

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



60 2008 00000346

Instrument Number: 2008- 00000346

As

Owner's Consent

Recorded On: January 07, 2008

Parties: PRESTON LAKE HOMES LLC

To

NO GRANTEE

Recorded By: CLARK & BRADSHAW PC

Num Of Pages:

5

Comment:

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

Owner's Consent	6.50	10 or Fewer Pages	14.50	Plat larger than legal	80.00
Recording Charge:	101.00				

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

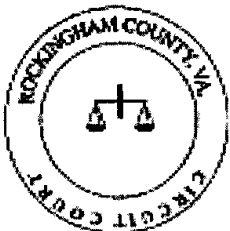
I hereby certify that the within and foregoing was recorded in the Clerk's Office For: ROCKINGHAM COUNTY, VA

File Information:

Record and Return To:

Document Number: 2008- 00000346
 Receipt Number: 85244
 Recorded Date/Time: January 07, 2008 10:25:21A
 Book-Vol/Pg: Bk-OR VI-3244 Pg-280
 Cashier / Station: B Huffman / Cash Station 3

CLARK & BRADSHAW PC
 92 NORTH LIBERTY ST
 HARRISONBURG VA 22802



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

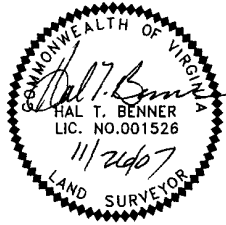
PRESTON LAKE SECTION 2

CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA
NOVEMBER 26, 2007

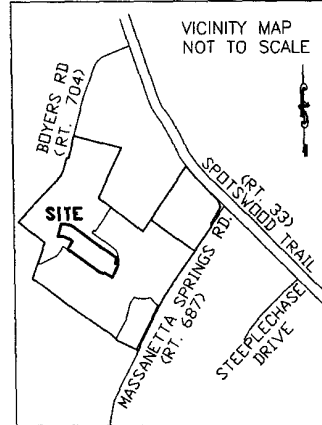
SURVEYOR'S CERTIFICATE

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 26th DAY OF NOVEMBER, 2007.



TAX MAP DESIGNATION:
PORTION OF
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 8.798 ACRES, MORE OR LESS, AND DESIGNATED AS PRESTON LAKE, SECTION 2 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 LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO THE AMENDED AND RESTATED DECLARATION FOR PRESTON LAKE EXECUTED BY THE UNDERSIGNED AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 3146, PAGE 510.

THE SAID 8.798 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.

GIVEN UNDER MY HAND THIS 12th DAY OF December, 2007.

PRESTON LAKE HOMES, LLC

BY: Richard B. Hine
Richard B. Hine, Manager



STATE OF Virginia AT LARGE

CITY/COUNTY OF Rockingham, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF December, 2007

BY Richard B. Hine, Manager ON BEHALF OF PRESTON LAKE HOMES, LLC.

Donna L. Callahan My Commission Expires October 31, 2010
NOTARY PUBLIC, Properly Commissioned as Donna L. Callahan ID# 167861

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS PRESTON LAKE, SECTION 2 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

12/20/07 DATE [Signature] HIGHWAY ENGINEER
12/28/07 DATE [Signature] HEALTH OFFICER AND/OR AGENT OF A COMMUNITY WATER AND SEWER SYSTEM
1-2-08 DATE [Signature] AGENT OF THE BOARD

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 011405-S2

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 29th DAY OF November, 2007.

WACHOVIA BANK, NATIONAL ASSOCIATION

BY: Richard B. Curviker
TITLE: Vice President

STATE OF Virginia AT LARGE

CITY/COUNTY OF Richmond, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF November, 2007

BY Richard B. Curviker Vice President ON BEHALF OF WACHOVIA BANK, NATIONAL ASSOCIATION.

Alicia M. Amos
NOTARY PUBLIC
Notary # 342218

1/31/2008
MY COMMISSION EXPIRES

GIVEN UNDER MY HAND THIS 29th DAY OF November, 2007.

TRSTE, INC.

BY: H. L. Matherley
TITLE: Vice President

STATE OF Virginia AT LARGE

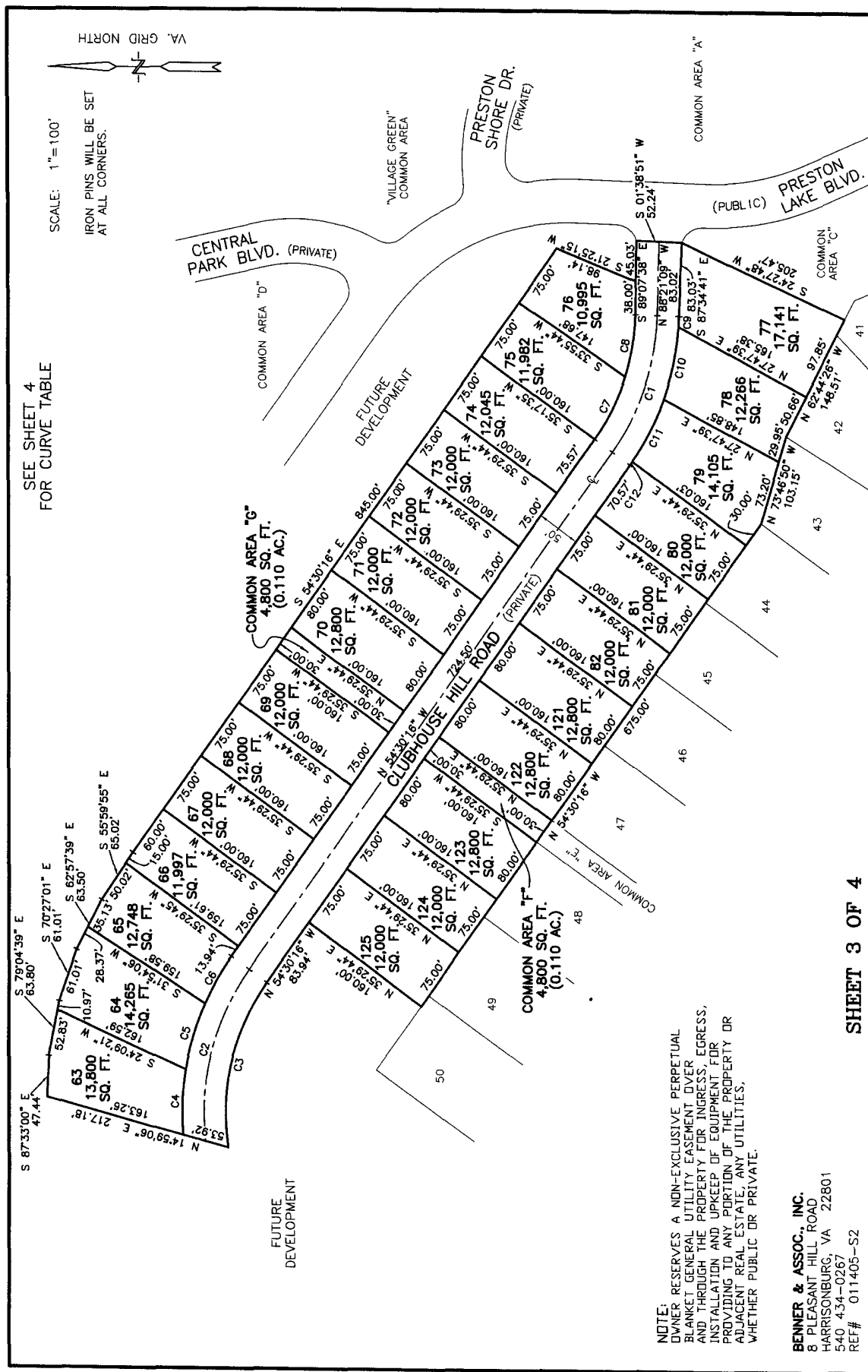
CITY/COUNTY OF Richmond, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF November, 2007

BY Harvey L. Matherley Vice President ON BEHALF OF TRSTE, INC.

Alicia M. Amos
NOTARY PUBLIC
Notary # 342218

1/31/2008
MY COMMISSION EXPIRES



SCALE: 1"=100'
 IRON PINS WILL BE SET AT ALL CORNERS.

SEE SHEET 4 FOR CURVE TABLE

VA. GRID NORTH

NOTE: DIVANER RESERVES A NON-EXCLUSIVE PERPETUAL BLANKET GENERAL UTILITY EASEMENT OVER, EGRESS, AND THROUGH THE PROPERTY FOR INGRESS, INSTALLATION AND UPKEEP OF EQUIPMENT FOR PROVIDING TO ANY PORTION OF THE PROPERTY OR ADJACENT REAL ESTATE, ANY UTILITIES, WHETHER PUBLIC OR PRIVATE.

BENNER & ASSOC., INC.
 8 PLEASANT HILL ROAD
 HARRISONBURG, VA 22801
 540 434-0267
 REF# 011405-S2

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C1	33°50'53"	280.00'	165.41'	163.02'	N 71°25'43" W	85.20'
C2	42°22'58"	280.00'	207.12'	202.43'	N 75°41'45" W	108.56'
C3	44°39'23"	255.00'	198.75'	193.75'	N 76°49'58" W	104.73'
C4	14°07'30"	305.00'	75.19'	75.00'	N 87°57'05" W	37.79'
C5	14°53'02"	305.00'	79.23'	79.01'	N 73°26'49" W	39.84'
C6	11°30'02"	305.00'	61.22'	61.12'	N 60°15'17" W	30.71'
C7	17°55'21"	255.00'	79.77'	79.44'	N 63°27'57" W	40.21'
C8	15°55'32"	255.00'	70.88'	70.65'	N 80°23'24" W	35.67'
C9	02°15'24"	305.00'	12.01'	12.01'	S 87°13'28" E	6.01'
C10	15°41'12"	305.00'	83.50'	83.24'	S 78°15'10" E	42.01'
C11	15°04'19"	305.00'	80.23'	80.00'	S 62°52'25" E	40.35'
C12	00°49'59"	305.00'	4.43'	4.43'	S 54°55'16" E	2.22'

AREA TOTALS

LOTS: 7.221 ACRES
 COMMON AREAS: 0.220 ACRES
 STREET: 1.357 ACRES

**TOTAL AREA OF PRESTON LAKE, SECTION 2:
 8.798 ACRES**

NOTES

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 EASEMENT OVER AND THROUGH THE PROPERTY FOR INGRESS, EGRESS,
 INSTALLATION AND UPKEEP OF EQUIPMENT FOR PROVIDING TO ANY PORTION
 OF THE PROPERTY OR ADJACENT REAL ESTATE, ANY UTILITIES, WHETHER
 PUBLIC OR PRIVATE.