

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



60 2016 00016741

Instrument Number: 2016- 00016741

As

Recorded On: June 24, 2016

Owner's Consent

Parties: TO GOD BE THE GLORY LLC

To

NO GRANTEE

Recorded By: LAYMAN & NICHOLS

Num Of Pages: 9

Comment: PARCEL HBURG

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

Owner's Consent	6.50	10 or Fewer Pages	14.50	Plat larger than legal	160.00
Recording Charge:	181.00				

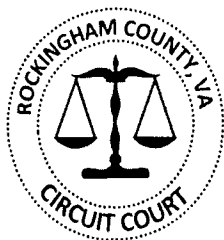
**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: ROCKINGHAM COUNTY, VA

File Information:**Record and Return To:**

Document Number: 2016- 00016741
Receipt Number: 349430
Recorded Date/Time: June 24, 2016 01:50:05P
Book-Vol/Pg: Bk-OR VI-4748 Pg-693
Cashier / Station: A Pittman / Cash Station 3

LAYMAN & NICHOLS
268 NEWMAN AVE
HARRISONBURG VA 22801



THE STATE OF VIRGINIA}
COUNTY OF ROCKINGHAM}

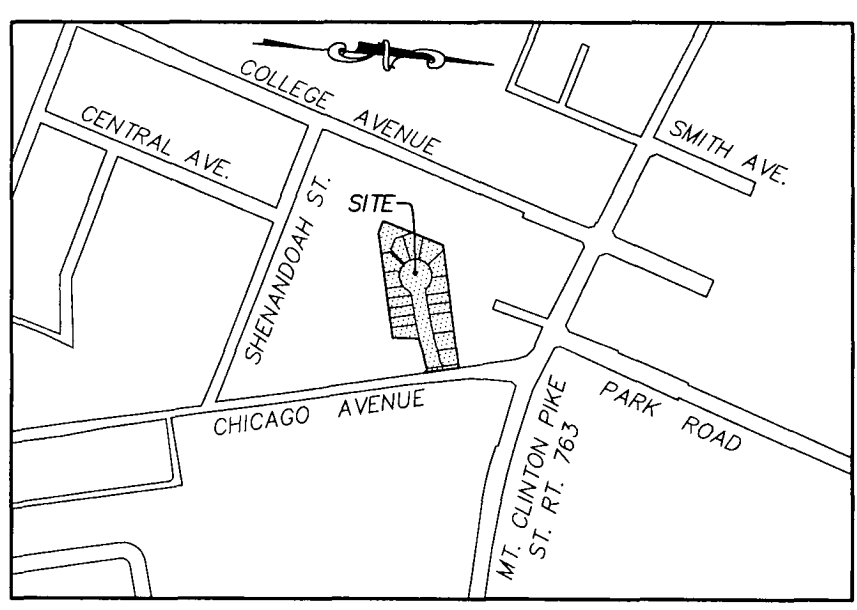
I certify that the document to which this authentication is affixed is a true
copy of a record in the Rockingham County Circuit Court Clerk's Office
and that I am the custodian of that record.

CLERK OF COURT
ROCKINGHAM COUNTY, VIRGINIA

Doc. No. 1061
10015741 DR 4772 1003
JUN 24 2016

FINAL PLAT THE VILLAGE AT CHICAGO PARK, SECTION ONE

CITY OF HARRISONBURG, VIRGINIA



VICINITY MAP
SCALE 1" = 500'

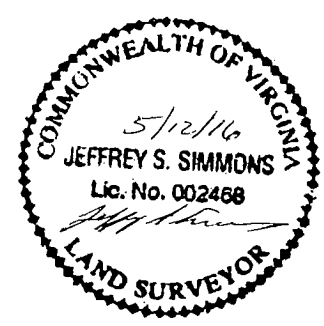
OWNER / DEVELOPERS: TO GOD BE THE GLORY, LLC

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION, AND ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 12TH DAY OF MAY, 2016

VALLEY | **ENGINEERING**
IDEAS MADE REAL

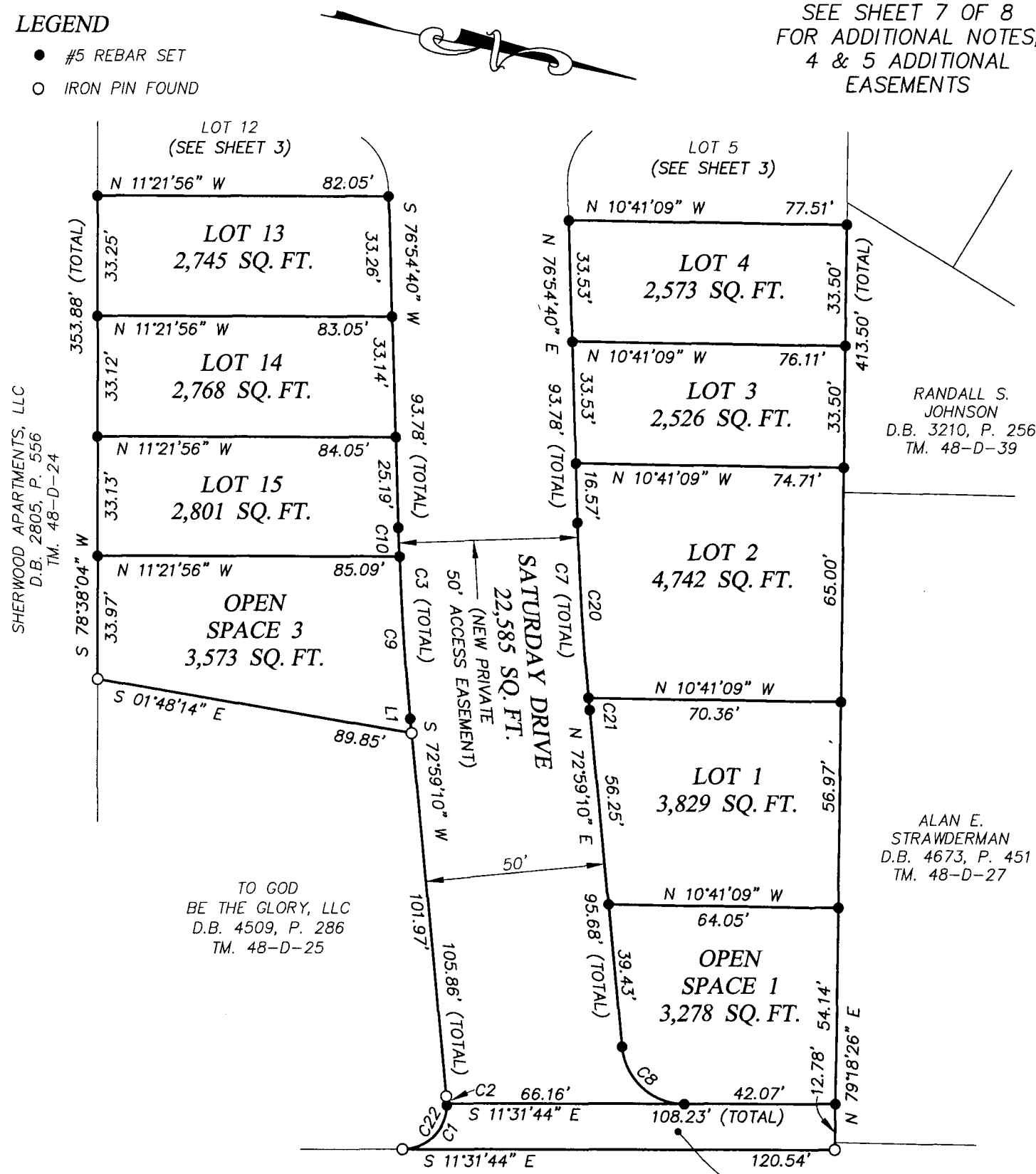
3231 PEOPLES DRIVE
HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 434-6365 OR (800) 343-6365
FAX (540) 432-0685
www.valleyesp.com
10820-9A.dwg



LEGEND

- #5 REBAR SET
- IRON PIN FOUND

SEE SHEET 7 OF 8
FOR ADDITIONAL NOTES,
4 & 5 ADDITIONAL
EASEMENTS



RANDALL S. JOHNSON
D.B. 3210, P. 256
TM. 48-D-39

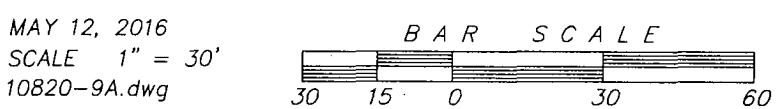
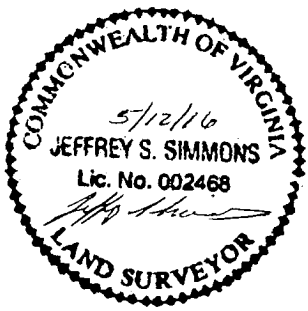
ALAN E. STRAWDERMAN
D.B. 4673, P. 451
TM. 48-D-27

CHICAGO AVENUE
(40' RIGHT OF WAY D.B. 577, P. 703)

HEREBY DEDICATED
TO THE CITY OF
HARRISONBURG
1,415 SQ. FT.

LINE	BEARING	DISTANCE
L1	N 72°59'10" E	3.89'

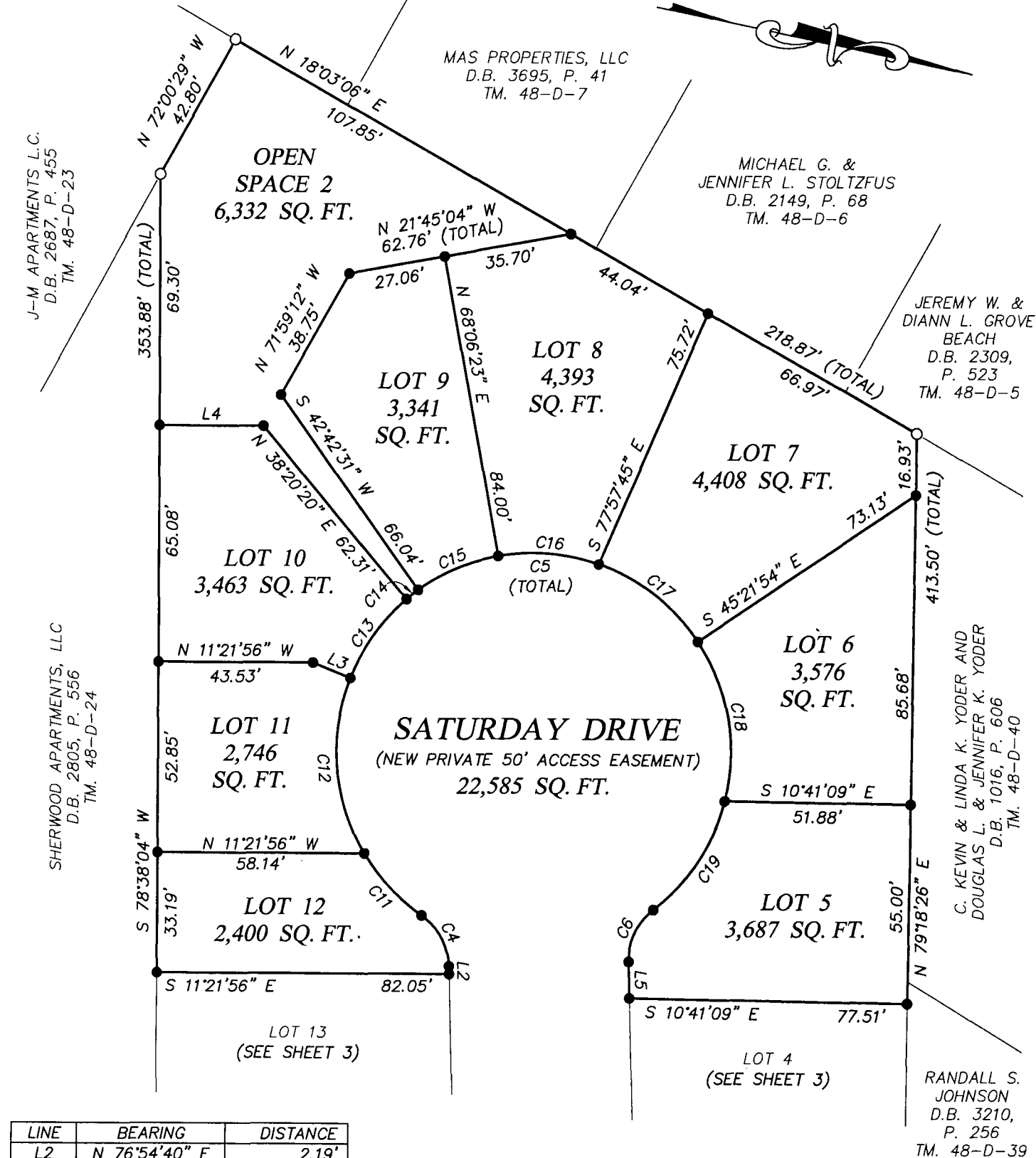
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	91°16'20"	12.50'	19.91'	17.87'	N 57°09'54" W
C2	4°12'46"	12.50'	0.92'	0.92'	S 75°05'33" W
C3	3°55'30"	775.00'	53.09'	53.08'	S 74°56'55" W
C7	3°55'30"	725.00'	49.67'	49.66'	N 74°56'55" E
C8	84°30'54"	17.50'	25.81'	23.54'	N 30°43'43" E
C9	3°20'13"	775.00'	45.14'	45.13'	N 74°39'16" E
C10	0°35'17"	775.00'	7.96'	7.96'	N 76°37'02" E
C20	3°50'25"	725.00'	48.59'	48.58'	S 74°59'28" W
C21	0°05'05"	725.00'	1.07'	1.07'	S 73°01'43" W
C22	95°29'06"	12.50'	20.83'	18.50'	N 59°16'17" W



LEGEND

- #5 REBAR SET
 - IRON PIN FOUND
- MAS PROPERTIES, LLC
D.B. 3695, P. 41
TM. 48-D-8

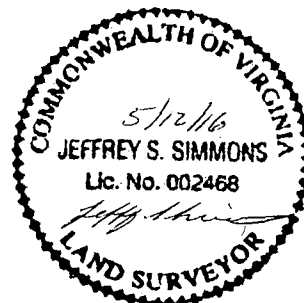
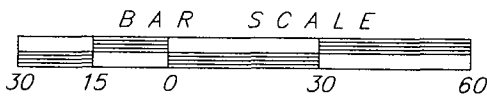
SEE SHEET 7 OF 8
FOR ADDITIONAL NOTES,
4 & 5 ADDITIONAL
EASEMENTS

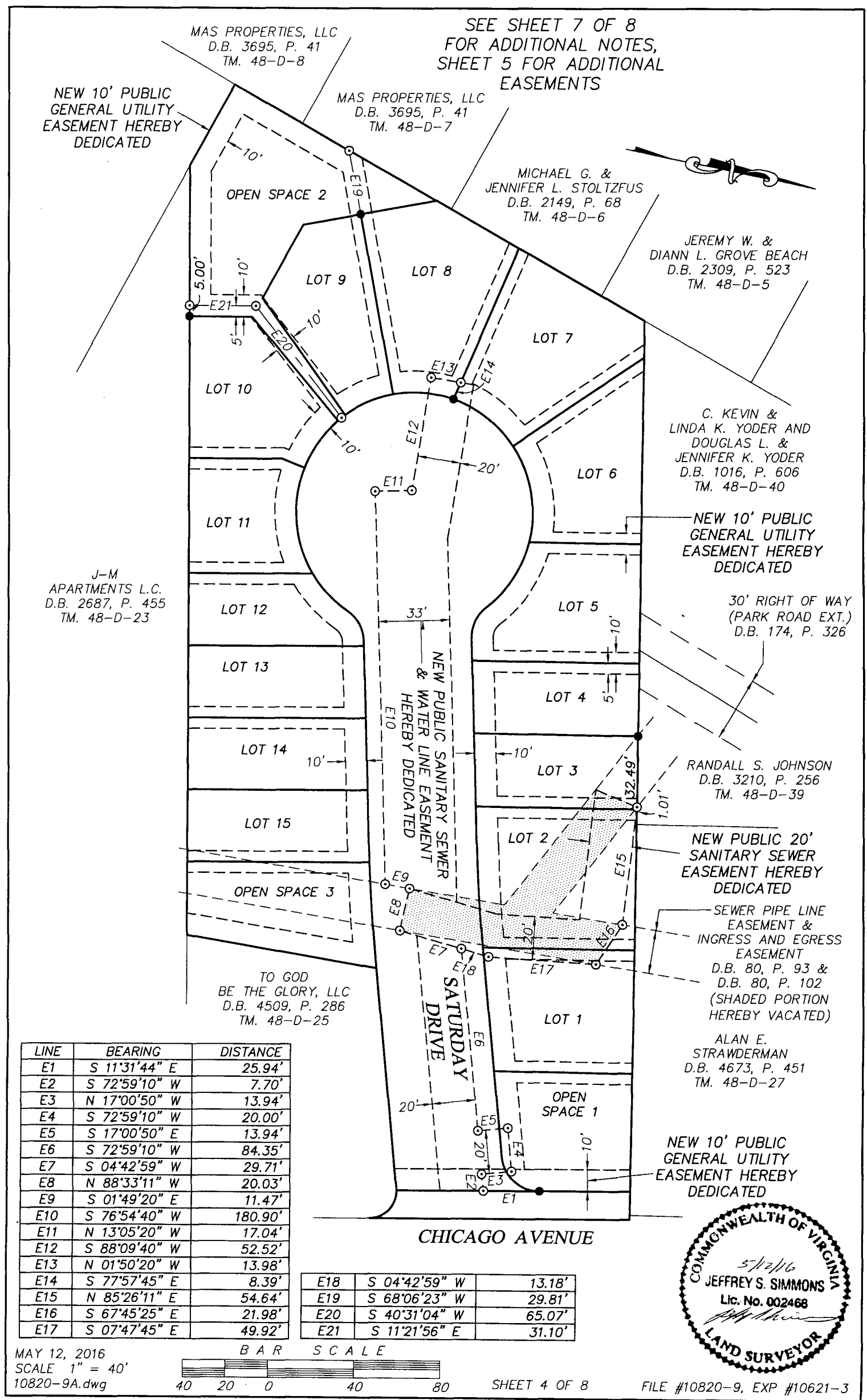


LINE	BEARING	DISTANCE
L2	N 76°54'40" E	2.19'
L3	N 10°12'45" E	11.33'
L4	N 11°21'56" W	29.35'
L5	S 76°54'40" W	10.15'

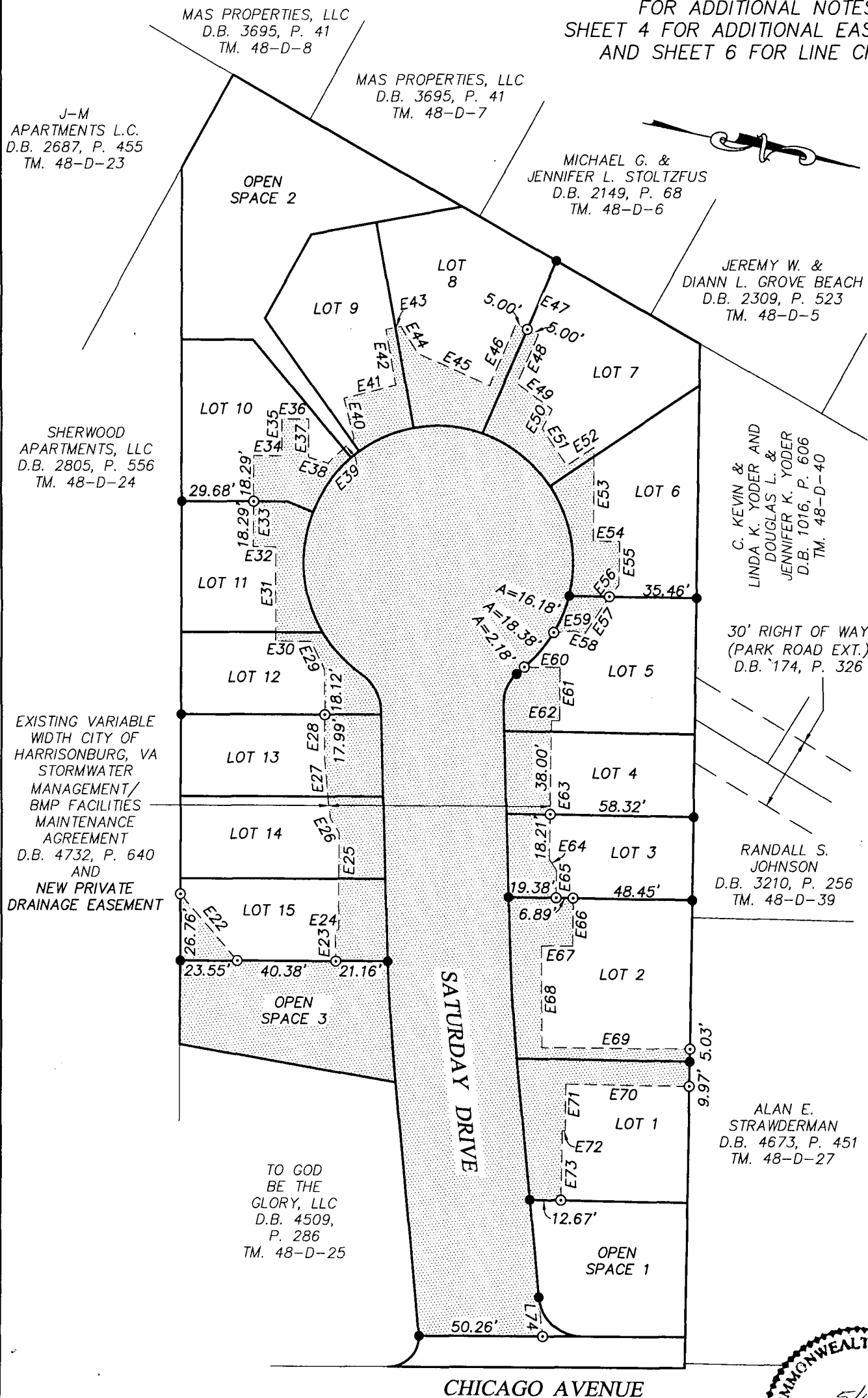
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C4	54°06'42"	17.50'	16.53'	15.92'	S 49°51'19" W
C5	288°13'24"	55.00'	276.67'	64.48'	S 13°05'20" E
C6	54°06'42"	17.50'	16.53'	15.92'	S 76°01'59" E
C11	24°40'50"	55.00'	23.69'	23.51'	N 35°08'23" E
C12	52°43'57"	55.00'	50.62'	48.85'	N 73°50'47" E
C13	28°07'35"	55.00'	27.00'	26.73'	S 65°43'27" E
C14	4°22'12"	55.00'	4.19'	4.19'	S 49°28'34" E
C15	25°23'52"	55.00'	24.38'	24.18'	S 34°35'33" E
C16	29°38'17"	55.00'	28.45'	28.13'	S 07°04'28" E
C17	36°53'26"	55.00'	35.41'	34.80'	S 26°11'23" W
C18	48°06'52"	55.00'	46.19'	44.84'	S 68°41'32" W
C19	38°16'24"	55.00'	36.74'	36.06'	N 68°06'50" W

MAY 12, 2016
SCALE 1" = 30'
10820-9A.dwg

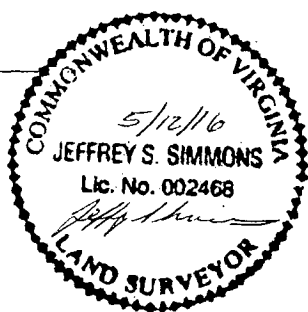
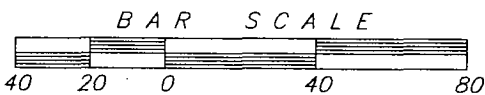




SEE SHEET 7 OF 8
FOR ADDITIONAL NOTES,
SHEET 4 FOR ADDITIONAL EASEMENTS,
AND SHEET 6 FOR LINE CHART



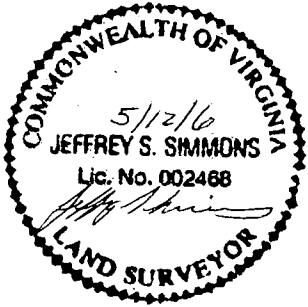
MAY 12, 2016
SCALE 1" = 40'
10820-9A.dwg



EXISTING VARIABLE WIDTH
CITY OF HARRISONBURG, VA
STORMWATER MANAGEMENT /
BMP FACILITIES MAINTENANCE AGREEMENT
AND
NEW PRIVATE DRAINAGE EASEMENT

E22	N 37°17'07" E	35.64'
E23	S 76°50'48" W	12.49'
E24	N 11°21'56" W	1.54'
E25	S 78°38'04" W	38.86'
E26	S 47°51'03" W	7.19'
E27	S 73°00'21" W	24.11'
E28	S 78°38'04" W	36.10'
E29	S 52°21'11" W	12.70'
E30	S 11°21'56" E	14.53'
E31	S 78°38'04" W	38.25'
E32	S 11°21'56" E	9.30'
E33	S 78°57'49" W	36.58'
E34	N 11°21'56" W	11.50'
E35	S 78°38'04" W	14.83'
E36	N 11°21'56" W	11.00'
E37	N 78°38'04" E	15.37'
E38	N 04°57'31" E	8.35'
E39	N 54°20'05" W	14.44'
E40	S 63°55'41" W	16.71'
E41	N 26°04'19" W	21.96'
E42	S 68°12'07" W	22.80'
E43	N 21°45'04" W	6.32'
E44	N 45°53'41" E	12.81'
E45	N 12°41'33" E	31.95'
E46	N 77°57'45" W	27.10'
E47	N 12°02'15" E	10.00'
E48	S 77°57'45" E	21.77'

E49	N 24°52'46" E	17.62'
E50	S 74°00'54" E	8.70'
E51	N 44°39'45" E	17.92'
E52	N 45°22'45" W	13.42'
E53	N 79°01'32" E	37.60'
E54	N 10°40'51" W	10.73'
E55	N 79°18'51" E	17.50'
E56	S 62°26'52" E	6.37'
E57	S 67°59'07" E	18.14'
E58	S 05°18'09" W	4.16'
E59	S 16°14'53" E	8.67'
E60	N 10°41'09" W	14.54'
E61	N 79°18'51" E	21.50'
E62	S 10°41'09" E	3.24'
E63	N 79°18'51" E	56.21'
E64	N 44°30'21" E	5.23'
E65	N 79°18'51" E	11.00'
E66	N 79°18'51" E	19.33'
E67	S 10°41'09" E	12.57'
E68	N 78°13'45" E	41.14'
E69	N 11°09'06" W	60.24'
E70	S 10°41'09" E	50.20'
E71	N 79°18'51" E	18.98'
E72	S 11°51'48" E	1.18'
E73	N 79°18'51" E	28.00'
E74	N 72°59'10" E	15.90'



NOTES

- 1) DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
- 2) THIS PROPERTY IS PRESENTLY ZONED R7 AND IS SHOWN ON TAX MAP 48-D-26.
- 3) BEARINGS ARE ROTATED TO PLAT RECORDED IN DEED BOOK 1045, PAGE 31.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT REFLECT ALL ENCUMBRANCES.
- 5) TOTAL AREA IN SUBDIVISION = 2.001 ACRES.
- 6) TOTAL AREA IN 15 LOTS = 1.149 ACRES
- 7) TOTAL AREA OF 3 OPEN SPACES = 0.302 ACRES
- 8) TOTAL AREA IN PRIVATE STREET = 0.518 ACRES
- 9) TOTAL AREA TO BE DEDICATED TO THE CITY OF HARRISONBURG = 1,415 SQ. FT.

Legal Description

Beginning at an iron pin set in the western line of Chicago Avenue, a corner to Alan E. Strawderman. Thence along and with the western line Chicago Avenue S 11° 31' 44" E 120.54 feet to an iron pin found, a corner to To God Be The Glory, LLC. Thence with To God Be The Glory, LLC with a curve to the left, said curve having a Radius of 12.50' feet, an Arc of 20.83 feet and a Chord of N 59° 16' 17" W 18.50 feet to an iron pin found. Thence S 72° 59' 10" W 101.97 feet to an iron pin found. Thence S 01° 48' 14" E 89.85 feet to an iron pin found in the line of Sherwood Apartments, LLC. Thence with Sherwood Apartments, LLC S 78° 38' 04" W 353.88 feet to an iron pin found in the line of J-M Apartments L.C. Thence With J-M Apartments N 72° 00' 29" W 42.80 feet to an iron pin found in the line of Mas Properties, LLC. Thence with Mas Properties, LLC in part and with Michael G. & Jennifer L. Stoltzfus and Jermy W. & Diann L. Grove Beach N 18° 03' 06" E 218.87 feet to an iron pin found in the line of Jermy W. & Diann L. Grove beach, a corner to C. Kevin & Linda K. Yoder and Douglas L. & Jennifer K. Yoder. Thence with said Yoder in part and with Randall S. Johnson and Alan E. Strawderman N 79° 18' 26" 413.50 feet to the beginning, containing 2.001 acres of land more or less.

Owner's Consent and Dedication

Know all men by these presents, that the subdivision of land as shown on this plat, containing 2.001 acres of land, more or less, and designated as Final Plat The Village at Chicago Park, Section One situated in the City of Harrisonburg, Virginia, is with the free consent and in accordance with the desires of the undersigned owners, proprietors and trustees, 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, recorded in the Clerk's Office of Rockingham County, in Deed Book _____, Page _____. A portion of the Sewer Pipe Line Easement & Ingress and Egress Easement recorded in Deed Book 80, Page 93 and Deed Book 80, Page 102, shown on page 4 of 8 on this plat as "Shaded Portion Hereby Vacated" contains no public utilities and is hereby vacated by and with the consent of the City of Harrisonburg. The said 2.001 acres of land hereby subdivided is the same land having been conveyed to To God Be The Glory, LLC by deed dated May 13, 2014 in Deed Book 4414, Page 231, amended by Deed of Correction dated December 17, 2014 in Deed Book 4507, Page 714 and by deed dated May 13, 2014 in Deed Book 4414, Page 238 all of which is recorded in the Clerk's Office of Rockingham County.

Given under our hands this 23rd day of June, 2016.

BY [Signature] (SEAL)
WILLIAM S. BENTON (MANAGER of TO GOD BE THE GLORY)

Notary Certificate

State of Virginia: City / County of Harrisonburg to-wit:

The foregoing instrument was acknowledged before me by

William S. Benton

This 23rd day of June, 2016.

My commission expires 8/31/2019 7657795
Registration Number

[Signature]
Notary Public



BY [Signature] (SEAL)
CARLA H. BENTON (MANAGER OF TO GOD BE THE GLORY)

Notary Certificate

State of Virginia: City / County of Harrisonburg to-wit:

The foregoing instrument was acknowledged before me by

Carla H. Benton

This 23rd day of June, 2016.

My commission expires 8/31/2019 7657795
Registration Number

[Signature]
Notary Public



Trustees & Noteholders

Deed of Trust dated August 15, 2014, recorded in Deed Book 4452, Page 560 and Deed of Trust dated August 15, 2014, recorded in Deed Book 4452, Page 576.

Given under our hands this 24th day of June, 2016,

BY Gregory C. Godsey (SEAL)
TRUSTEE

Notary Certificate

State of Virginia: City / County of Harrisonburg to-wit:

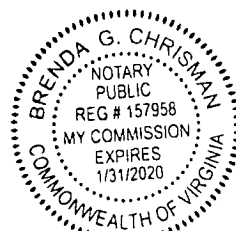
The foregoing instrument was acknowledged before me by

Gregory S Godsey

This 24th day of June, 2016.

My commission expires January 31, 2020 157958
Registration Number

Brenda G. Chrisman
Notary Public



BY Charles A. Martoviana (SEAL)
Agent of Union Bank & Trust

Notary Certificate

State of Virginia: City / County of Harrisonburg to-wit:

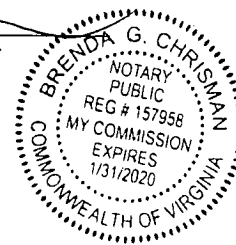
The foregoing instrument was acknowledged before me by

Charles A. Martoviana

This 24th day of June, 2016.

My commission expires January 31, 2020 157958
Registration Number

Brenda G. Chrisman
Notary Public



Certificate of Approval

This subdivision known as the Final Plat The Village at Chicago Park, Section One is approved by the undersigned in accordance with the Harrisonburg City Subdivision Regulations and may be admitted to record. To allow the development and subdivision of this parcel as shown, City Council approved variances to the Subdivision Ordinance Sections 10-2-41(a), 10-2-42(c), 10-2-45, 10-2-66, and 10-2-67 on May 13, 2014. The City of Harrisonburg does hereby approve the vacation of the easement as shown.

06-17-16
Date

Ad Hetch
Director of Planning and Community Development

6/23/16
Date

Kurt D. Hodgen
City Manager

Notary Certificate

State of Virginia: City / County of Harrisonburg to-wit:

The foregoing instrument was acknowledged before me by Kurt D. Hodgen, City Manager of the City of Harrisonburg, Virginia on behalf of the City,

This 23rd day of June, 2016.

My commission expires 6/30/19 336202
Registration Number

Pamela Sue Ulmer
Notary Public

