

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

Instrument Number: 2007-00015503

As

Recorded On: May 04, 2007

Owner's Consent

Parties: PRESTON LAKE HOMES LLC

NO GRANTEE

Recorded By: CLARK & BRADSHAW PC

Num Of Pages:

15

Comment: PARCEL CENTRAL

** Examined and Charged as Follows: **

Owner's Consent

11 - 30 Pages 6.50

28.50 Plat larger than legal 280.00

Recording Charge:

315.00

** 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: 2007-00015503

CLARK & BRADSHAW PC

Receipt Number: 54168

92 NORTH LIBERTY ST

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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.

CLERK OF COURT

ROCKINGHAM COUNTY, VIRGINIA

15

May 04,2007

163

PRESTON LAKE SECTION

CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA APRIL 2, 2007

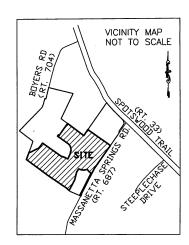
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY 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 2nd DAY OF APRIL, 2007.



TAX MAP DESIGNATION: TAX MAP 125 (18) 2 ZONED R5



OWNER'S CONSENT AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING
65.687 ACRES, MORE OR LESS, AND DESIGNATED AS PRESTON LAKE, SECTION 1 SITUATED IN CENTRAL DISTRICT
IN THE COUNTY OF ROCKINGHAM, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES
OF THE UNDERSIGNED OWNERS THEREOF; ALL STREETS THAT ARE DELINEATED AS PUBLIC STREETS ON SAID PLAT ARE
HEREBY DEDICATED TO PUBLIC USE, AND THAT ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION
FOR PRESTON LAKE IN A WRITING EXECUTED BY THE UNDERSIGNED AND RECORDED IMMEDIATELY PRIOR TO THE
RECORDATION OF THIS PLAT IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA.

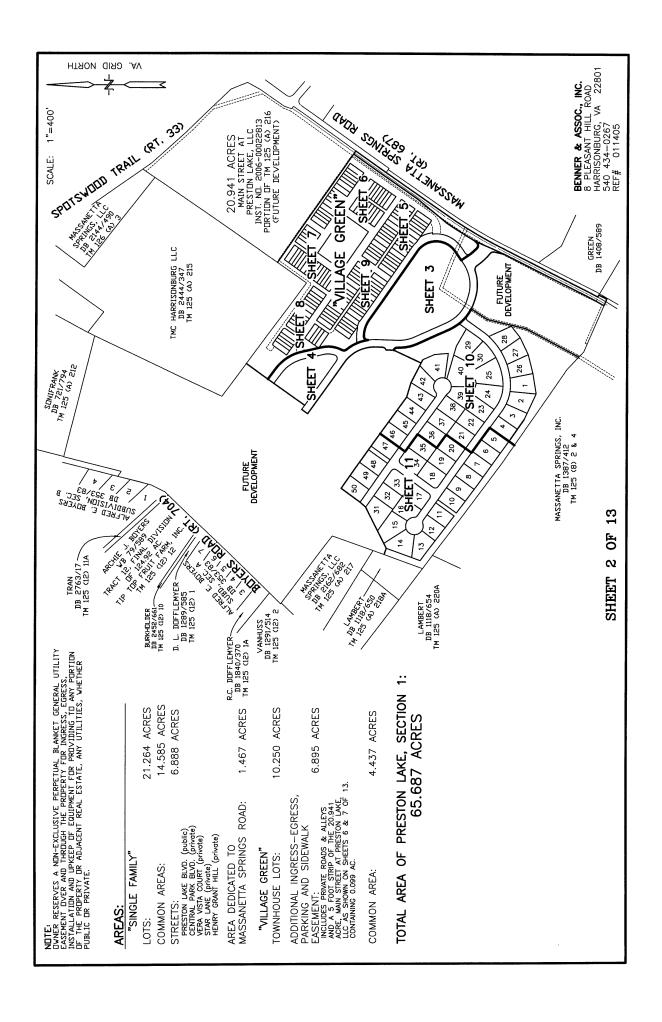
THE SAID 65.687 ACRES OF LAND HEREBY SUBDIVIDED IS A PORTION OF THE LAND CONVEYED TO PRESTON LAKE HOMES, LLC BY PRESTON HEIGHTS CORPORATION BY DEED DATED JUNE 29, 2006 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 2898. PAGE 701.

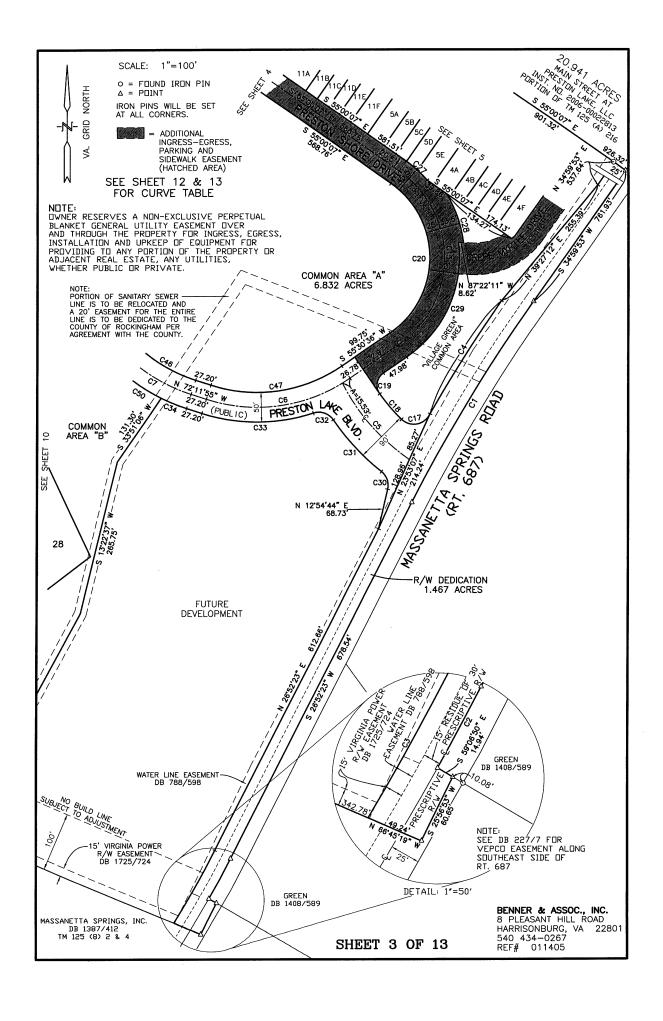
AFORESAID CLERK S OFFICE IN DEED BOOK 2090, PAGE 701.	
GIVEN UNDER MY HAND THIS 9th DAY OF April , 2007.	
PRESTON LAKE HOMES, LLC	
BY: Marie Hanager TITLE	
STATE OF Virginia AT LARGE CITY/COUNTY OF HALLIST BUYE , TO WIT: THE FOREGOING INSTRUMENT WAS LOKNOWLEDGED BEFORE ME THIS DAY OF	2007
BY Richard J. Hire, Manager on BEHALF OF PRESTON LAKE HOMES, LLC.	
gothia & Munau 6/30/2008	
THOTARY PUBLIC MY COMMISSIÓN ÉXPIRES	
CERTIFICATE OF APPROVAL THIS SUBDIVISION KNOWN AS PRESTON LAKE, SECTION 1 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.	WITH
4/12/07 Dit Soma con	
DATE / HIGHWAY ENGINEER	
4/24/07	
DATE HEALTH OFFICER AND/OR AGENT OF A COMMUNITY WATER AND SEWER SYSTEM	
5/2/07 Duana Cobb Statt	
DATE AGENT OF THE BOARD	
BENNER & ASSOC., INC. 8 PLEASANT HILL ROAD HARRISONBURG, VA 22801	
540 434-0267 REF# 011405 SHEET 1 OF 13	

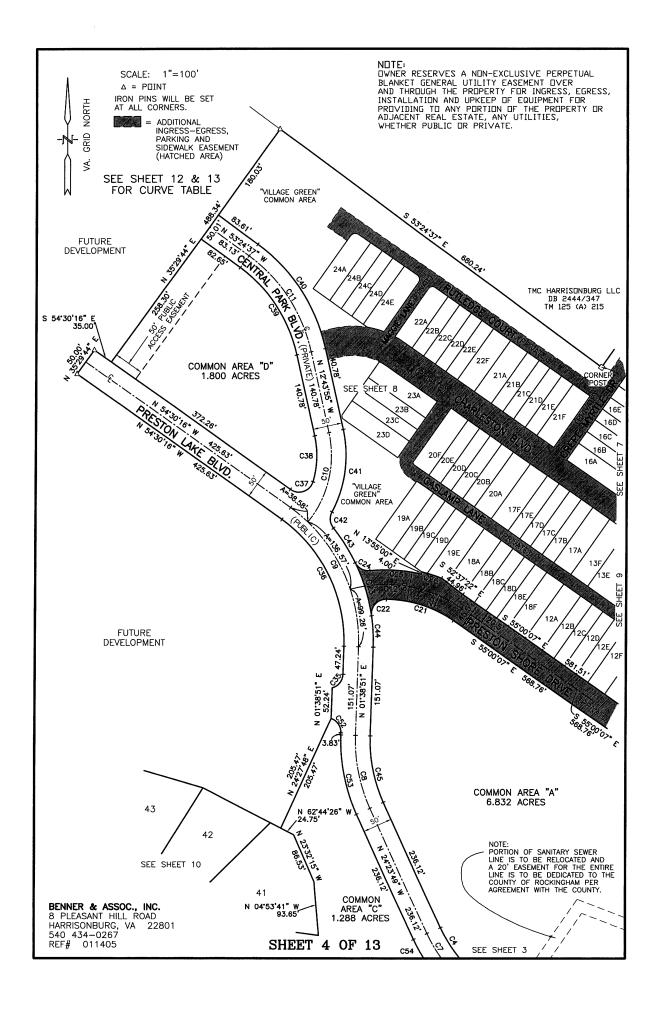
SHEET 1 OF 13

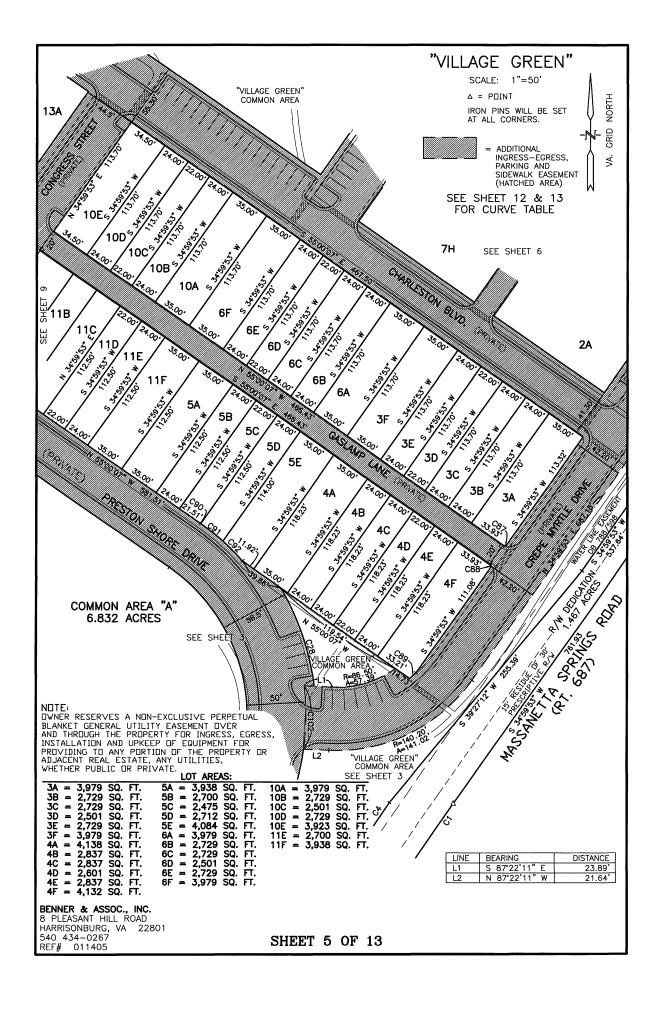
THE UNDERSIGNED WACHOVIA BANK, NATIONAL ASSOCIATION, AS BENEFICIARY UNDER A CERTAIN DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT MADE ON JULY 10, 2006 AND RECORDED ON JULY 10, 2006 IN DEED BOOK 2898, PAGE 707 AMONG THE LAND RECORDS OF ROCKINGHAM COUNTY, VIRGINIA, AS AMENDED OR SUPPLEMENTED FROM TIME TO TIME ("DEED OF TRUST"), HEREBY CONSENTS TO THE FILING OF THIS SUBDIVISION PLAT AND THE SUBORDINATION OF THE DEED OF TRUST THERETO, AND FOR SUCH PURPOSES HEREBY DIRECTS THE UNDERSIGNED TRSTE, INC., AS TRUSTEE UNDER THE DEED OF TRUST, TO JOIN IN THE EXECUTION AND DELIVERY HEREOF.
GIVEN UNDER MY HAND THIS 17th DAY OF April , 2007.
WACHOVIA BANK, NATIONAL ASSOCIATION BY: Line President TITLE: Vice President
STATE OF AT LARGE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April , 2007
BY Richard B. Carriker, Vice President on BEHALF OF WACHOVIA BANK, NATIONAL ASSOCIATION.
Olicie h amos 1/31/2008 NOTARY PUBLIC MY COMMISSION EXPIRES
NOTARY PUBLIC MY COMMISSION EXPIRES
GIVEN UNDER MY HAND THIS $17^{\frac{1}{2}}$ DAY OF $\frac{1}{2}$, 2007. TRSTE, INC.
BY: AMulton Harvey 1 Matherley TITLE: (rea President
STATE OF <u>Virginia</u> AT LARGE CITY/COUNTY OF <u>Pichmund</u> , TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS <u>ITHM</u> DAY OF <u>April</u> , 2007
BY Harvey L. Matherley ON BEHALF OF TRSTE, INC.
BY Harvey L. Matherley ON BEHALF OF TRSTE, INC. Alicia M. Amos 1/31/2008 NOTARY PUBLIC MY COMMISSION EXPIRES

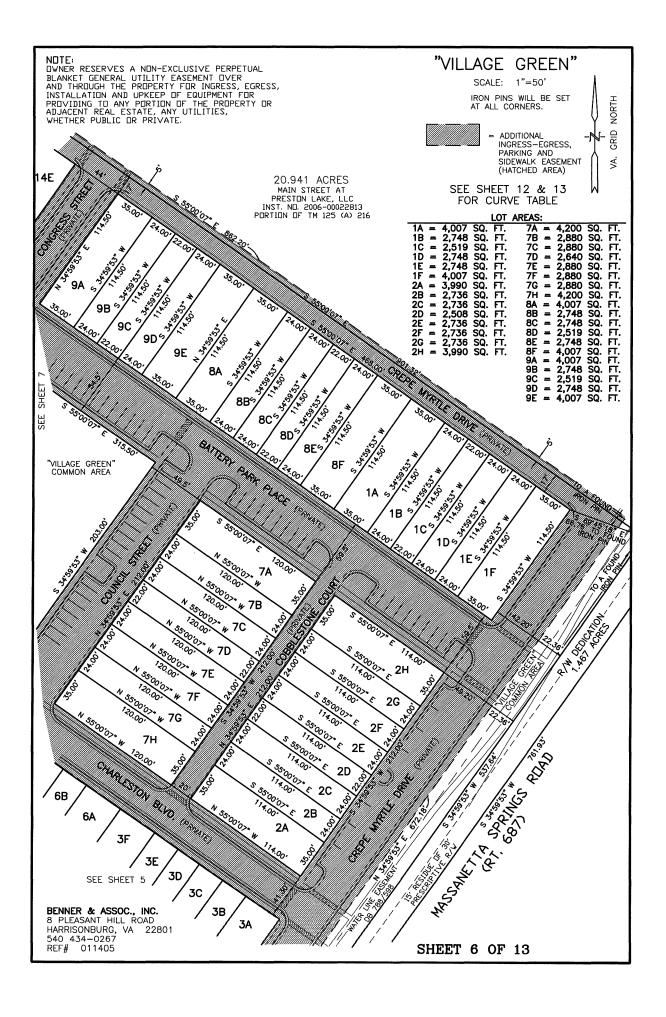
BENNER & ASSOC., INC. 8 PLEASANT HILL ROAD HARRISONBURG, VA 22801 540 434-0267 REF# 011405

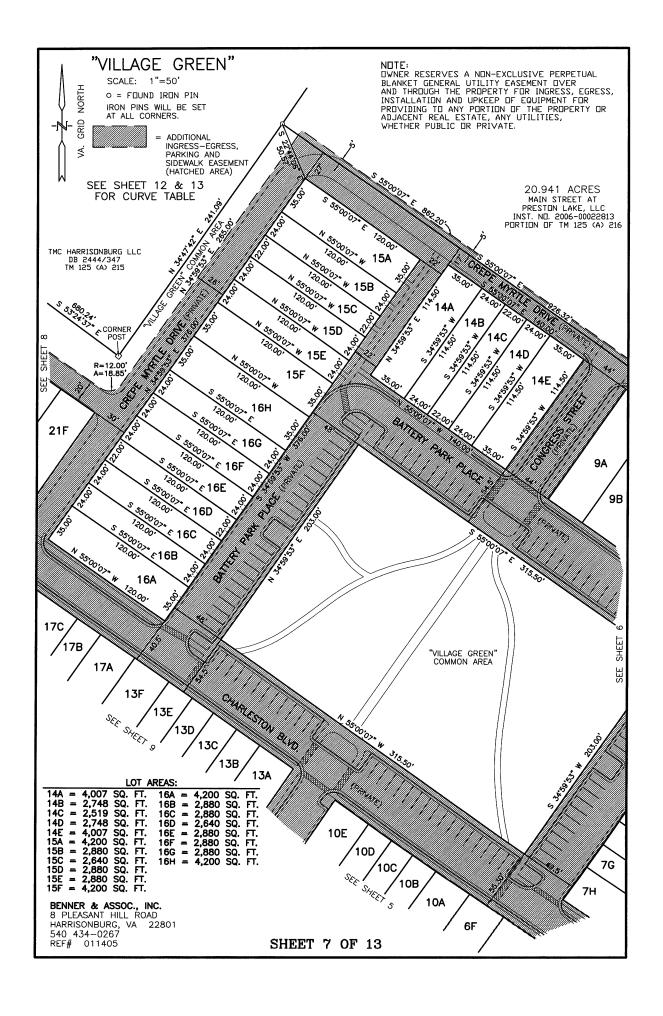


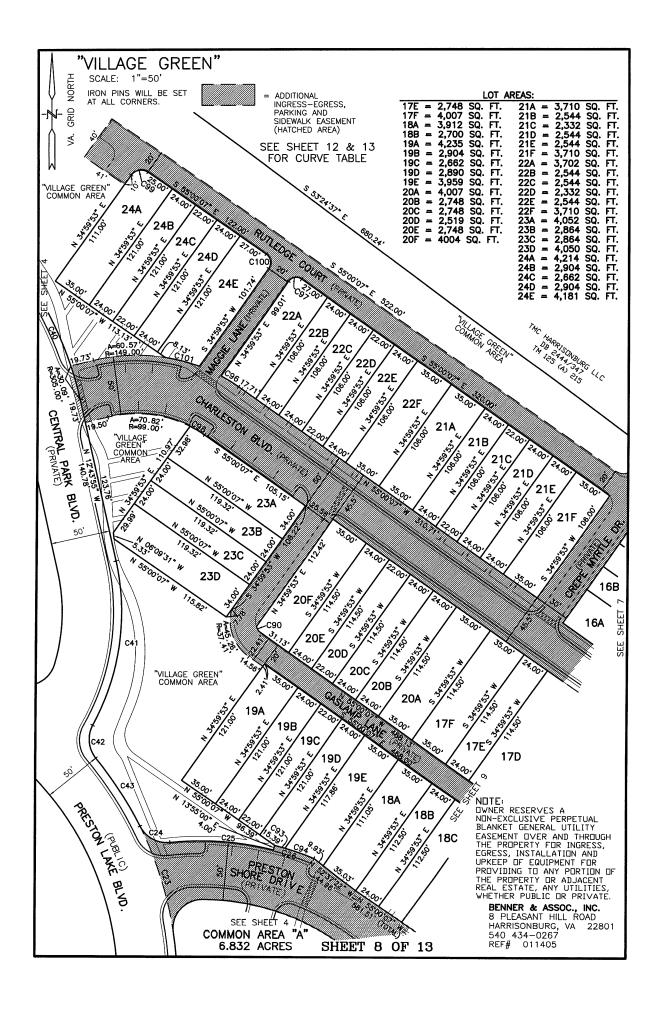


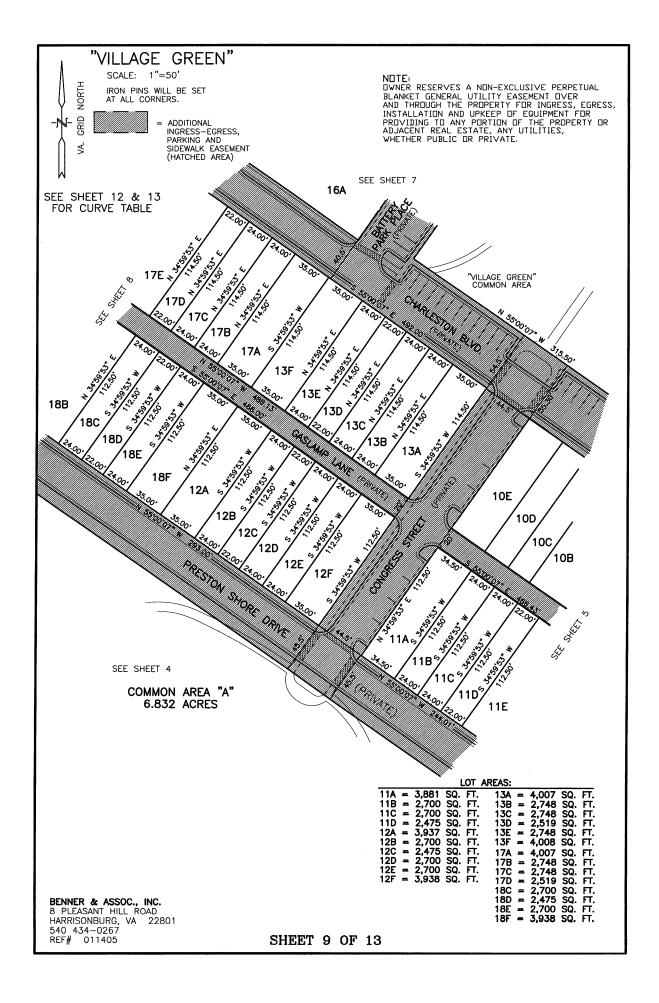


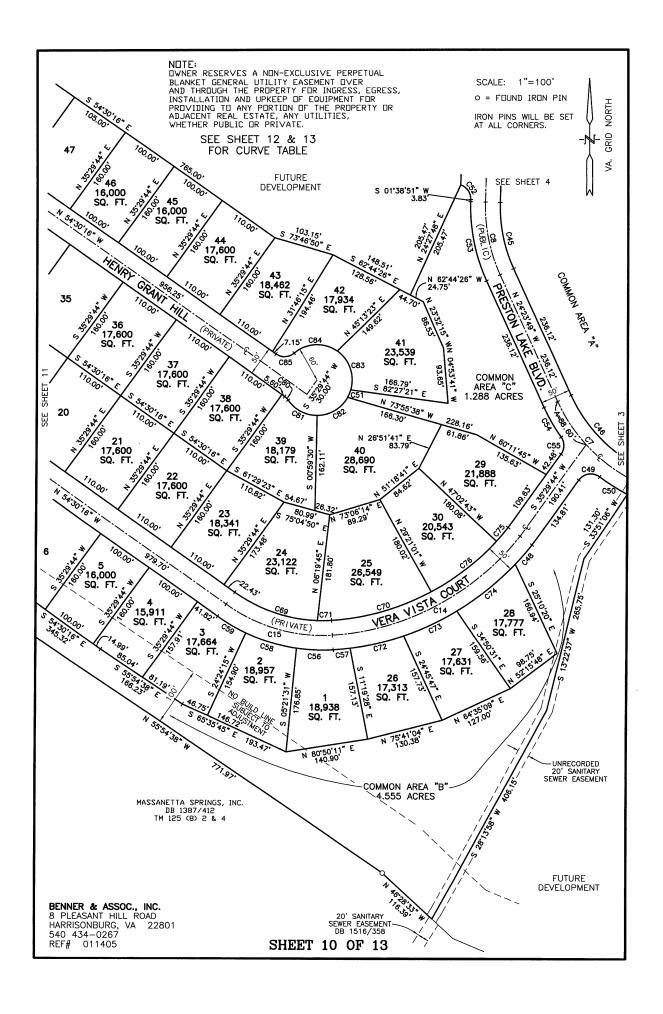


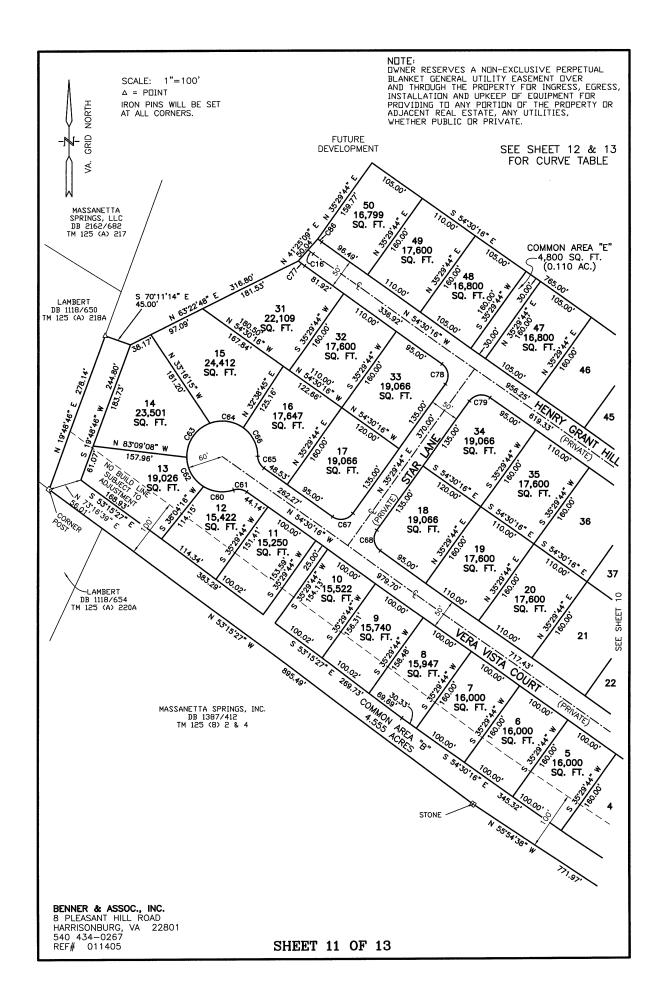












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COLVE INDEE						
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C1	08'07'30"	2816.50	399.40'	399.07	S 30*56'08" W	200.04'
C2	02'00'00"	2238.96'	78.15'	78.15'	S 27*52'23" W	39.08'
C3 C4	03°42'37" 04°33'06"	2208.96' 2861.50'	143.04' 227.32'	143.02' 227.26'	N 28*43'41" E N 32*06'53" E	71.55' 113.72'
C5	27*50'26"	360.00'	174.93'	173.21	N 41*18'14" W	89.23'
C6	52'17'30"	280.00'	255.54'	246.77	S 81'39'21" W	137.45'
C7	47'48'05"	280.00'	233.60'	226.89'	N 48'17'52" W	124.08'
C8	26'02'40"	280.00'	127.28'	126.18'	N 11'22'29" W	64.76'
C9	56'09'07"	280.00'	274.41	263.56'	N 26*25'43" W	149.36'
C10	51'28'49"	180.00'	161.73'	156.34	N 13'00'30" E	86.78'
C11	40°40'42" 50°39'03"	280.00' 225.00'	198.79' 198.91'	194.64' 192.49'	N 33°04'16" W S 80°19'39" E	103.79' 106.48'
C13	110'30'43"	180.00'	347.18'	295.81	S 00'15'14" W	259.53
C14	48'52'34"	435.00'	371.08'	359.93'	S 61'47'22" W	197.67'
C15	39*16'05"	280.00'	191.90'	188.17'	N 74°08'19" W	99.89'
C16	03'32'01"	180.00'	11.10'	11.10'	S 52'44'15" E	5.55'
C17	108'55'03"	30.00'	57.03'	48.82'	S 79'32'27" W	41.99'
C18	10°20'46" 91°09'50"	315.00' 25.00'	56.88' 39.78'	56.80' 35.71'	N 40*49'39" W N 09*55'39" E	28.52'
C19 C20	110'30'43"	155.00	298.96	254.73'	N 00*15'14" E	25.51' 223.48'
C21	34'49'45"	200.00'	121.58'	119.71	N 72'25'00" W	62.73'
C22	98'31'24"	25.00'	42.99'	37.88'	S 40°54'26" W	29.03'
C23	17.57'36"	305.00'	95.61	95.21	N 17*20'04" W	48.20'
C24	69*59'10"	25.00'	30.54	28.67'	S 61'18'26" E	17.50'
C25	20'13'01"	250.00'	88.21'	87.76'	S 86'11'31" E	44.57'
C26 C27	07*57'29" 13*43'30"	254.00' 200.50'	35.28' 48.03'	35.25' 47.91'	S 72*06'15" E S 48*08'22" E	17.67' 24.13'
C28	23'55'22"	213.50	89.14	88.50'	S 18'51'54" E	45.23'
C29	62'48'46"	205.00'	224.74'	213.65'	S 24'06'13" W	125.16'
C30	64'18'17"	30.00'	33.67'	31.93'	N 19*14'24" W	18.86'
C31	17'12'45"	405.00'	121.67	121.21'	N 42*47'10" W	61.30'
C32	74'08'35"	30.00'	38.82'	36.17'	N 71°15'05" W	22.67'
C33 C34	36*07'28" 08*38'40"	305.00' 305.00'	192.30' 46.02'	189.13' 45.97'	S 89*44'21" W N 67*52'34" W	99.47' 23.05'
C35	72*45'59"	25.00'	31.75'	29.66	N 38'01'50" E	18.42'
C36	56'09'07"	255.00'	249.91'	240.03'	N 26'25'43" W	136.02'
C37	109'03'11"	25.00'	47.58'	40.72	N 70°58'05" E	35.08'
C38	29*10'25"	155.00'	78.92'	78.07	N 01'51'17" E	40.34
C39	40'40'42"	255.00'	181.04'	177.26'	N 33'04'16" W	94.53'
C40 C41	40°40'42" 40°31'03"	305.00' 205.00'	216.54' 144.97'	212.02' 141.97'	S 33*04'16" E S 07*31'37" W	113.06' 75.66'
C42	67'03'52"	25.00'	29.26'	27.62'	S 05'44'48" E	16.57
C43	12'57'52"	305.00'	69.01'	68.87'	S 32'47'48" E	34.65'
C44	10'00'07"	305.00'	53.24'	53.17'	S 03'21'13" E	26.69'
C45	26'02'40"	255.00	115.91	114.92'	S 11°22'29" E	58.98'
C46	47'48'05"	255.00'	212.74	206.63'	S 48'17'52" E	113.00'
C47 C48	52*17'30" 05*24'33"	255.00' 460.00'	232.73' 43.43'	224.73' 43.41'	N 81'39'21" E N 40'00'17" E	125.18' 21.73'
C48	91°24'31"	25.00'	39.88	35.79'	N 81*11'59" E	25.62
C50	10'27'29"	305.00'	55.67'	55.59'	S 58'19'30" E	27.91
C51	12*57'38"	60.00'	13.57'	13.54'	N 22'39'58" E	6.82'
C52	72'45'59"	25.00'	31.75'	29.66'	S 34'44'09" E	18.42'
C53	26'02'40"	305.00'	138.64'	137.45'	S 11'22'29" E	70.54'
C54 C55	10*59'01" 70*52'34"	305.00' 25.00'	58.47' 30.93'	58.38' 28.99'	S 29*53'20" E S 00*03'27" W	29.32' 17.79'
C56	11'51'26"	305.00'	63.12'	63.01'	S 87*50'38" E	31.67
C57	03'36'02"	460.00'	28.91'	28.90'	N 84°25'38" E	14.46
C58	16'56'25"	305.00'	90.18'	89.85'	S 73°26'43" E	45.42'
C59	10*28'15"	305.00'	55.74'	55.66'	S 59'44'24" E	27.95'
C60	50°25'56"	60.00'	52.81'	51.12'	S 83'15'23" E	28.25'
C61 C62	53*58'05" 57*00'00"	25.00' 60.00'	23.55' 59.69'	22.69' 57.26'	S 81*29'19" E S 29'32'25" E	12.73'
C63	70*32'15"	60.00'	73.87'	69.29'	S 29'32'25" E S 34'13'42" W	32.58' 42.43'
C64	56'47'20"	60.00'	59.47'	57.06'	N 82*06'30" W	32.43
C65	53'58'05"	25.00'	23.55'	22.69'	N 27'31'14" W	12.73'
C66	53'10'39"	60.00'	55.69'	53.71'	N 27'07'31" W	30.03'
C67	90.00,00,	25.00'	39.27'	35.36'	S 80°29'44" W	25.00'
C68	89*59'58"	25.00'	39.27'	35.36'	N 09'30'15" W	25.00'
C69	33*50'10"	255.00'	150.59'	148.41'	N 71*25'21" W	77.56'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C70	24.52,13,"	410.00'	177.97'	176.57	S 73°47'32" W	90.41
C71	05'25'55"	255.00'	24.18'	24.17'	S 88*56'36" W	12.10'
C72	11'40'42"	460.00'	93.76'	93.60'	N 76°47'17" E	47.04
C73	12'21'48"	460.00'	99.26'	99.07'	N 64°46'02" E	49.82'
C74	15'52'34"	460.00'	127.46'	127.05	N 50°38'51" E	64.14'
C75	04'17'22"	410.00'	30.69'	30.69	S 39'33'07" W	15.35'
C76	19'39'39"	410.00'	140.69'	140.00'	S 51'31'37" W	71.04
C77	03'49'31"	205.00'	13.69'	13.68'	S 52'35'31" E	6.85'
C78	90'00'00"	25.00'	39.27'	35.36'	S 09'30'16" E	25.00'
C79	90'00'00"	25.00'	39.27'	35.36'	N 80°29'44" E	25.00'
C80	19*45'00"	25.00'	8.62'	8.57'	S 44'37'46" E	4.35'
C81	55*28'04"	60.00'	58.09'	55.84'	S 62*29'19" E	31.55'
C82	60'37'52"	60.00'	63.49'	60.57	N 59*27'43" E	35.08'
C83	71'06'48"	60.00'	74.47'	69.78'	N 19*22'15" W	42.89'
C84	75'58'05"	60.00'	79.55'	73.85'	S 87*05'19" W	46.85'
C85	76'23'28"	25.00'	33.33'	30.92'	S 87'18'00" W	19.67'
C86	03'08'53"	155.00'	8.52'	8.52'	N 52*55'50" W	4.26'
C87	05'25'35"	12.00'	1.14'	1.14'	N 74'18'47" W	0.57'
C88	05'25'35"	12.00'	1.14'	1.14'	S 35'41'27" E	0.57'
C89	03'59'34"	100.50'	7.00'	7.00'	S 49'48'03" W	3.50'
C90	00'08'29"	200.50'	0.49'	0.49'	N 54'55'52" W	0.25'
C91	06'52'33"	200.50'	24.06'	24.05'	N 51°25'21" W	12.05'
C92	06'42'28"	200.50'	23.47'	23.46'	N 44°37'51" W	11.75'
C93	02'04'07"	254.00'	9.17'	9.17'	N 75°02'56" W	4.59'
C94	05*53'22"	254.00'	26.11'	26.10'	N 71°04'12" W	13.07'
C95	15*47'08"	16.00'	4.41'	4.39'	N 26'44'42" W	2.22'
C96	06'39'47"	149.00'	17.33'	17.32'	N 58°20'00" W	8.67'
C97	90'00'00"	8.00'	12.57'	11.31'	N 79*59'53" E	8.00'
C98	08*13'51"	99.00'	14.22'	14.21'	S 59'07'03" E	7.12'
C99	90,00,00	10.00'	15.71	14.14'	N 79*59'53" E	10.00'
C100	89*59'55"	9.00'	14.14'	12.73'	S 10'00'05" E	9.00'
C101	11*26'14"	149.00'	29.74'	29.69'	N 75*12'48" W	14.92'
C102	15'03'53"	205.00'	53.90'	53.74'	S 00°13'46" W	27.11'