

RESUBDIVISION OF
LOT 2 OF THE REDIVISION OF LOT 1, SECTION ONE,
QUARLES BUSINESS PARK
AND
REMAINDER OF LOT 1 OF THE RESUBDIVISION OF LOT 1,
QUARLES BUSINESS PARK, SECTION 1
CENTRAL DISTRICT
COUNTY OF ROCKINGHAM, VIRGINIA

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 3.865 ACRES, MORE OR LESS, AND DESIGNATED AS RESUBDIVISION OF LOT 2 OF THE REDIVISION OF LOT 1, SECTION ONE, QUARLES BUSINESS PARK AND REMAINDER OF LOT 1 OF THE RESUBDIVISION OF LOT 1, QUARLES BUSINESS PARK, SECTION 1, SITUATED IN THE CENTRAL DISTRICT IN THE COUNTY OF ROCKINGHAM, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF.

THE 20' DRAINAGE & UTILITY EASEMENT ALONG THE VACATED PROPERTY LINE SHOWN HEREON IS HEREBY VACATED, AND A NEW 20' DRAINAGE & UTILITY EASEMENT CENTERED ALONG THE NEW PROPERTY LINE SHOWN HEREON IS HEREBY DEDICATED, BY AND WITH THE CONSENT OF ROCKINGHAM COUNTY.

THE SAID 11.239 ACRES OF LAND HEREBY SUBDIVIDED HAVING BEEN CONVEYED TO ROCKINGHAM RENTAL, LLC BY THIRD GENERATION, L.P. IN DEED DATED APRIL 16, 2001 AND RECORDED MAY 10, 2001 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 1915 PAGE 116, AND BY DEED DATED JUNE 20TH, 2014 AND RECORDED JUNE 27, 2014 IN DEED BOOK 4430 PAGE 616.

GIVEN UNDER OUR HANDS THIS 20th DAY OF JUNE, 2019.

Valerie Mongold 6/20/2019
ROCKINGHAM RENTALS, LLC DATE

Valerie Mongold Member
PRINTED NAME TITLE

COMMONWEALTH OF VIRGINIA

CITY / COUNTY OF Harrisonburg TO WIT:

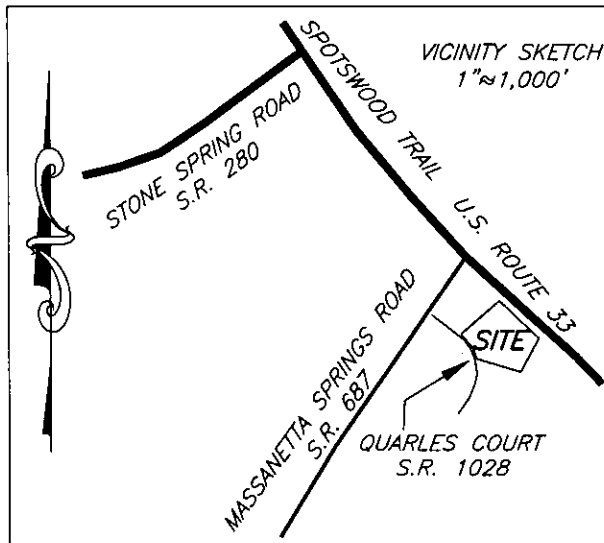
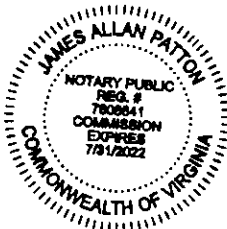
I, James Allen Patton certify that Valerie Mongold

whose names are signed to the foregoing instrument have acknowledged the same before me this 20th day of JUNE, 2019.

Notary Public

Notary Registration Number: 7608841

My commission expires: 7/31/22



NOTES

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. NO IMPROVEMENTS SHOWN. THERE ARE NO BUILDINGS WITHIN THE SETBACKS OF THE NEW PROPERTY LINE.

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION THAT SUCH WOULD DISCLOSE. ALL EASEMENTS MAY NOT BE SHOWN.

- IN ADDITION TO EASEMENTS SHOWN HEREON, THERE ARE 20' UTILITY AND DRAINAGE EASEMENTS CENTERED ALONG THE SIDE LOT LINES.

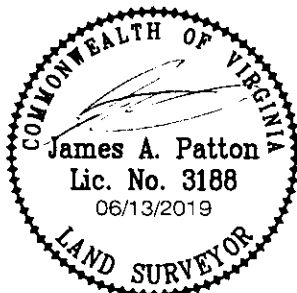
- SUBJECT PARCELS ARE ZONED B-2.

- PROPERTY IS LOCATED IN FEMA DEFINED ZONE "X".

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS RESUBDIVISION OF LOT 2 OF THE REDIVISION OF LOT 1, SECTION ONE, QUARLES BUSINESS PARK AND REMAINDER OF LOT 1 OF THE RESUBDIVISION OF LOT 1, QUARLES BUSINESS PARK, SECTION 1 IS HEREBY APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

James Allen Patton 6/26/19
SUBDIVISION AGENT DATE



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 13TH DAY OF JUNE, 2019.

DATE: 06/13/2019
SCALE: 1"=60'
JOB: 44180016.00
DRAWN BY: JAP

SHEET 1 OF 2

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
128 West Market Street, Suite 103 / Harrisonburg, Virginia 22801 / Phone (540) 433-1908 / www.balzer.cc





SPOTSWOOD TRAIL
U.S. ROUTE 33
VARIABLE WIDTH PUBLIC R/W

EMERSONS LLC
TM#126F-A-L121
DB:3705 PG:366

15' VEPCO EASEMENT
DB:1868 PG:44
15' NTELOS EASEMENT
DB:2051 PG:530
15' VERIZON EASEMENT
DB:2078 PG:132

ROCKINGHAM RENTAL LLC
TM#126F-8-L2
DB:1915 PG:116

LOT 2
REDMISION OF LOT 1, SECTION
ONE, QUARLES BUSINESS PARK
DB:1912 PG:76

1.930 ACRES (EXISTING)
2.073 ACRES (ADJUSTED)

ROCKINGHAM RENTAL LLC
TM#126F-7-L1
DB:4430 PG:616

REMAINDER OF LOT 1
RESUBDIVISION OF LOT 1,
QUARLES BUSINESS PARK,
SECTION 1
DB:3391 PG:446

1.935 ACRES (EXISTING)
1.792 ACRES (ADJUSTED)

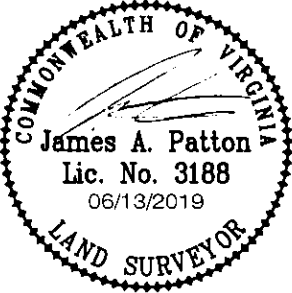
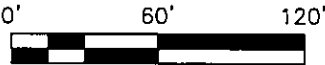
15' VEPCO EASEMENT
DB:1868 PG:44

"NEW LOT"
DB:3391 PG:446

LOT 1
DB:1912 PG:76

QUARLES COURT
50' PUBLIC R/W

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	274.30'	144.70'	N04°31'11"E	143.03'	30°13'32"
C2	274.30'	144.99'	N25°44'10"W	143.31'	30°17'10"
C3	274.30'	126.24'	N06°26'51"E	125.13'	26°22'11"
C4	274.30'	163.45'	N23°48'30"W	161.04'	34°08'31"



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