

County Tax Map No. 125-(A)-127 &amp; 128

**OWNER'S CONSENT AND DEDICATION**

**KNOW ALL MEN BY THESE PRESENTS**, that the subdivision of land as shown on this plat, containing 4.807 acres, more or less, designated as **Port Road Professional Park**, situate on the northeastern side of Port Republic Road (State Route 659) in Central District, Rockingham County, Virginia, is with the free consent and in accordance with the desire of the undersigned owner thereof. All lots in the subdivision are subject to certain protective covenants as contained in an instrument executed by the undersigned dated November \_\_\_\_, 2004, to be recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia after the recordation hereof. The property hereby subdivided is a portion of the real estate acquired from Madelena May (aka Madelena May Logan), et al., by deed dated November 7, 2003 and recorded in the Clerk's Office in Deed Book 2393, page 97 and from Janet L. Campbell and Angela R. Lambert by deed dated November 7, 2003 and recorded in the Clerk's Office in Deed Book 2393 at page 106.

Russell K. Henry, Jr., Sole Trustee under a deed of trust dated November 12, 2003 and recorded in the Clerk's Office in Deed Book 2393 at page 109, at the request and direction of the note holder under the deed of trust consents to and joins in this dedication.

Given under our hands this 12<sup>th</sup> day of November, 2004:

**Trobudd Inc., a Virginia corporation**

By: 

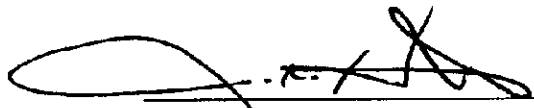
Walter R. Trobaugh, III, President

**FNB Southeast**

By: 

Russell K. Henry, Jr., City Executive

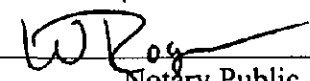
*NOTE HOLDER*

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

**COMMONWEALTH OF VIRGINIA**  
**CITY OF HARRISONBURG**

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of November, 2004 by **Walter R. Trobaugh, III, President of Trobudd Inc.**, a Virginia corporation, on behalf of the corporation.

My commission expires: December 31, 2007

  
Notary Public

**COMMONWEALTH OF VIRGINIA**  
**CITY OF HARRISONBURG**

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of November, 2004 by **Russell K. Henry, Jr., City Executive of FNB Southeast**, a North Carolina Banking corporation, 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 12<sup>th</sup> day of November, 2004 by **Russell K. Henry, Jr., Trustee**.

My commission expires: July 3, 2005

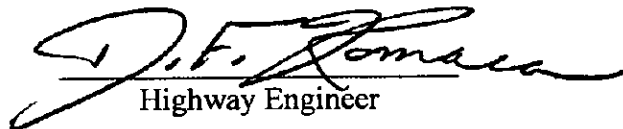
  
Notary Public

B 2 5 8 7 P 7 3 0

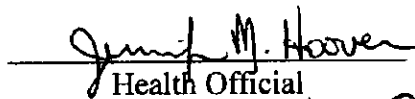
**CERTIFICATE OF APPROVAL**

This subdivision is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

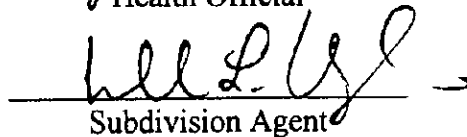
Date: November 15, 2004

  
Highway Engineer

Date: November 19, 2004

  
Health Official

Date: November 30, 2004

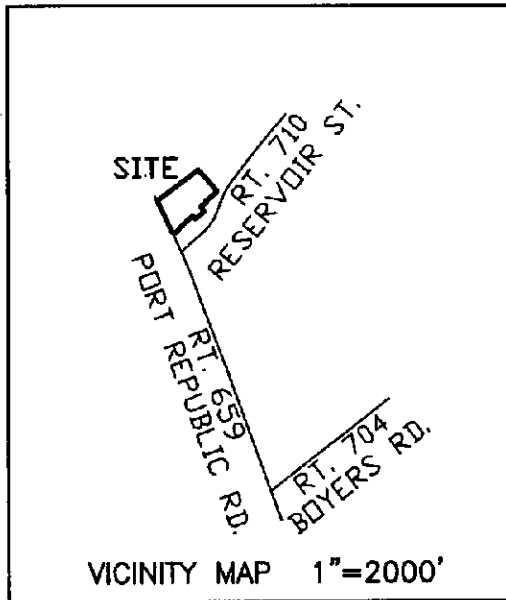
  
Subdivision Agent

02597P731

# PORT ROAD PROFESSIONAL PARK

CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

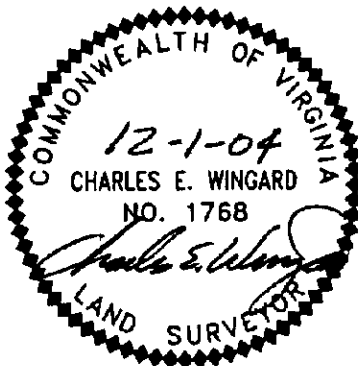
OCTOBER 26, 2004  
REVISED NOVEMBER 8, 2004  
REVISED DECEMBER 1, 2004



TAX MAP DESIGNATION:  
TM 125 (A) 127 & 128  
ZONED R-3 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 1st DAY OF DECEMBER, 2004.



STATE CERTIFIED LAND SURVEYOR

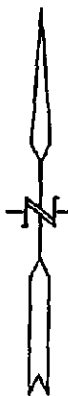
SEE ATTACHED PAGES FOR OWNER'S CONSENT AND DEDICATION AND FOR CERTIFICATE OF APPROVAL.

**BENNER AND ASSOCIATES, INC.**  
3061 SOUTH MAIN STREET  
HARRISONBURG, VA 22801  
540 434-0267  
REF# 111103

SCALE: 1"=60'

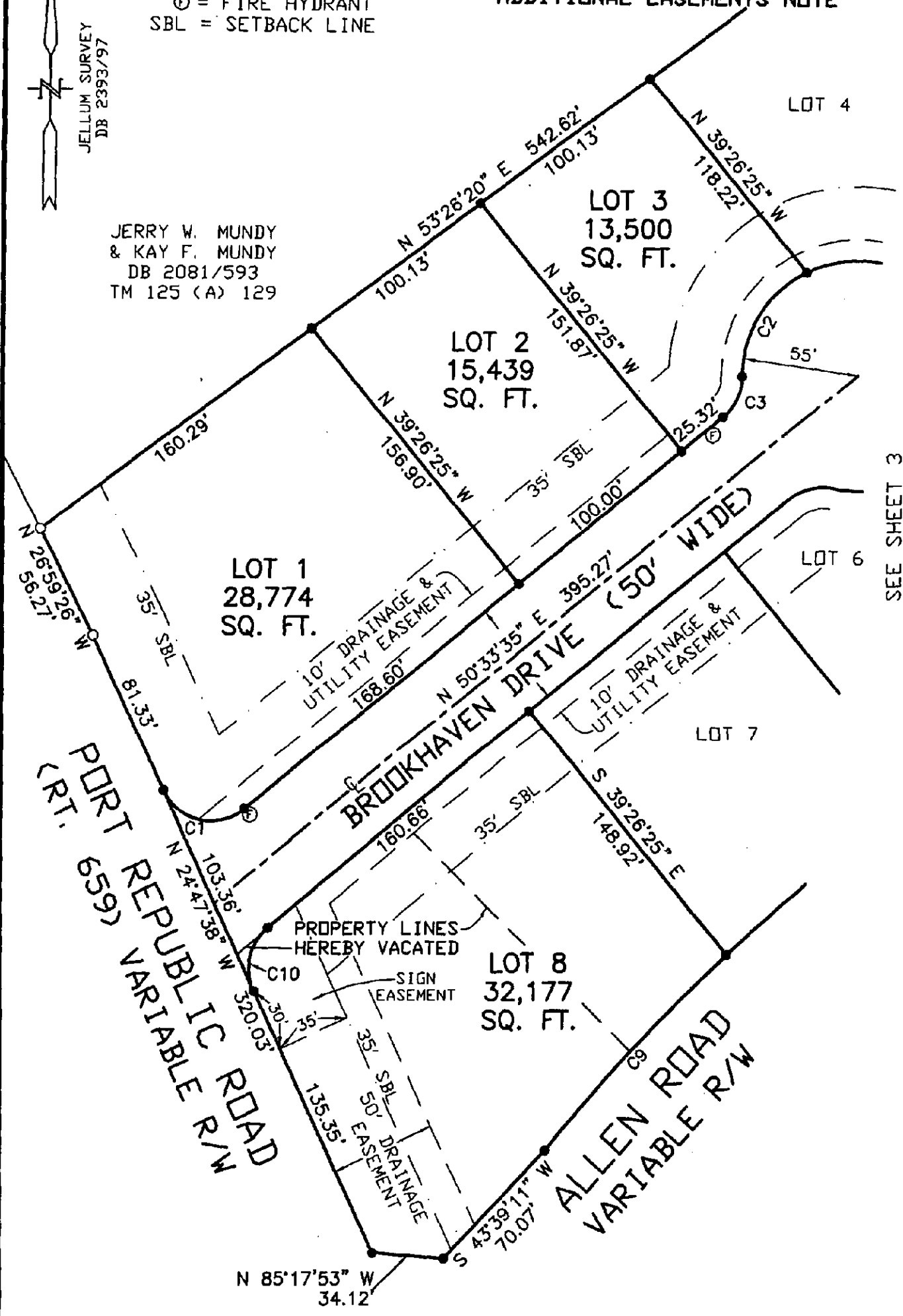
SEE SHEET 4 FOR SHENANDOAH VALLEY  
ELECTRIC COOPERATIVE EASEMENTS  
SEE SHEET 5 FOR CURVE TABLE AND  
ADDITIONAL EASEMENTS NOTE

- = IRON PIN SET
- = FOUND IRON PIN
- ⊙ = FIRE HYDRANT
- SBL = SETBACK LINE



JELUM SURVEY  
DB 2393/97

JERRY W. MUNDY  
& KAY F. MUNDY  
DB 2081/593  
TM 125 (A) 129



SEE SHEET 3

**BENNER & ASSOC., INC.**  
3061 SOUTH MAIN STREET  
HARRISONBURG, VA 22801  
540 434-0267  
REF# 111103

SEE SHEET 4 FOR SHENANDOAH VALLEY  
ELECTRIC COOPERATIVE EASEMENTS  
SEE SHEET 5 FOR CURVE TABLE AND  
ADDITIONAL EASEMENTS NOTE

82587P(33)

SCALE: 1"=60'

- = IRON PIN SET
- = FOUND IRON PIN
- ⊕ = FIRE HYDRANT
- SBL = SETBACK LINE



JELLUM SURVEY  
DB 2393/97

JERRY W. MUNDY  
& KAY F. MUNDY  
DB 2081/593  
TM 125 (A) 129

MISTY MEADOWS  
SUBDIVISION, SEC. 2  
DB 1131/150

LOT 26B LOT 26A

LOT 4  
29,243  
SQ. FT.

LOT 5  
23,108 SQ. FT.

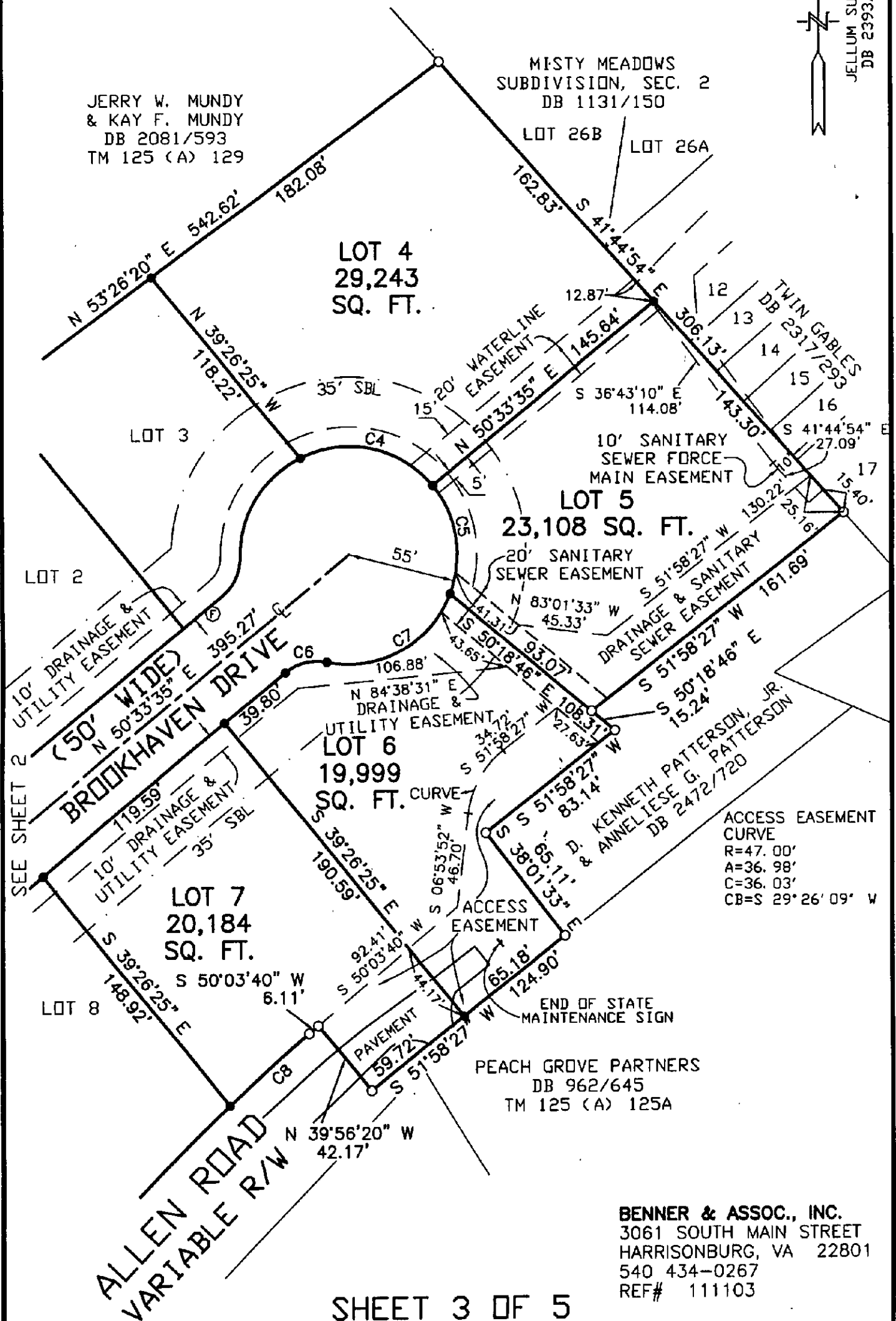
LOT 6  
19,999  
SQ. FT.

LOT 7  
20,184  
SQ. FT.

PEACH GROVE PARTNERS  
DB 962/645  
TM 125 (A) 125A

BENNER & ASSOC., INC.  
3061 SOUTH MAIN STREET  
HARRISONBURG, VA 22801  
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REF# 111103

SHEET 3 OF 5



ACCESS EASEMENT  
CURVE  
R=47.00'  
A=36.98'  
C=36.03'  
CB=S 29°26'09" W

ALLEN ROAD  
VARIABLE R/W

SEE SHEET 2

(50' WIDE)  
BROOKHAVEN DRIVE

# SHENANDOAH VALLEY ELECTRIC COOPERATIVE EASEMENTS & OVERHEAD UTILITY LINES

SCALE: 1"=60'

○ = UTILITY POLE

— = OVERHEAD UTILITY LINE

JELUM SURVEY  
DB 2393/97

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

BROOKHAVEN DRIVE

A=10.08' N 50°25'28" E 193.73'  
NEW S. V. E. C. EASEMENT 84.60'  
OVHD. ELEC.

N 52°42'21" E 41.98'  
OVHD. T.V.

N 52°42'21" E 165.12'  
NEW S. V. E. C. EASEMENT  
A=2.31'  
OVHD. T.V.

5.58' 24.58' S 33°31'57" E 147.13'  
OVHD. T.V.  
39.86' N 51°58'27" E  
NEW S. V. E. C. EASEMENT  
BRG=N 48°43'51" E  
C=60.44'  
A=60.45'  
R=994.98'  
Δ=03°28'51'  
S 50°03'40" W 69.50'  
OVHD. TELE. & T.V.  
OVHD. ELEC.

**BENNER & ASSOC., INC.**  
3061 SOUTH MAIN STREET  
HARRISONBURG, VA 22801  
540 434-0267  
REF# 111103

SHEET 4 OF 5

B 2 5 8 7 P 7 3 4

B 25077795

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	45.66'	39.57'	N 77°07'02" W	104°38'47"
C2	55.00'	61.60'	58.43'	S 31°19'39" W	64°10'16"
C3	25.00'	22.39'	21.65'	S 24°54'03" W	51°19'04"
C4	55.00'	74.06'	68.59'	N 78°00'49" W	77°08'48"
C5	55.00'	57.93'	55.29'	N 09°16'02" W	60°20'47"
C6	25.00'	22.39'	21.65'	N 76°13'07" E	51°19'04"
C7	55.00'	77.73'	71.42'	N 61°23'30" E	80°58'17"
C8	979.98'	53.46'	53.45'	S 48°29'54" W	03°07'31"
C9	979.98'	126.13'	126.05'	S 43°14'54" W	07°22'29"
C10	25.00'	32.88'	30.56'	N 12°52'58" E	75°21'13"

**AREA TOTALS**

LOT AREAS = 4.188 AC. (182,424 SQ. FT.)  
 STREET AREA = 0.619 AC. (26,975 SQ. FT.)  
**TOTAL AREA = 4.807 ACRES (209,399 SQ. FT.)**

**ADDITIONAL EASEMENTS**

IN ADDITION TO THE EASEMENTS SHOWN, THERE ARE 10 FOOT UTILITY AND DRAINAGE EASEMENTS ON THE INSIDE OF ALL EXTERIOR LOT LINES AND CENTERED ON ALL SIDE LOT LINES.

04 DEC -2 AM 9:38

ROCKINGHAM COUNTY  
 CIRCUIT COURT  
 L. WAYNE HARPER, CLERK

039154

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  
 2 day of Dec 20 04 at 9:38 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 210 Copies 400 TESTE  
 L. WAYNE HARPER  
 CLERK  
 Deed Book No 2587 Page 728

**BENNER & ASSOC., INC.**  
 3061 SOUTH MAIN STREET  
 HARRISONBURG, VA 22801  
 540 434-0267  
 REF# 111103