

CURRENT OWNER: MERIDIAN PROPERTIES, L.L.C.

REF: DB 1803, PG 216
TM 1-D-2

AREA:
TOTAL SECTION 4 9.6474 AC.
LOT AREAS 9.4621 AC.
OPEN SPACE
DEDICATED TO H.O.A. 0.1853 AC.

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 9.65 ACRES, MORE OR LESS, AND DESIGNATED AS MEADOW POINTE SUBDIVISION, SECTION FOUR SITUATED IN THE CITY OF HARRISONBURG, VIRGINIA IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, THEREOF, THAT ALL PUBLIC EASEMENTS SHOWN ON SAID PLAT OR IN NOTES ARE HEREBY DEDICATED TO THE PUBLIC USE, AND THAT ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO CERTAIN RESTRICTIONS, RESERVATIONS, AND COVENANTS AS CONTAINED IN WRITING EXECUTED BY THE UNDERSIGNED, UNDER DATE OF _____, 2005, AND RECORDED IN THE CLERK'S OFFICE OF ROCKINGHAM COUNTY IN DEED BOOK _____, PAGE _____.

THE SAID 9.65 ACRES OF LAND HEREBY SUBDIVIDED HAVING BEEN CONVEYED TO MERIDIAN PROPERTIES L.L.C. BY CALEN G. CRAUN JR., ET AL BY WAY OF DEED DATED MAY 9, 2000, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA, IN DEED BOOK 1803, PAGE 216.

GIVEN UNDER MY HAND THIS 11th DAY OF May, 2005

James T. Vickers
MERIDIAN PROPERTIES L.L.C.

SEAL

STATE OF VIRGINIA

CITY OF HARRISONBURG, TO-WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME IN THE AFORESAID JURISDICTION THIS 11th DAY OF May, 2005, BY James T. Vickers, OF MERIDIAN PROPERTIES L.L.C., ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES: 9/30/2008

Gene T. Venable, NOTARY PUBLIC



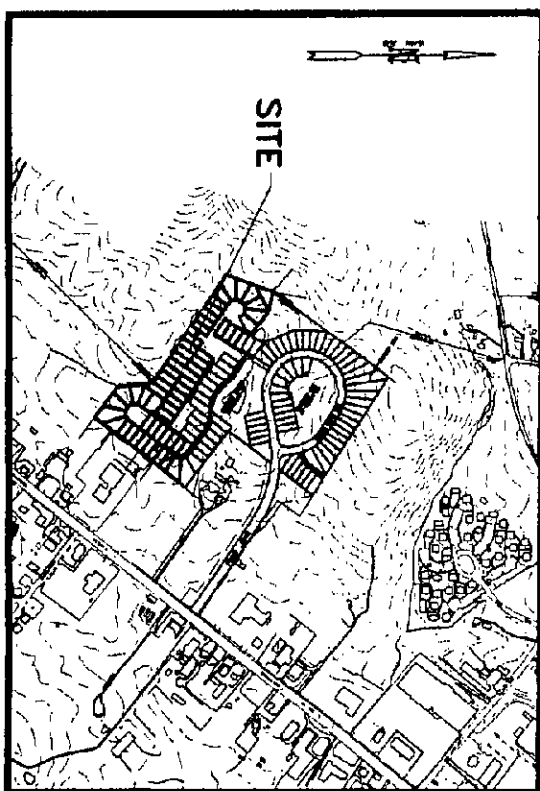
FEBRUARY 14, 2005

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.

THIS SUBDIVISION KNOWN AS MEADOW POINTE SUBDIVISION, SECTION FOUR IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE: 05/20/05

SIGNED: Stacy H. Juwan
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT



VICINITY MAP
1" = 1000'

FINAL SUBDIVISION PLAT

MEADOW POINTE SUBDIVISION
SECTION FOUR
THE VILLAGE AT MEADOW POINTE

CITY OF HARRISONBURG
HARRISONBURG, VIRGINIA
DATE: FEBRUARY 14, 2005 SCALE: AS NOTED

TRIAD

TRIAD ENGINEERING, INC.
200 AVIATION DRIVE WINCHESTER, VIRGINIA
(540) 667-9300 FAX (540) 667-2260

FINAL SUBDIVISION PLAT

MEADOW POINTE SUBDIVISION
SECTION FOUR
THE VILLAGE AT MEADOW POINTE

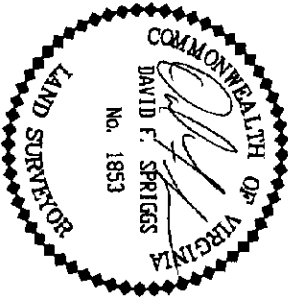
CITY OF HARRISONBURG
HARRISONBURG, VIRGINIA
DATE: FEBRUARY 14, 2005 SCALE: 1" = 200'

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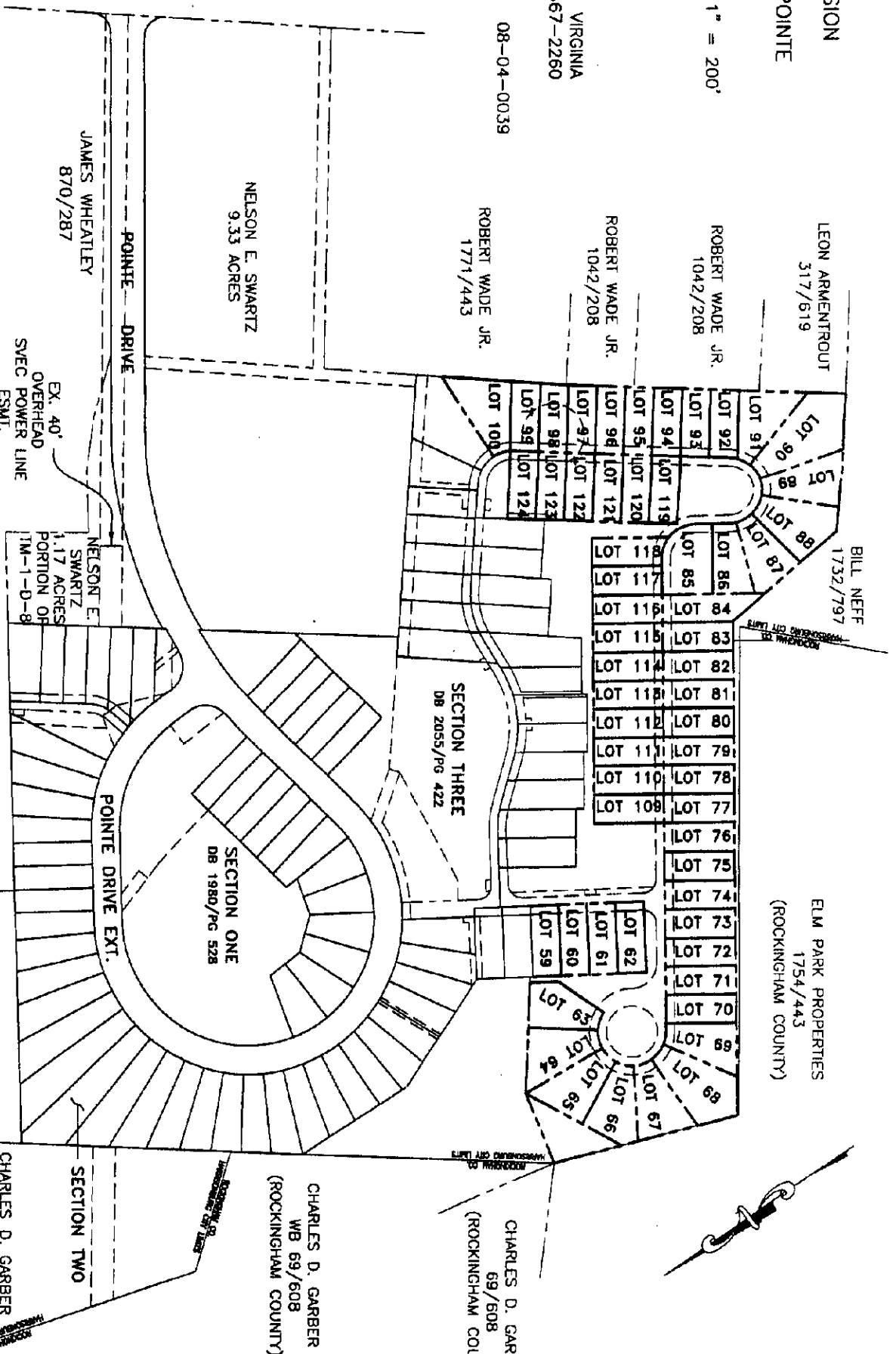
SHEET 2 OF 11

08-04-0039



FEBRUARY 14, 2005

SOUTH MAIN STREET
U.S. ROUTE 11



OVERVIEW OF MEADOW
POINTE SUBDIVISION
FOR ORIENTATION ONLY

The seal is circular with a decorative, serrated border. Inside the border, the words "COMMONWEALTH OF VIRGINIA" are written in an arc at the top. In the center, there is a signature, "DAVID F. SPRIGGS", and below it, the text "No. 1853". Along the left side of the seal, the words "LAND SURVEYOR" are written in an arc.

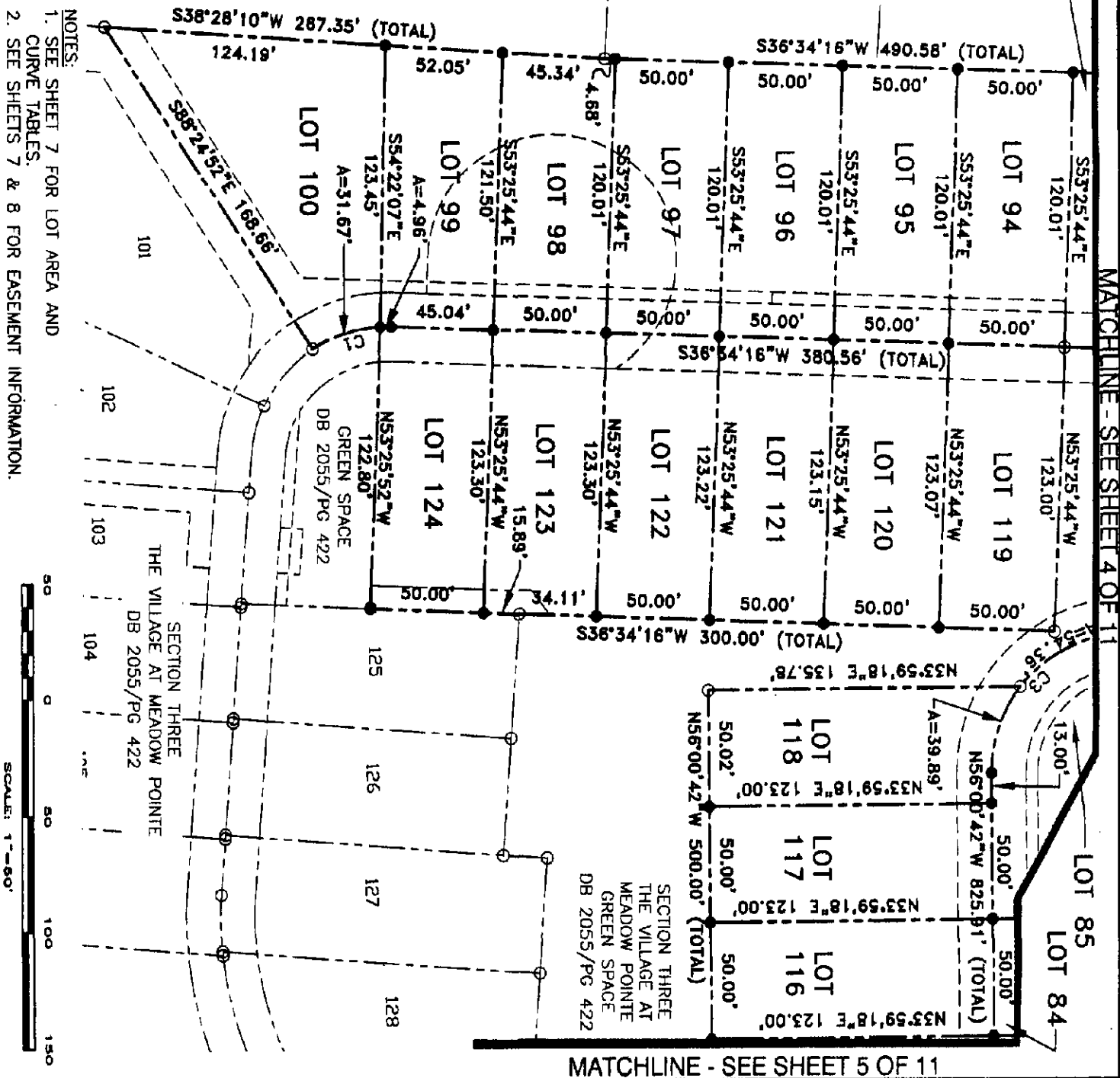
FINAL SUBDIVISION PLAT
MEADOW POINTE SUBDIVISION
SECTION FOUR
THE VILLAGE AT MEADOW POINTE
CITY OF HARRISONBURG
HARRISONBURG, VIRGINIA
DATE: FEBRUARY 14, 2005 SCALE: 1" = 50'
ROBERT WADE JR
1771/443

FLAD

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SHEET 3 OF 11

08-04-0039



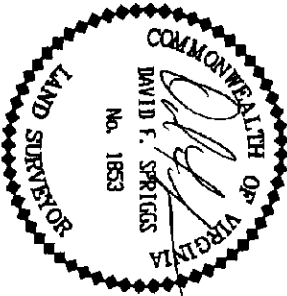
FINAL SUBDIVISION PLAT

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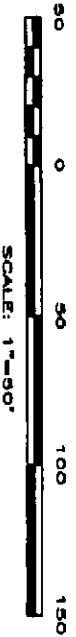
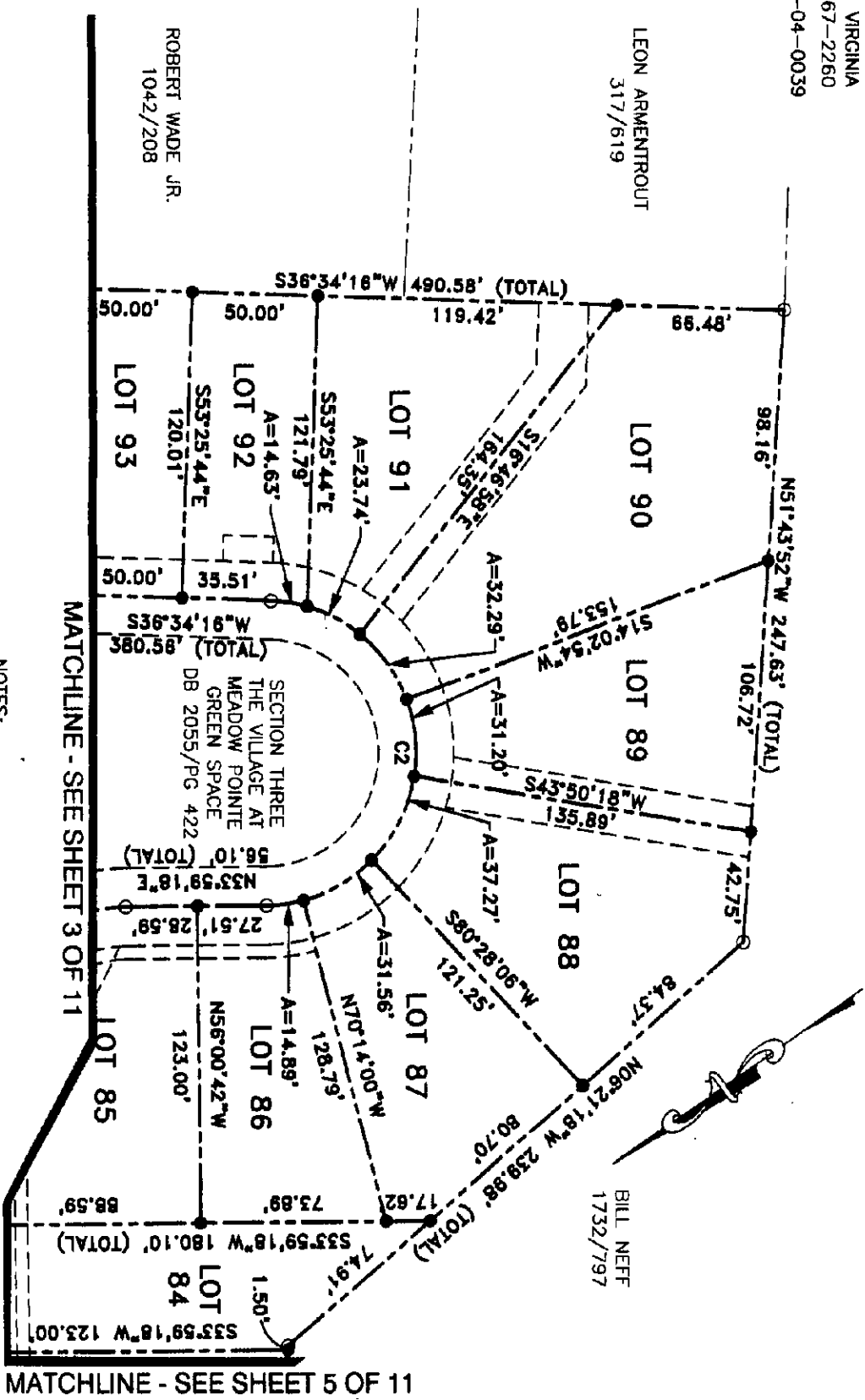
CITY OF HARRISONBURG
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SHEET 4 OF 11 08-04-0039

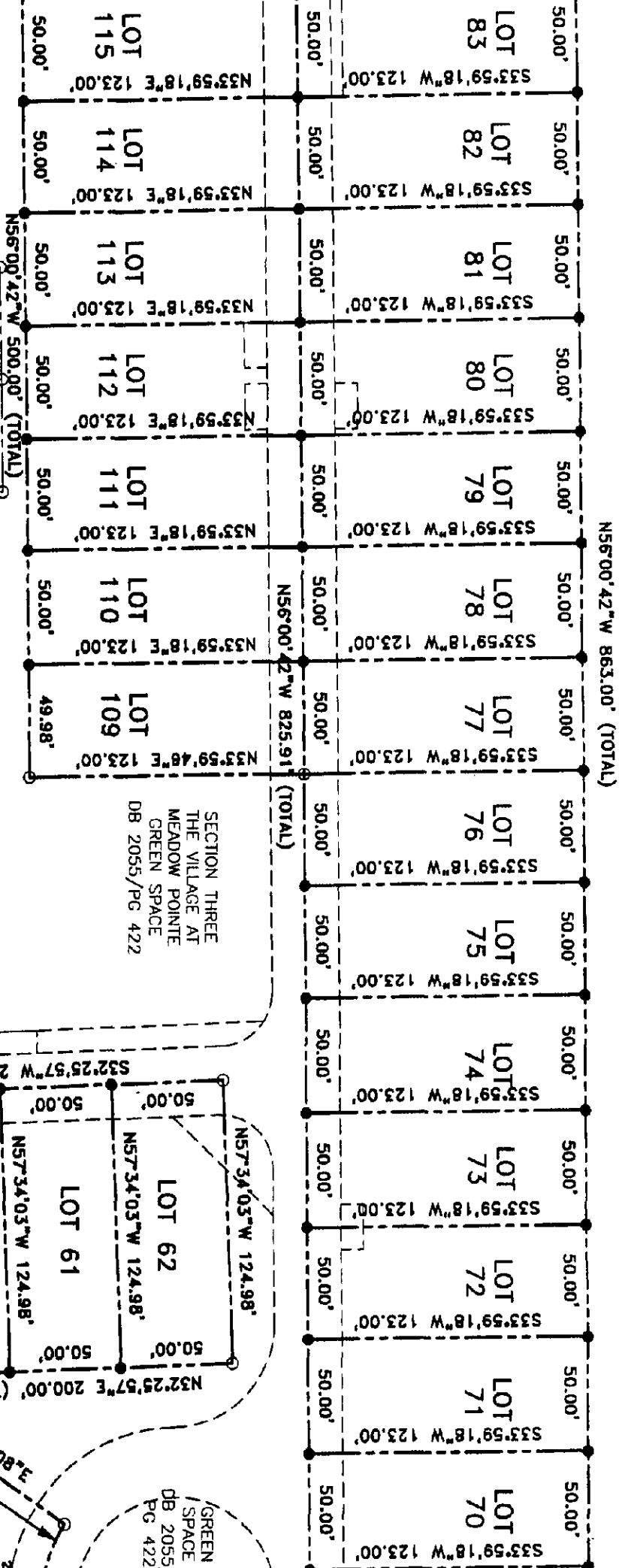


FEBRUARY 14, 2005



- NOTES:
1. SEE SHEET 7 FOR LOT AREA AND
CURVE TABLES.
2. SEE SHEETS 7 & 9 FOR EASEMENT INFORMATION.

MATCHLINE - SEE SHEET 3 OF 11 MATCHLINE - SEE SHEET 4 OF 11



MATCHLINE - SEE SHEET 6 OF 11

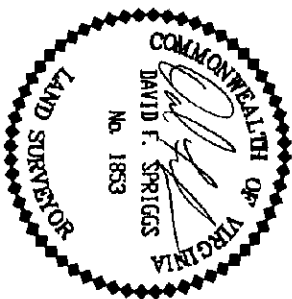
FINAL SUBDIVISION PLAT
MEADOW POINTE SUBDIVISION
SECTION FOUR
THE VILLAGE AT MEADOW POINTE

CITY OF HARRISONBURG
HARRISONBURG, VIRGINIA
DATE: FEBRUARY 14, 2005 SCALE: 1" = 50'

317

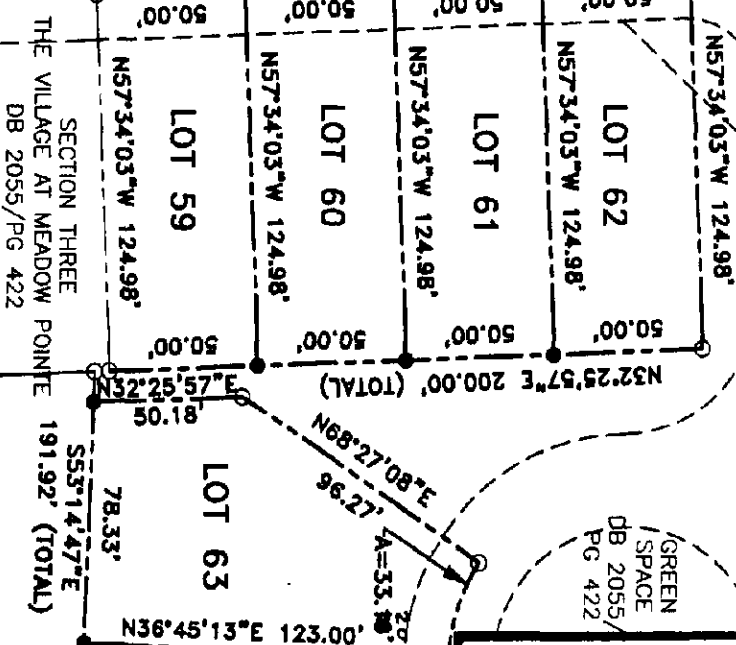
TRIAD ENGINEERING, INC.
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SHEET 5 OF 11 08-04-0039

FEBRUARY 14, 2005



SECTION THREE
THE VILLAGE AT MEADOW POINTE
DB 2055/PG 422

SECTION THREE
THE VILLAGE AT
MEADOW POINTE
GREEN SPACE
DB 2055/Pg 422

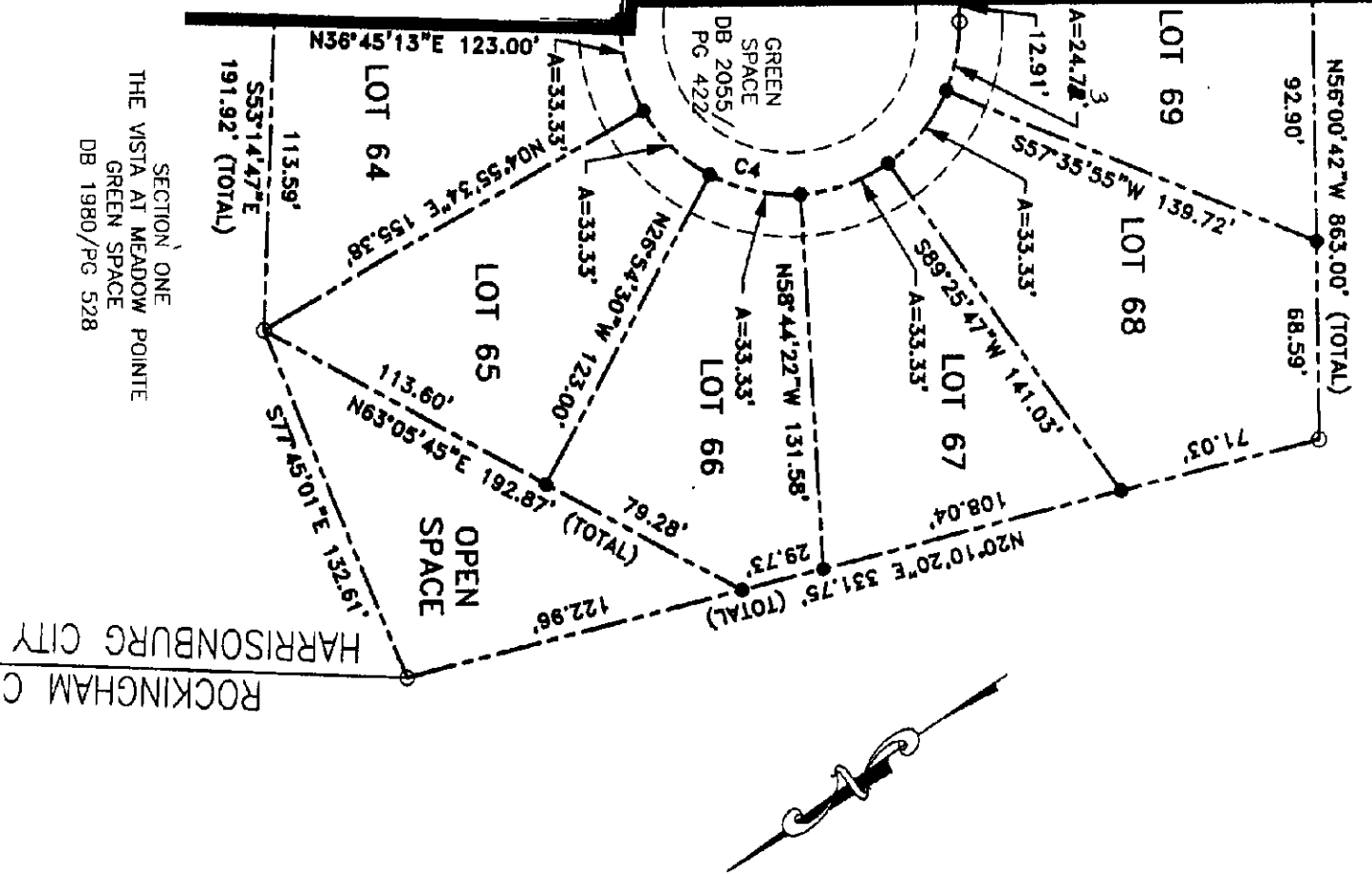


- NOTES:
1. SEE SHEET 7 FOR LOT AREA AND CURVE TABLES.
2. SEE SHEETS 7 & 10 FOR EASEMENT INFORMATION.

50 0 50 100 150

SCALE: 1"=50'

MATCHLINE - SEE SHEET 5 OF 11



- NOTES:
1. SEE SHEET 7 FOR LOT AREA AND CURVE TABLES.
2. SEE SHEETS 7 & 11 FOR EASEMENT INFORMATION.



FEBRUARY 14, 2005

FINAL SUBDIVISION PLAT
MEADOW POINTE SUBDIVISION
SECTION FOUR
THE VILLAGE AT MEADOW POINTE

CITY OF HARRISONBURG
HARRISONBURG, VIRGINIA
DATE: FEBRUARY 14, 2005 SCALE: 1" = 50'

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SHEET 6 OF 11 08-04-0039

CHARLES D. GARBER
69/608
(ROCKINGHAM COUNTY)



LOT TABLE

NAME	SQUARE FEET	ACRES
Green space	8073.10	0.1853
LOT 59	6249.19	0.1435
LOT 60	6249.19	0.1435
LOT 61	6249.19	0.1435
LOT 62	6249.19	0.1435
LOT 63	8477.07	0.1946
LOT 64	9394.14	0.2157
LOT 65	9394.57	0.2157
LOT 66	9046.93	0.2077
LOT 67	9154.72	0.2102
LOT 68	11952.88	0.2744
LOT 69	8166.02	0.1875
LOT 70	6150.20	0.1412
LOT 71	6150.21	0.1412
LOT 72	6150.21	0.1412
LOT 73	6150.21	0.1412
LOT 74	6150.21	0.1412
LOT 75	6150.21	0.1412
LOT 76	6150.21	0.1412
LOT 77	6150.21	0.1412
LOT 78	6150.21	0.1412
LOT 79	6150.21	0.1412
LOT 80	6150.21	0.1412
LOT 81	6150.21	0.1412
LOT 82	6150.21	0.1412
LOT 83	6150.21	0.1412
LOT 84	7534.74	0.1730
LOT 85	10124.25	0.2324
LOT 86	7180.24	0.1648
LOT 87	8021.23	0.1841
LOT 88	10618.82	0.2438
LOT 89	9467.41	0.2173
LOT 90	14419.10	0.3310
LOT 91	9318.95	0.2139
LOT 92	8009.06	0.1839
LOT 93	8000.52	0.1837
LOT 94	8000.53	0.1837
LOT 95	8000.53	0.1837
LOT 96	8000.53	0.1837
LOT 97	8000.53	0.1837
LOT 98	6034.57	0.1385
LOT 99	6242.26	0.1433
LOT 100	10160.99	0.2333
LOT 109	6147.70	0.1411
LOT 110	6149.79	0.1412
LOT 111	6149.79	0.1412
LOT 112	6149.79	0.1412
LOT 113	6149.79	0.1412
LOT 114	6149.79	0.1412
LOT 115	6149.79	0.1412
LOT 116	6149.78	0.1412
LOT 117	6149.78	0.1412
LOT 118	6302.16	0.1447
LOT 119	6151.86	0.1412
LOT 120	6155.59	0.1413
LOT 121	6159.32	0.1414
LOT 122	6163.05	0.1415
LOT 123	6166.23	0.1416
LOT 124	6161.32	0.1414

SURVEY NOTES

- 1.) THIS SUBDIVISION IS BASED ON A FIELD RUN BOUNDARY SURVEY BY TRIAD ENGINEERING, INC., ENTITLED "FINAL SUBDIVISION PLAT FOR THE CALEN CRAUN TRUST PROPERTY", AND DATED MAY 8, 2000.

2.) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND THEREFORE THIS PLAT MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

3.) THE EXISTENCE OF VEGETATED OR TIDAL WETLANDS WAS NOT DETERMINED DURING THIS SURVEY.

4.) ALL PROPERTY CORNERS ARE TO BE SET IN ACCORDANCE WITH LOCAL REGULATIONS AND REQUIREMENTS.

5.) THIS FINAL PLAT IS BASED ON A PRELIMINARY PLAT, PREPARED BY TRIAD ENGINEERING, INC., DATED JUNE 16TH, 2000, AND REVISED, OCTOBER 11, 2000, AND APPROVED BY THE CITY OF HARRISONBURG. THE FINAL PLAT IS ALSO BASED ON CONSTRUCTION PLANS FOR MEADOW POINTE SUBDIVISION PREPARED BY TRIAD ENGINEERING INC., AND APPROVED BY THE CITY OF HARRISONBURG.
- 6.) A 30' PRIVATE INGRESS AND EGRESS EASEMENT, PRIVATE STORM WATER EASEMENT, AND EXCLUSIVE PUBLIC SANITARY SEWER, AND WATER LINE EASEMENT HEREBY PROVIDED CENTERED ON ALL PRIVATE STREETS.

7.) A 10' PUBLIC UTILITY EASEMENT HEREBY PROVIDED ADJACENT TO THE 30' WIDE PRIVATE INGRESS AND EGRESS EASEMENT ON ALL LOTS FRONTING ON A PRIVATE STREET.

8.) A 10' PUBLIC UTILITY EASEMENT HEREBY PROVIDED ON ALL SIDE* AND REAR PROPERTY LINES FOR ALL LOTS FRONTING ON A PRIVATE STREET.

9.) PUBLIC TRASH COLLECTION WILL NOT BE PROVIDED ON PRIVATE STREETS.

* EXCEPT THROUGH BUILDINGS

CURVE TABLE

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	34°58'41"	36.63'	60.00'	18.91'	S19°04'56"W	36.06'
C2	177°25'02"	185.79'	60.00'	2661.67'	N54°43'13"W	119.87'
C3	90°00'00"	94.25'	60.00'	60.00'	N11°00'42"W	84.85'
C4	214°27'50"	224.59'	60.00'	N/A	N51°13'13"E	114.61'

FINAL SUBDIVISION PLAT
MEADOW POINTE SUBDIVISION
SECTION FOUR

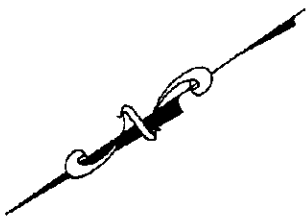
THE VILLAGE AT MEADOW POINTE

CITY OF HARRISONBURG
HARRISONBURG, VIRGINIA
DATE: FEBRUARY 14, 2005

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FEBRUARY 14, 2005

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MEADOW POINTE SUBDIVISION
SECTION FOUR
THE VILLAGE AT MEADOW POINTE

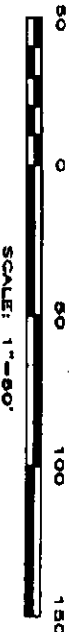
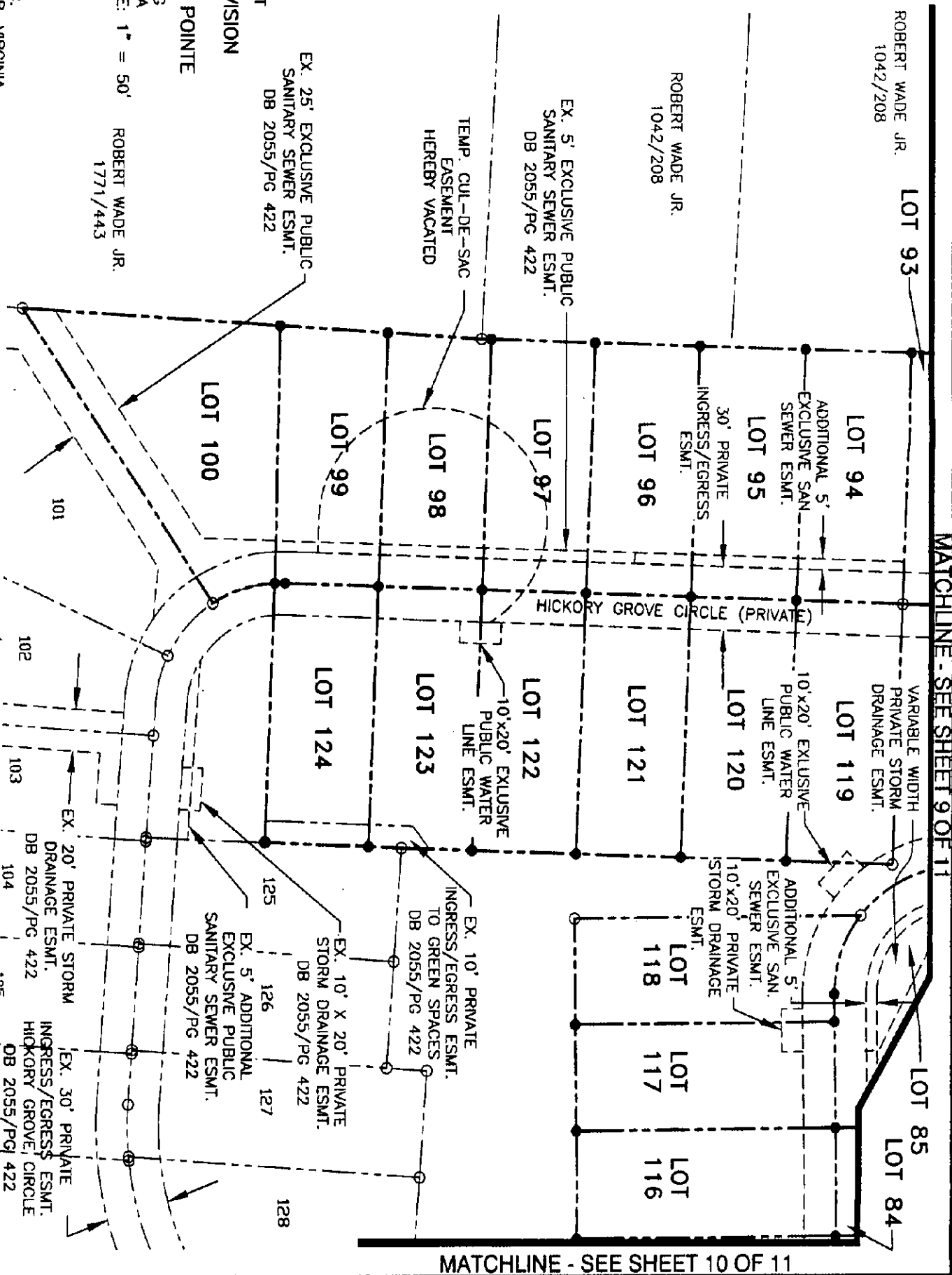
CITY OF HARRISONBURG
HARRISONBURG, VIRGINIA
DATE: FEBRUARY 14, 2005 SCALE: 1" = 50'

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SHEET 8 OF 11

08-04-0039



NOTE:
1. SEE SHEET 7 FOR ADDITIONAL
EASEMENT INFORMATION.

FINAL SUBDIVISION PLAT

MEADOW POINTE SUBDIVISION
SECTION FOUR
THE VILLAGE AT MEADOW POINTE

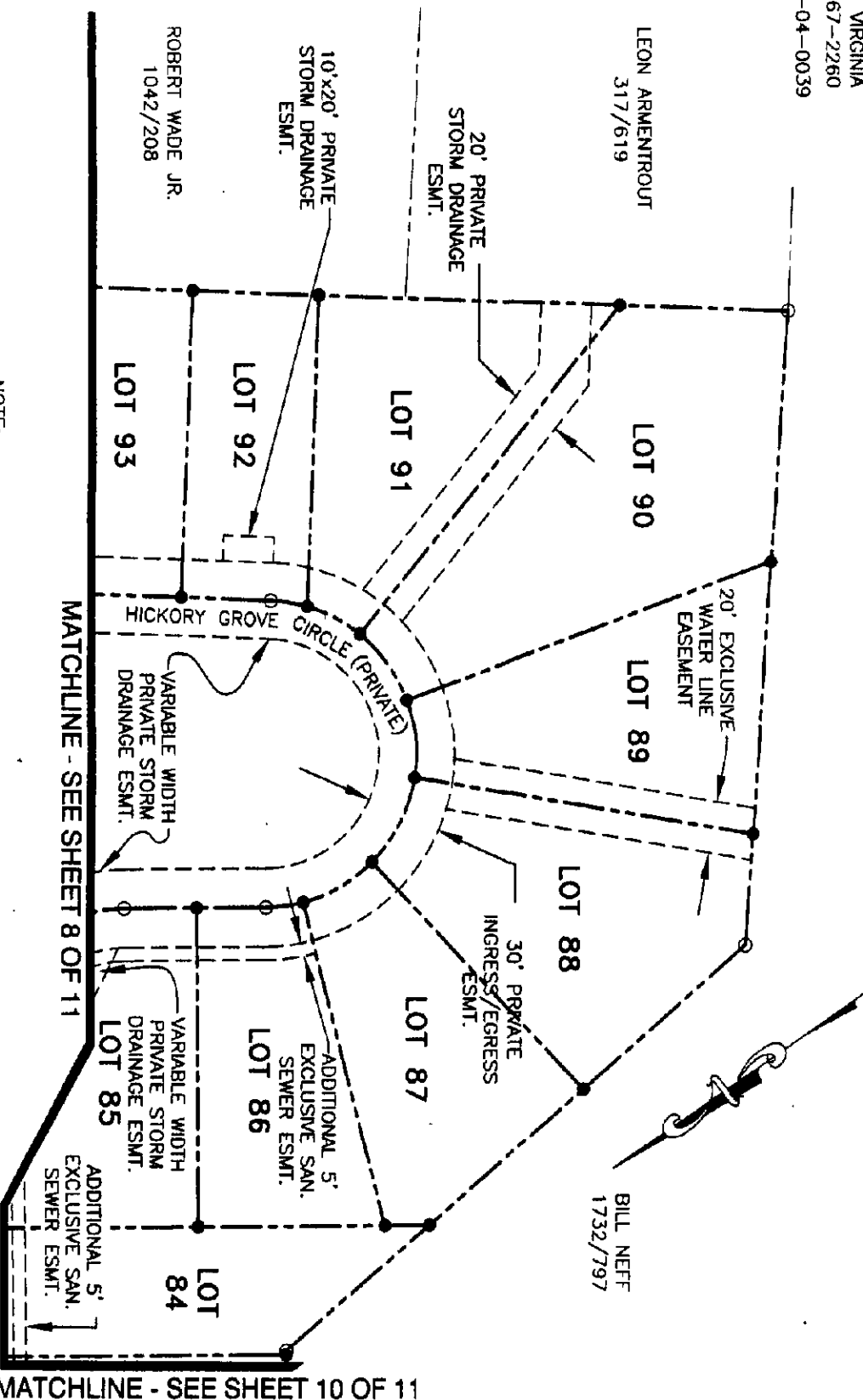
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SHEET 9 OF 11 08-04-0039



FEBRUARY 14, 2005



NOTE:
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EASEMENT INFORMATION.



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EASEMENT INFORMATION.



FEBRUARY 14, 2005

FINAL SUBDIVISION PLAT
MEADOW POINTE SUBDIVISION
SECTION FOUR
THE VILLAGE AT MEADOW POINTE

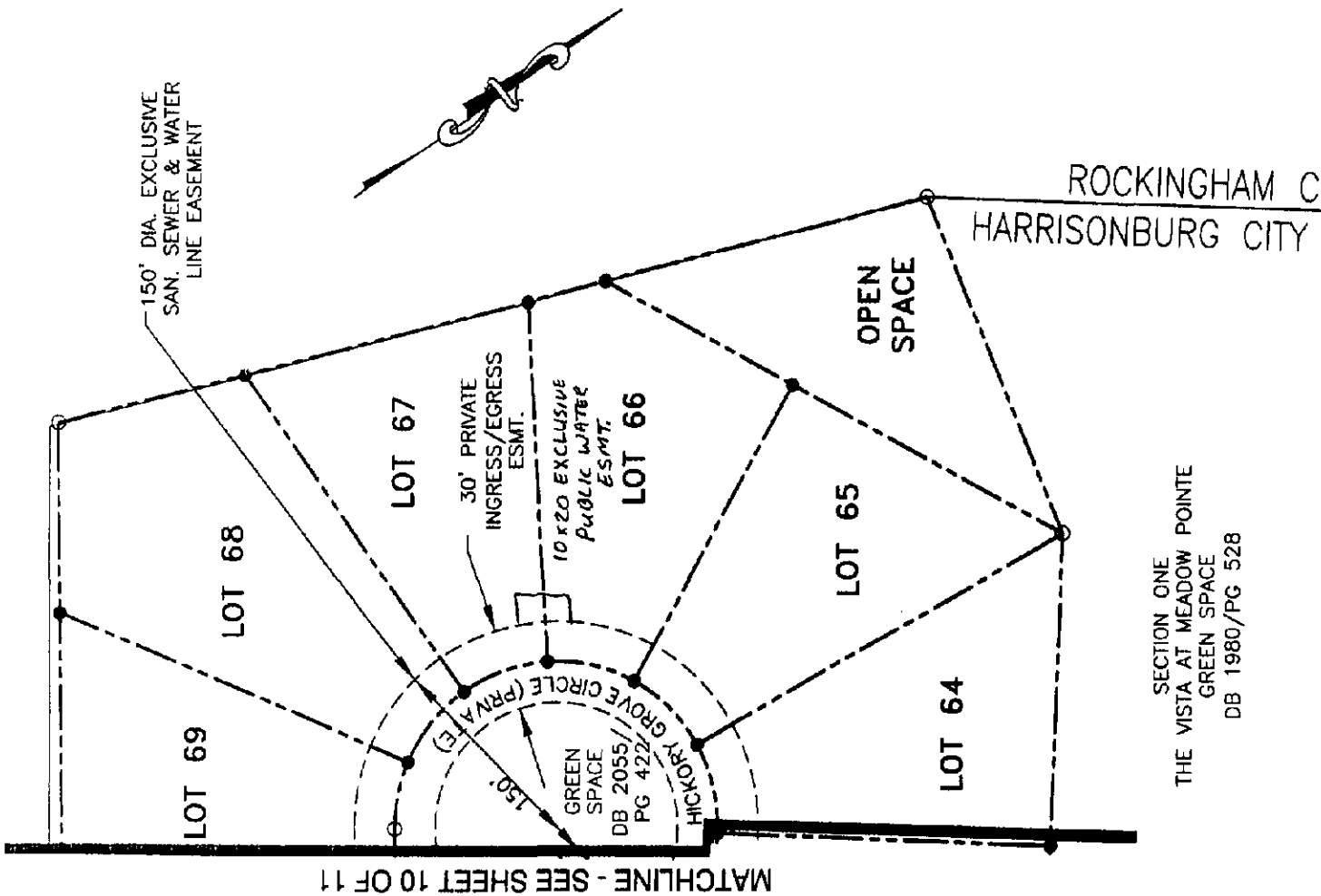
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SHEET 11 OF 11 08-04-0039



CHARLES D. GARBER
69/608
(ROCKINGHAM COUNT



SECTION ONE
THE VISTA AT MEADOW POINTE
GREEN SPACE
DB 1980/PG 528

VIRGINIA: In the Clerk's Office of the Circuit Court of Rockingham County
The foregoing instrument was this day presented in the office aforesaid, and is
together with the certificate of acknowledgment annexed, admitted to record this
23 day of May, 2003 at 9:00 AM I certify that
taxes were paid when applicable:
Sec. 58-54 - State _____ County _____ City _____ Taxable _____
Sec. 58-54.1 - State _____ County _____ City _____ Taxable _____
Recording SS: _____ Copies 200 TESTE L. WAYNE HANFIER
Deed Book No. 2671 Page 578 CLERK 267.00

05 MAY 23 AM 9:10
L. WAYNE HANFIER, CLERK
CIRCUIT COURT
RECORDED

015212