

ROCKINGHAM COUNTY
L. WAYNE HARPER
CLERK OF COURT
Harrisonburg, VA 22801



60 2006 00033266

Instrument Number: 2006- 00033266

As
Plat

Recorded On: October 17, 2006

Parties: SCAKL LC
To
NO GRANTEE

Recorded By: CUSTOMER
Comment: PARCEL LINVILLE

Num Of Pages: 6

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

Plat	6.50	10 or Fewer Pages	14.50
Recording Charge:	21.00		

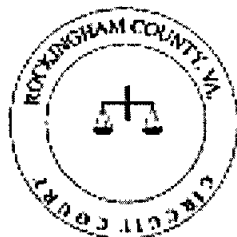
**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: ROCKINGHAM COUNTY, VA

File Information:

Record and Return To:

Document Number: 2006- 00033266	CUSTOMER
Receipt Number: 24612	
Recorded Date/Time: October 17, 2006 09:36:53A	HARRISONBURG VA 22801
Book-Vol/Pg: Bk-OR VI-2962 Pg-472	
Cashier / Station: B Huffman / Cash Station 3	



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

L. Wayne Harper, Clerk of Court
CLERK OF COURT
ROCKINGHAM COUNTY, VIRGINIA

MEADOWBROOK, PHASE TWO

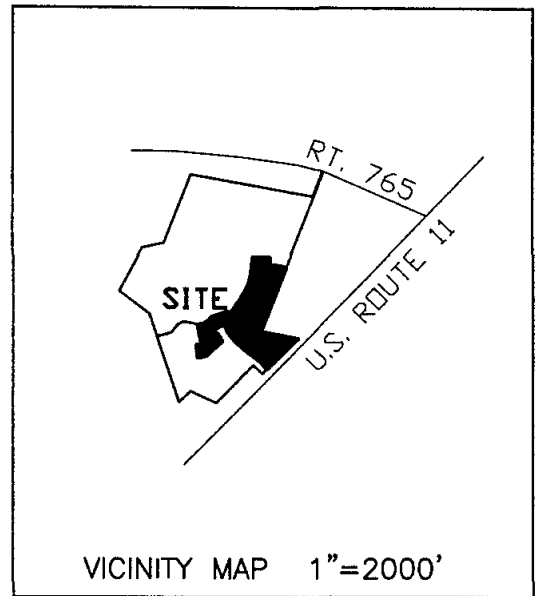
LINVILLE DISTRICT, ROCKINGHAM COUNTY, VIRGINIA
SEPTEMBER 21, 2006

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 21st DAY OF SEPTEMBER, 2006.



TAX MAP DESIGNATION:
TM 95E (A) 55, 55A
& PORTION OF
TM 95E (A) 55B
ZONED R-5



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 9.626 ACRES, MORE OR LESS, AND DESIGNATED AS MEADOWBROOK, PHASE TWO, SITUATED IN LINVILLE 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 October 5, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA, IN DEED BOOK 2753, PAGE 181. THE 6.379 ACRES OF LAND HEREBY SUBDIVIDED IS A PORTION OF THE LAND CONVEYED TO SCAKL, L.C. BY DNG, LLC, DAVID IRVING & NORMAN J. STERN, BY DEED DATED MAY 20, 2005 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 2672, PAGE 430. THE 3.247 ACRES OF LAND HEREBY SUBDIVIDED IS A PORTION OF THE LAND CONVEYED TO SCAKL, L.C. BY NORMAN J. STERN & KRISTINE E. STERN, BY DEED DATED MAY 19, 2005 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 2672, PAGE 415.

GIVEN UNDER MY HAND THIS 4th DAY OF October, 2006.

SCAKL, L.C.
A VIRGINIA LIMITED LIABILITY COMPANY

BY: Sam Huffman Manager
TITLE

STATE OF Virginia AT LARGE

CITY/COUNTY OF Rockingham, TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF October, 2006 BY Sam Huffman

ON BEHALF OF SCAKL, L.C.

Kristina R. Miller
NOTARY PUBLIC

October 31, 2009
MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS MEADOWBROOK, PHASE TWO IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

10/6/06
DATE

D.F. Thomas
HIGHWAY ENGINEER

10/6/06
DATE

[Signature]
DIRECTOR OF PUBLIC WORKS

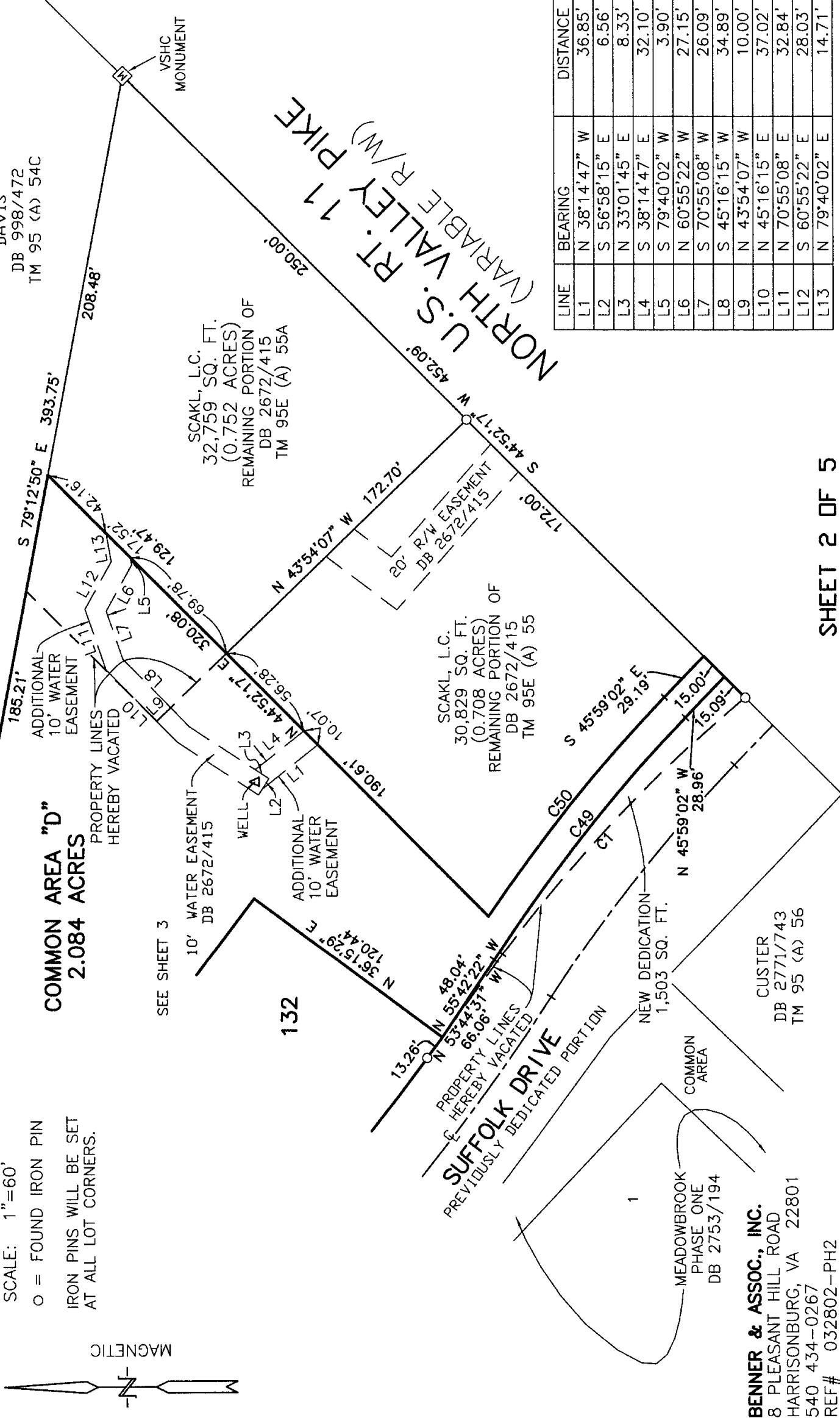
10/16/06
DATE

William Cobb Stultz
AGENT OF THE BOARD

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 032802-PH2

SCALE: 1"=60'
 O = FOUND IRON PIN
 IRON PINS WILL BE SET
 AT ALL LOT CORNERS.

MAGNETIC



LINE	BEARING	DISTANCE
L1	N 38°14'47" W	36.85'
L2	S 56°58'15" E	6.56'
L3	N 33°01'45" E	8.33'
L4	S 38°14'47" E	32.10'
L5	S 79°40'02" W	3.90'
L6	N 60°55'22" W	27.15'
L7	S 70°55'08" W	26.09'
L8	S 45°16'15" W	34.89'
L9	N 43°54'07" W	10.00'
L10	N 45°16'15" E	37.02'
L11	N 70°55'08" E	32.84'
L12	S 60°55'22" E	28.03'
L13	N 79°40'02" E	14.71'

BENNER & ASSOC., INC.
 8 PLEASANT HILL ROAD
 HARRISONBURG, VA 22801
 540 434-0267
 REF# 032802-PH2

SEE SHEET 5 FOR
CURVE TABLE AND
NOTES.

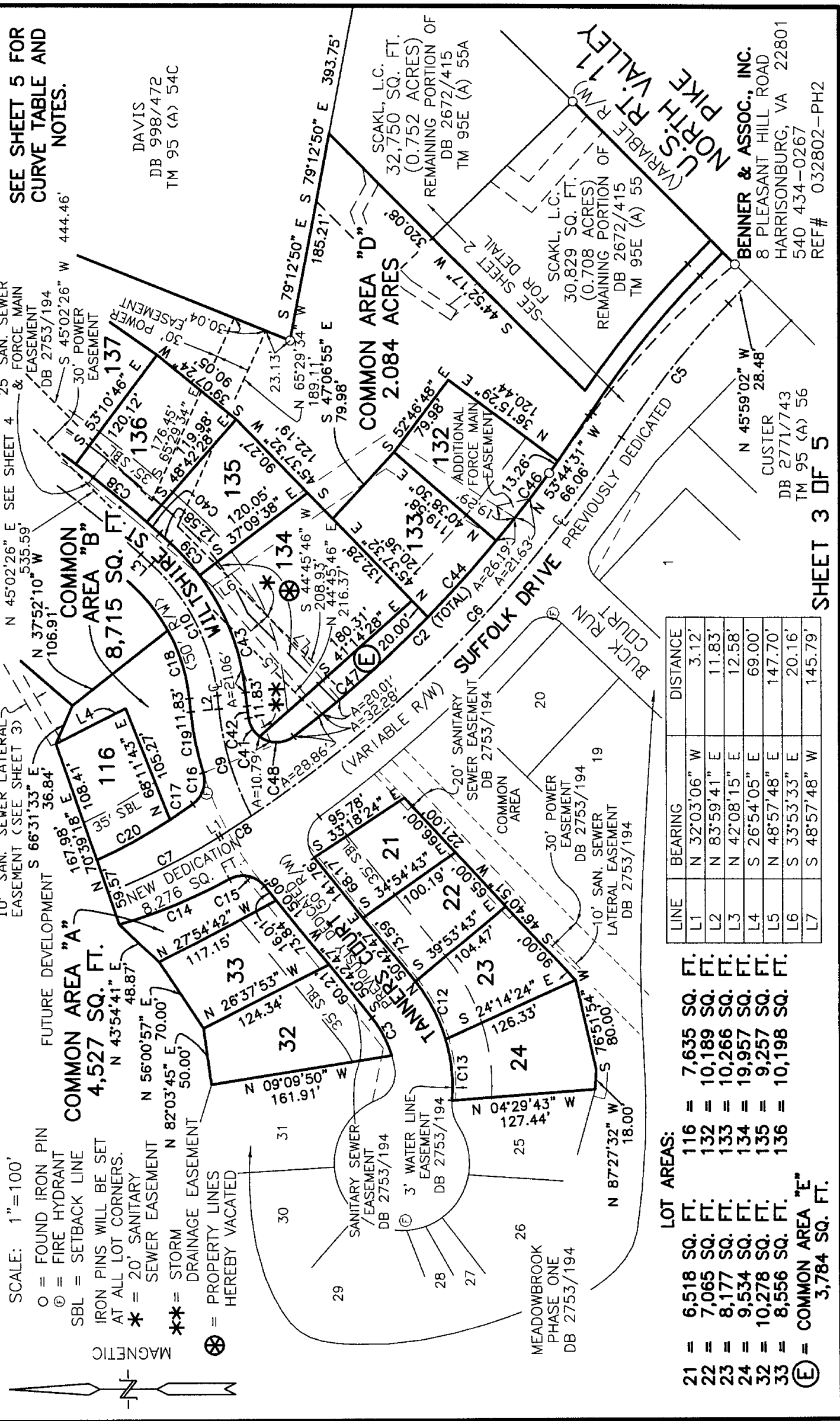
SCALE: 1"=100'

- = FOUND IRON PIN
- ⊙ = FIRE HYDRANT
- SBL = SETBACK LINE
- IRON PINS WILL BE SET AT ALL LOT CORNERS.
- * = 20' SANITARY SEWER EASEMENT
- ** = STORM DRAINAGE EASEMENT
- ⊗ = PROPERTY LINES HEREBY VACATED
- ⊕ = MAGNETIC

COMMON AREA "A"
4,527 SQ. FT.

COMMON AREA "B"
8,715 SQ. FT.

COMMON AREA "D"
2,084 ACRES



DAVIS
DB 998/472
TM 95 (A) 54C

SCAKL, L.C.
32,750 SQ. FT.
(0.752 ACRES)
REMAINING PORTION OF
DB 2672/415
TM 95E (A) 55A

SCAKL, L.C.
30,829 SQ. FT.
(0.708 ACRES)
REMAINING PORTION OF
DB 2672/415
TM 95E (A) 55

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 032802-PH2

CUSTER
DB 2771/743
TM 95 (A) 56

LINE	BEARING	DISTANCE
L1	N 32°03'06" W	3.12'
L2	N 83°59'41" E	11.83'
L3	N 42°08'15" E	12.58'
L4	S 26°54'05" E	69.00'
L5	N 48°57'48" E	147.70'
L6	S 33°53'33" E	20.16'
L7	S 48°57'48" W	145.79'

LOT AREAS:

21	=	6,518 SQ. FT.	=	7,635 SQ. FT.
22	=	7,065 SQ. FT.	=	10,189 SQ. FT.
23	=	8,177 SQ. FT.	=	10,266 SQ. FT.
24	=	9,534 SQ. FT.	=	19,957 SQ. FT.
32	=	10,278 SQ. FT.	=	9,257 SQ. FT.
33	=	8,556 SQ. FT.	=	10,198 SQ. FT.
ⓔ	=	COMMON AREA "E"	=	3,784 SQ. FT.

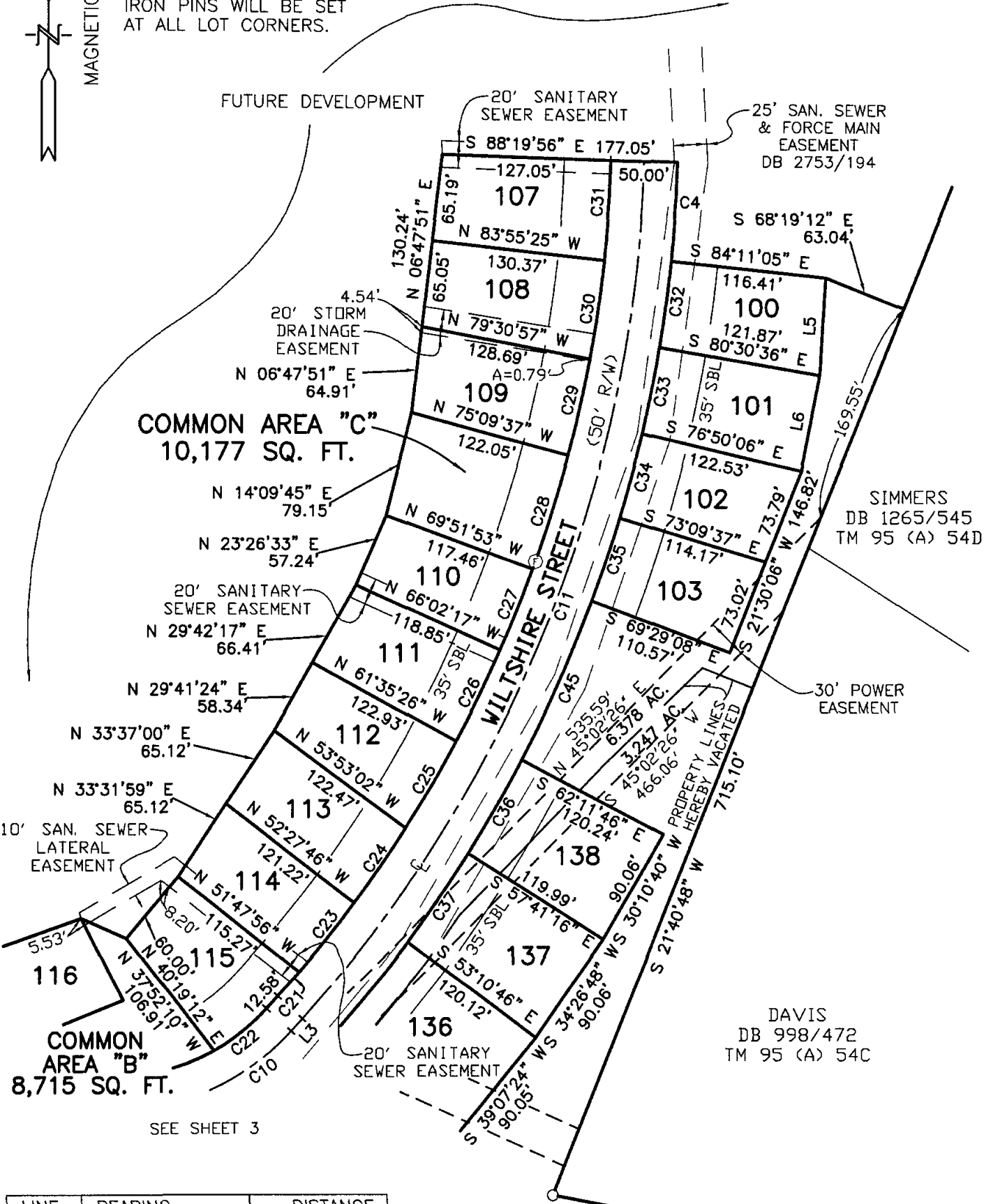
SHEET 3 OF 5

SEE SHEET 5 FOR
CURVE TABLE AND
NOTES.

SCALE: 1"=100'

○ = FOUND IRON PIN
⊙ = FIRE HYDRANT
SBL = SETBACK LINE

IRON PINS WILL BE SET
AT ALL LOT CORNERS.



COMMON AREA "C"
10,177 SQ. FT.

COMMON AREA "B"
8,715 SQ. FT.

COMMON AREA "D"
2.084 ACRES

LINE	BEARING	DISTANCE
L3	N 42°08'15" E	12.58'
L5	S 03°23'35" W	73.57'
L6	S 10°48'53" W	73.57'

LOT AREAS:

100 = 8,258 SQ. FT.	111 = 8,611 SQ. FT.
101 = 8,484 SQ. FT.	112 = 8,180 SQ. FT.
102 = 8,200 SQ. FT.	113 = 8,133 SQ. FT.
103 = 7,764 SQ. FT.	114 = 7,784 SQ. FT.
107 = 9,046 SQ. FT.	115 = 8,307 SQ. FT.
108 = 9,098 SQ. FT.	137 = 10,195 SQ. FT.
109 = 8,722 SQ. FT.	138 = 10,200 SQ. FT.
110 = 7,246 SQ. FT.	

BENNER & ASSOC., INC.
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CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C1	13°37'21"	765.00'	181.88'	181.46'	N 46°16'27" W	91.37'
C2	16°33'35"	1125.00'	325.15'	324.02'	N 45°28'08" W	163.72'
C3	22°35'39"	95.00'	37.46'	37.22'	S 62°00'36" W	18.98'
C4	04°08'51"	1025.00'	74.20'	74.18'	S 03°44'30" W	37.12'
C5	10°53'06"	800.00'	151.98'	151.76'	N 51°25'35" W	76.22'
C6	23°14'20"	1160.00'	470.49'	467.27'	N 45°14'58" W	238.53'
C7	11°20'06"	550.00'	108.81'	108.63'	N 26°23'04" W	54.58'
C8	01°34'41"	1160.00'	31.95'	31.95'	N 32°50'27" W	15.98'
C9	21°45'38"	260.00'	98.75'	98.15'	N 73°06'52" E	49.98'
C10	41°51'26"	180.00'	131.50'	128.59'	N 63°03'58" E	68.84'
C11	40°28'11"	1000.00'	706.33'	691.74'	N 21°54'09" E	368.62'
C12	22°39'50"	145.00'	57.36'	56.98'	N 62°02'42" E	29.06'
C13	21°34'53"	145.00'	54.62'	54.29'	N 84°10'04" E	27.64'
C14	12°23'55"	486.67'	105.32'	105.11'	S 22°05'07" E	52.86'
C15	78°59'51"	25.00'	34.47'	31.80'	S 11°12'51" W	20.61'
C16	71°14'55"	25.00'	31.09'	29.12'	N 71°20'23" W	17.91'
C17	02°41'38"	517.75'	24.34'	24.34'	N 34°22'07" W	12.17'
C18	23°14'11"	155.00'	62.86'	62.43'	S 72°22'35" W	31.87'
C19	10°57'32"	285.00'	54.51'	54.43'	S 78°30'55" W	27.34'
C20	08°11'26"	517.75'	74.01'	73.95'	N 28°55'35" W	37.07'
C21	01°25'54"	975.00'	24.36'	24.36'	S 41°25'18" W	12.18'
C22	18°37'15"	155.00'	50.37'	50.15'	S 51°26'52" W	25.41'
C23	03°53'52"	975.00'	66.33'	66.32'	S 38°45'25" W	33.18'
C24	04°00'06"	975.00'	68.10'	68.08'	S 34°48'26" W	34.06'
C25	04°23'49"	975.00'	74.82'	74.80'	S 30°36'29" W	37.43'
C26	04°26'51"	975.00'	75.68'	75.66'	S 26°11'09" W	37.86'
C27	03°49'37"	975.00'	65.12'	65.11'	S 22°02'55" W	32.57'
C28	05°17'44"	975.00'	90.11'	90.08'	S 17°29'15" W	45.09'
C29	04°21'20"	975.00'	74.12'	74.10'	S 12°39'43" W	37.08'
C30	04°24'28"	975.00'	75.01'	74.99'	S 08°16'49" W	37.52'
C31	04°24'31"	975.00'	75.02'	75.00'	S 03°52'20" W	37.53'
C32	03°40'29"	1025.00'	65.74'	65.73'	N 07°39'10" E	32.88'
C33	03°40'29"	1025.00'	65.74'	65.73'	N 11°19'39" E	32.88'
C34	03°40'29"	1025.00'	65.74'	65.73'	N 15°00'08" E	32.88'
C35	03°40'29"	1025.00'	65.74'	65.73'	N 18°40'37" E	32.88'
C36	04°30'26"	1025.00'	80.63'	80.61'	N 30°00'53" E	40.34'
C37	04°30'27"	1025.00'	80.64'	80.62'	N 34°31'20" E	40.34'
C38	04°30'41"	1025.00'	80.71'	80.69'	N 39°01'54" E	40.37'
C39	10°45'09"	205.00'	38.47'	38.42'	N 47°30'49" E	19.29'
C40	00°51'00"	1025.00'	15.21'	15.21'	N 41°42'45" E	7.60'
C41	44°05'56"	25.00'	19.24'	18.77'	N 59°18'02" E	10.13'
C42	02°38'41"	235.00'	10.85'	10.85'	N 82°40'20" E	5.42'
C43	31°06'17"	205.00'	111.29'	109.93'	N 68°26'33" E	57.05'
C44	04°36'22"	1125.00'	90.44'	90.42'	N 47°34'48" W	45.25'
C45	07°14'48"	1025.00'	129.64'	129.55'	N 24°08'16" E	64.91'
C46	03°51'56"	1125.00'	75.90'	75.89'	N 51°48'57" W	37.97'
C47	08°05'16"	1125.00'	158.80'	158.67'	N 41°13'58" W	79.53'
C48	74°26'24"	25.00'	32.48'	30.24'	N 00°01'52" E	18.99'
C49	10°53'06"	835.00'	158.63'	158.39'	N 51°25'35" W	79.56'
C50	09°44'06"	849.75'	144.38'	144.21'	S 50°53'27" E	72.36'

AREA TOTALS

LOTS = 5.644 ACRES
 COMMON AREAS = 2.708 ACRES
 STREETS = 1.274 ACRES

TOTAL = 9.626 ACRES

NOTES

- 1) ALL FRONT LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE INSIDE OF THE LOT LINE.
- 2) THERE IS A BLANKET UTILITY EASEMENT OVER ALL COMMON AREAS.

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