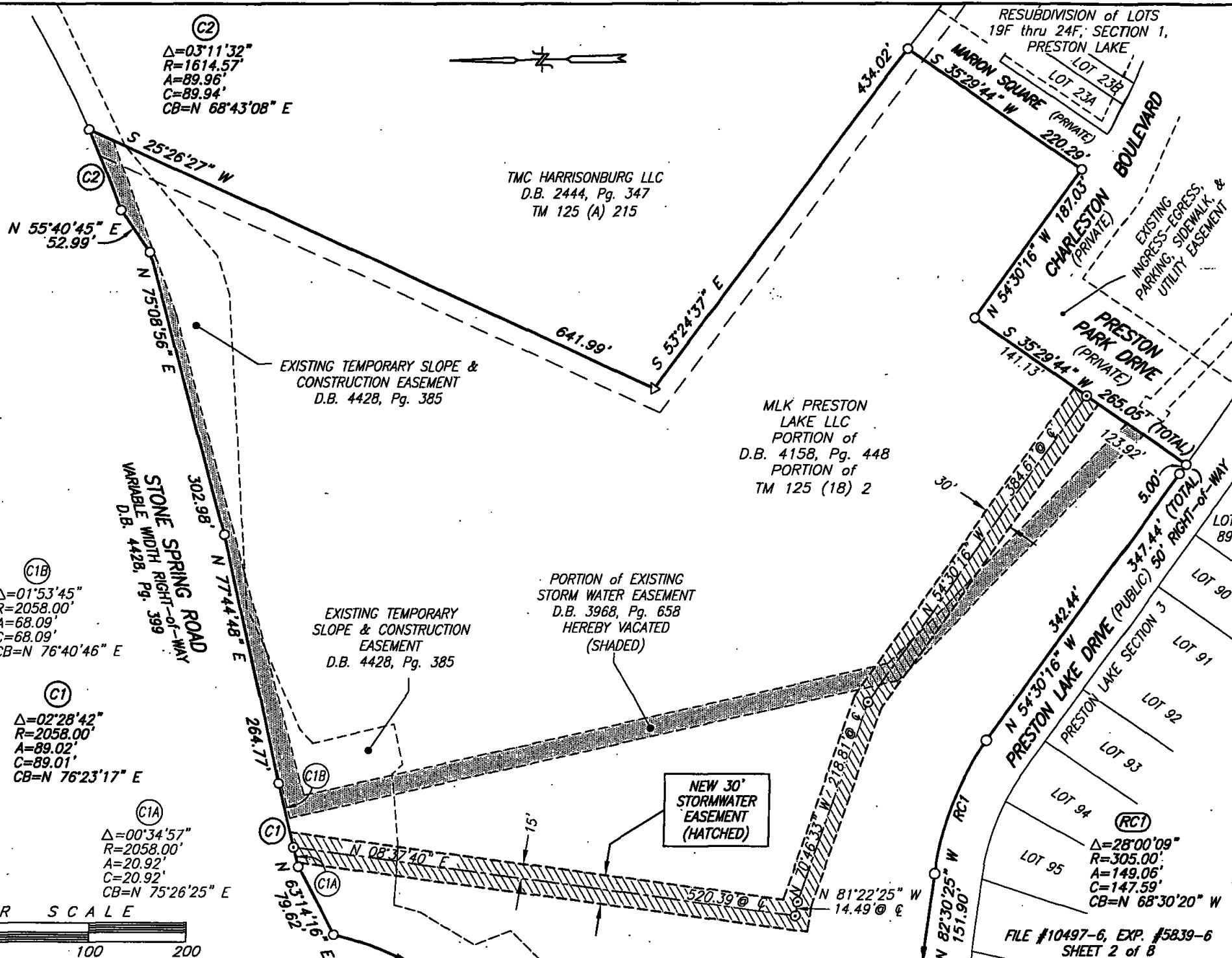
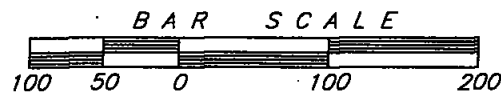
1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. TAX MAP DESIGNATIONS ARE SHOWN HEREON.
3. BEARINGS ARE ROTATED TO SUBDIVISION PLAT RECORDED IN D.B. 3095, Pg. 163.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR COMMITMENT, AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

LEGEND:

- IRON PIN SET
- IRON PIN FOUND
- △ IRON PIPE FOUND
- ⊙ POINT



MARCH 9, 2015
10497B.DWG



FILE #10497-6, EXP. #5839-6
SHEET 2 of 8

CURVE CHART					
No.	Δ	R	A	C	CB
RC1	28°00'09"	305.00'	149.06'	147.59'	N 68°30'20" W
RC2	24°20'26"	255.00'	108.33'	107.52'	N 70°20'12" W
RC3	43°30'24"	270.00'	205.02'	200.13'	N 68°53'17" E
RC4	00°47'28"	460.00'	6.35'	6.35'	S 88°57'46" E
C168C	105°18'04"	25.00'	45.95'	39.75'	N 05°30'57" W

LINE CHART	
No.	BEARING & DISTANCE
L1	N 47°08'05" E 22.89'
L2	N 42°51'55" W 40.00'
L3	N 47°08'05" E 90.04'
L4	S 89°21'30" E 5.46'
L5	N 01°13'52" E 97.29'
L6	S 85°11'23" E 68.74'
L7	S 77°53'07" E 71.94'
L8	S 70°32'17" E 69.43'
L9	S 63°19'17" E 69.43'
L10	S 58°00'59" E 37.19'

NOTES:

- TOTAL AREA SECTION 4
= 6.803 ACRES
TOTAL AREA in LOTS
= 5.594 ACRES
TOTAL AREA in PRIVATE STREETS
= 0.869 ACRES
TOTAL AREA in OPEN SPACE
= 0.340
- SEE SHEET 2 of 8 FOR
ADDITIONAL EASEMENTS
AND 4 of 8 THRU
8 of 8 FOR LOT DATA.

STONE SPRING ROAD
VARIABLE WIDTH RIGHT-OF-WAY
D.B. 4428, Pg. 399

PORTION of
EXISTING
TEMPORARY SLOPE &
CONSTRUCTION
EASEMENT
D.B. 4428, Pg. 385

MLK PRESTON
LAKE LLC
PORTION of
D.B. 4158, Pg. 448
PORTION of
TM 125 (18) 2

EXISTING 20' ACCESS &
CONSTRUCTION EASEMENT
D.B. 3968, Pg. 658
(to REMAIN in PLACE)

TMC HARRISONBURG LLC
D.B. 2444, Pg. 347
TM 125 (A) 215

Ref:
S 53°24'37" E 523.18'
to FENCE POST

EXISTING DOMINION
VIRGINIA POWER
R/W EASEMENT
D.B. 3268, Pg. 487
(to REMAIN in PLACE)

RESUBDIVISION of LOTS
19F thru 24F, SECTION 1,
PRESTON LAKE

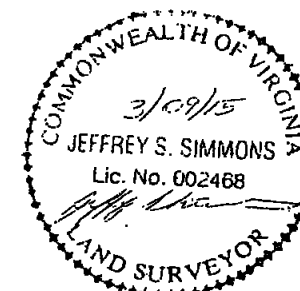
CHARLESTON BOULEVARD
(PRIVATE)

PRESTON
PARK DRIVE
(PRIVATE)

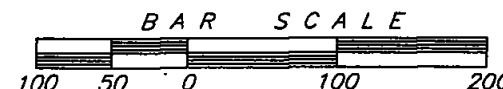
EXISTING
INGRESS-EGRESS,
PARKING, SIDEWALK, &
UTILITY EASEMENT

REMAINING PORTION of
EXISTING STORM WATER
DRAINAGE EASEMENT
D.B. 3968, Pg. 658

Ref: S 54°30'16" E 425.63'
to ROW CORNER



MARCH 9, 2015
10497B.DWG



FILE #10497-6, EXP. #5839-6
SHEET 3 of 8

MLK PRESTON LAKE LLC
PORTION of D.B. 4158, Pg. 448
PORTION of TM 125 (18) 2

MARION SQUARE (PRIVATE)

595.00' (TOTAL)
LOT Q12 2,662 Sq. Ft.
LOT Q12C 3,170 Sq. Ft.
LOT Q12B 3,170 Sq. Ft.
LOT Q12A 2,662 Sq. Ft.

LOT Q11C 3,170 Sq. Ft.

LOT Q11B 3,170 Sq. Ft.

LOT Q11A 2,662 Sq. Ft.

LOT Q10D 2,662 Sq. Ft.

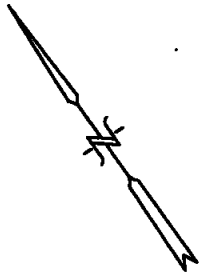
LOT Q10C 3,170 Sq. Ft.

LOT Q10B 3,170 Sq. Ft.

LOT Q10A 2,662 Sq. Ft.

LOT Q9D

SEE SHEET 5 of 8



NEW INGRESS-EGRESS,
PARKING, SIDEWALK, &
UTILITY EASEMENT
(SHADED)

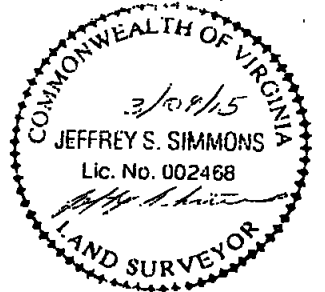
CHARLESTON BOULEVARD
(PRIVATE)
EXISTING INGRESS-EGRESS,
PARKING, SIDEWALK, &
UTILITY EASEMENT

NEW STORMWATER
DRAINAGE
EASEMENT
(HATCHED)

EXISTING DOMINION
VIRGINIA POWER
R/W EASEMENT
D.B. 3254, Pg. 702
(to REMAIN in PLACE)

EASEMENT LINE CHART	
No.	BEARING & DISTANCE
EL8	S 70°17'52" E 36.74'
EL9	S 86°58'36" E 8.17'
EL10	S 35°29'44" E 88.82'

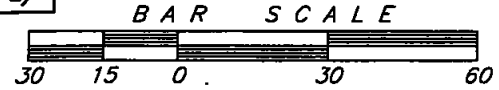
RESUBDIVISION of LOTS 19F thru 24F,
SECTION 1, PRESTON LAKE
(SEE PLAT DATED 3/3/2015)



PRESTON PARK DRIVE
(PRIVATE)

EXISTING INGRESS-EGRESS,
PARKING, SIDEWALK, &
UTILITY EASEMENT

NEW 30'
STORMWATER
EASEMENT
(HATCHED)
(SEE SHEET 2)



FILE #10497-6, EXP. #5839-6
SHEET 4 of 8

LOT 61

LOT 60

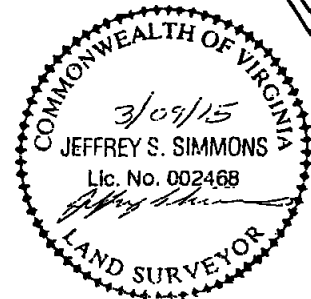
LOT 59

LOT 58

SEE SHEET 8 of 8

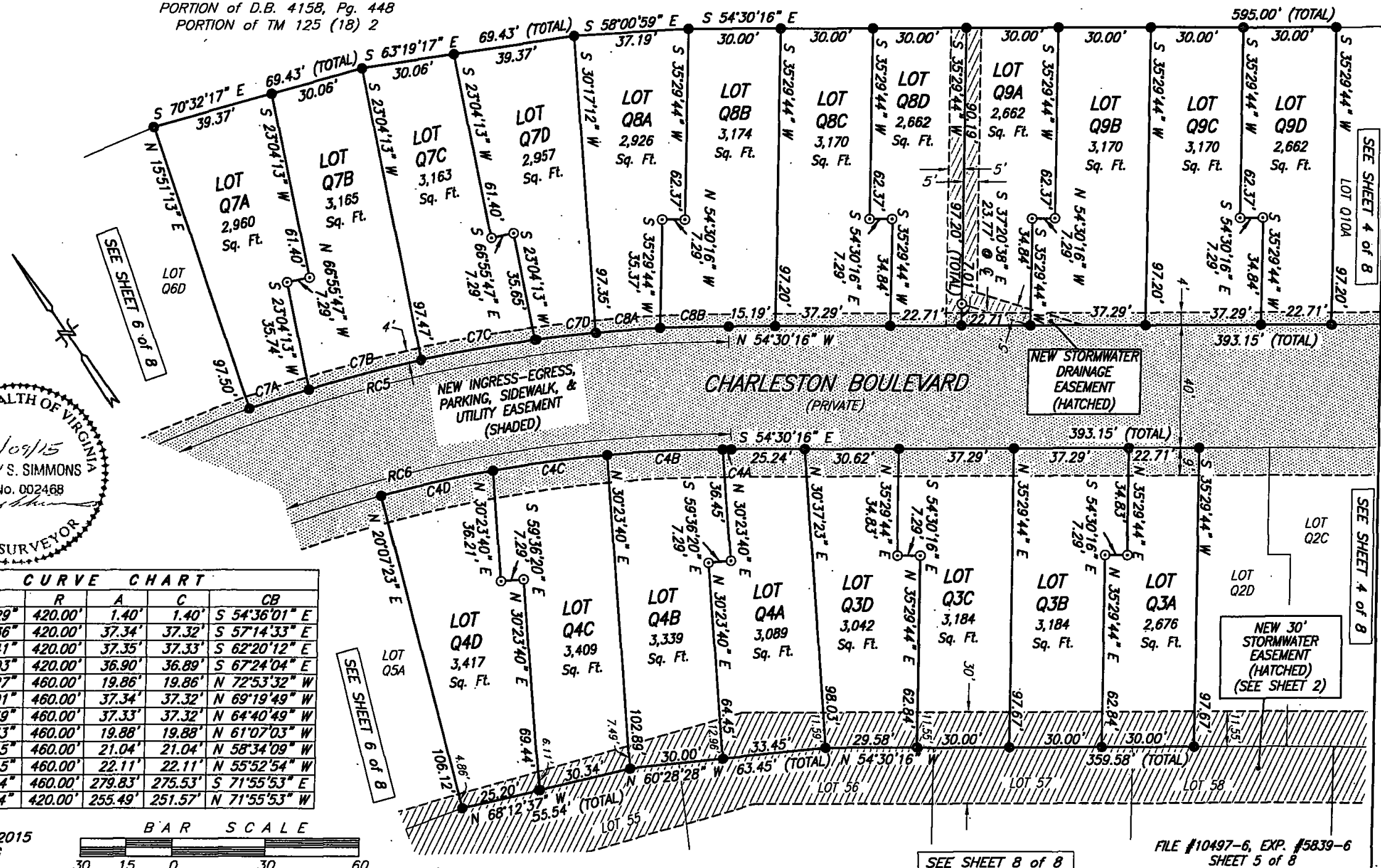
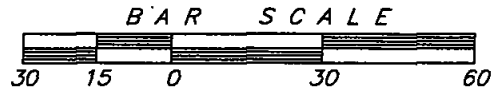
MARCH 9, 2015
10497B.DWG

MLK PRESTON LAKE LLC
PORTION of D.B. 4158, Pg. 448
PORTION of TM 125 (18) 2



CURVE CHART					
No.	Δ	R	A	C	CB
C4A	00°11'29"	420.00'	1.40'	1.40'	S 54°36'01" E
C4B	05°05'36"	420.00'	37.34'	37.32'	S 57°14'33" E
C4C	05°05'41"	420.00'	37.35'	37.33'	S 62°20'12" E
C4D	05°02'03"	420.00'	36.90'	36.89'	S 67°24'04" E
C7A	02°28'27"	460.00'	19.86'	19.86'	N 72°53'32" W
C7B	04°39'01"	460.00'	37.34'	37.32'	N 69°19'49" W
C7C	04°38'59"	460.00'	37.33'	37.32'	N 64°40'49" W
C7D	02°28'33"	460.00'	19.88'	19.88'	N 61°07'03" W
C8A	02°37'15"	460.00'	21.04'	21.04'	N 58°34'09" W
C8B	02°45'15"	460.00'	22.11'	22.11'	N 55°52'54" W
RC5	34°51'14"	460.00'	279.83'	275.53'	S 71°55'53" E
RC6	34°51'14"	420.00'	255.49'	251.57'	N 71°55'53" W

MARCH 9, 2015
10497B.DWG



SEE SHEET 8 of 8

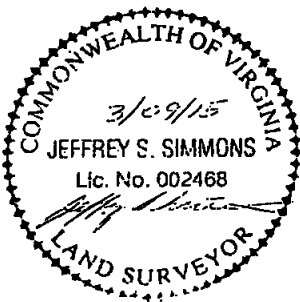
FILE #10497-6, EXP. #5839-6
SHEET 5 of 8

STONE SPRING ROAD
VARIABLE WIDTH RIGHT-OF-WAY

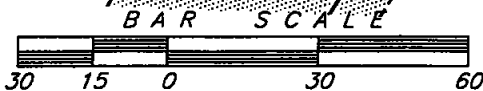
PORTION of EXISTING
TEMPORARY SLOPE &
CONSTRUCTION EASEMENT
D.B. 4428, Pg. 385

MLK PRESTON
LAKE LLC
PORTION of
D.B. 4158, Pg. 448
PORTION of
TM 125 (18) 2

CURVE CHART					
No.	Δ	R	A	C	CB
CSA	05°18'19"	420.00'	38.89'	38.88'	S 72°34'15" E
CSB	05°05'40"	420.00'	37.34'	37.33'	S 77°46'14" E
CSC	05°05'37"	420.00'	37.34'	37.33'	S 82°51'52" E
CSD	03°15'52"	420.00'	23.93'	23.93'	S 87°02'37" E
C6A	02°24'20"	460.00'	19.31'	19.31'	N 87°21'53" W
C6B	04°38'59"	460.00'	37.33'	37.32'	N 83°50'13" W
C6C	04°39'01"	460.00'	37.34'	37.33'	N 79°11'13" W
C6D	02°43'57"	460.00'	21.94'	21.94'	N 75°29'44" W
RC3	43°30'24"	270.00'	205.02'	200.13'	N 68°53'17" E
RC4	00°47'28"	460.00'	6.35'	6.35'	S 88°57'46" E
RC5	34°51'14"	460.00'	279.83'	275.53'	S 71°55'53" E
RC6	34°51'14"	420.00'	255.49'	251.57'	N 71°55'53" W
RC7	43°30'24"	230.00'	174.65'	170.48'	S 68°53'17" W
OSC1	00°40'58"	420.00'	5.01'	5.00'	S 89°01'02" E



MARCH 9, 2015
10497B.DWG



SEE SHEET 7 of 8

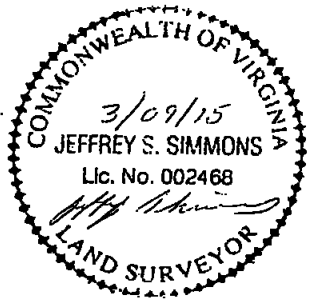
NEW 30'
STORMWATER
EASEMENT
(SEE SHEET 2)

NEW INGRESS-EGRESS,
PARKING, SIDEWALK,
& UTILITY EASEMENT
(SHADED)

NEW 30'
STORMWATER
EASEMENT
(HATCHED)
(SEE SHEET 2)

FILE #10497-6, EXP. #5839-6
SHEET 6 of 8

CURVE CHART					
No.	Δ	R	A	C	CB
C54	08°01'38"	305.00'	42.73'	42.70'	N 78°29'36" W
C55	12°01'50"	305.00'	64.04'	63.92'	N 68°27'51" W
C168A	22°40'38"	255.00'	100.93'	100.27'	N 71°10'06" W
C168B	01°39'48"	255.00'	7.40'	7.40'	N 58°59'52" W
C168C	105°18'04"	25.00'	45.95'	39.75'	N 05°30'57" W
RC1	28°00'09"	305.00'	149.06'	147.59'	N 68°30'20" W
RC2	24°20'26"	255.00'	108.33'	107.52'	N 70°20'12" W
RC3	43°30'24"	270.00'	205.02'	200.13'	N 68°53'17" E
RC7	43°30'24"	230.00'	174.65'	170.48'	S 68°53'17" W
OSC1	00°40'58"	420.00'	5.01'	5.00'	S 89°01'02" E



MLK PRESTON
LAKE LLC
PORTION of
D.B. 4158, Pg. 448
PORTION of
TM 125 (18) 2

TEMPORARY
GRAVEL
CONNECTOR
ROAD

MARCH 9, 2015
10497B.DWG

NEW 10'
UTILITY &
PEDESTRIAN
ACCESS
EASEMENT

LOT
168
11,841
Sq. Ft.

LOT
52
8,296
Sq. Ft.

LOT
53
8,279
Sq. Ft.

LOT
54
9,348
Sq. Ft.

LOT
55
9,813
Sq. Ft.

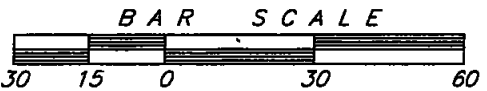
LOT
56

OPEN
SPACE
12,379
Sq. Ft.

SEE SHEET 6 of 8

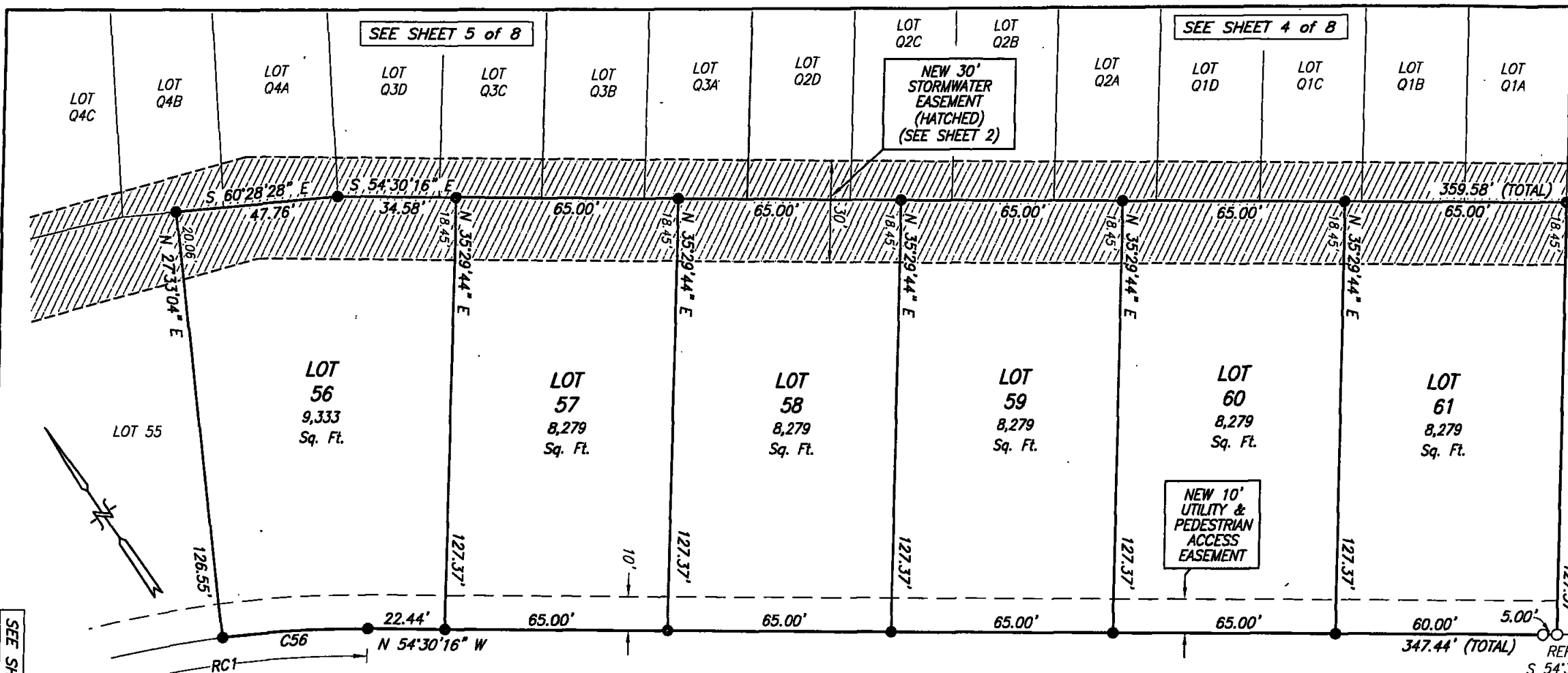
NEW 30'
STORMWATER
EASEMENT
(HATCHED)
(SEE SHEET 2)

PRESTON LAKE BOULEVARD
50' RIGHT-OF-WAY
(PUBLIC)



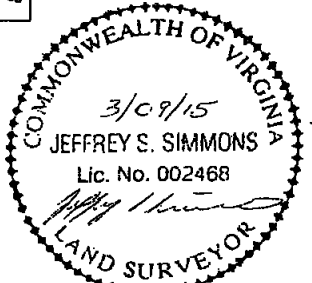
FILE #10497-6, EXP. #5839-6
SHEET 7 of 8

RESUBDIVISION of LOTS 19F thru 24F,
SECTION 1, PRESTON LAKE
(SEE PLAT DATED 3/3/2015)
PRESTON PARK DRIVE
(PRIVATE)
S 35°29'44" W
127.37'

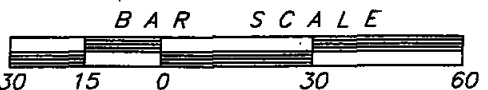


SEE SHEET 7 of 8

(56)
Δ=07°56'40"
R=305.00'
A=42.29'
C=42.26'
CB=N 58°28'36" W



MARCH 9, 2015
10497B.DWG



FILE #10497-6, EXP. #5839-6
SHEET 8 of 8