

FAIRWAY HILLS SUBDIVISION

SECTION III

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF THE LAND AS shown on this plat, containing 38.56 acres, more or less, and designated as Fairway Hills subdivision, Section III, situated in the City of Harrisonburg, Virginia, is with free consent and in accordance with the desires of the undersigned owners thereof; that all streets shown on said plat are hereby dedicated to the public use; that all easements indicated by shaded areas and/or lines, are Permanent Easements, until and unless revoked and rescinded by approved legal documents, and are dedicated for the purpose of installation, service, and maintenance of roadway slopes, drainage facilities and structures, and utilities, by the authorities, government or otherwise, having jurisdiction and authority for their installation and maintenance; that all lots within the subdivision are subject to certain restrictions, reservations, stipulations and covenants, as contained in a writing executed by the undersigned, and recorded in the Clerk's Office of Rockingham County; the said 38.56 acres, of land hereby subdivided, having been conveyed in two (2) parcels, to Fairway Hills, a limited partnership. Parcel No. 1 containing 25.168 acres, more or less, being a part of that land conveyed by Cletus E. Houff and Charlotte R. Houff by deed dated March 4, 1971 and recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 393, page 803. Parcel No. 2, containing 13.390 acres, more or less, being conveyed by Wreatha C. Boyers by deed dated August 1, 1979 and recorded in the aforesaid Clerk's Office, in Deed Book 559 page 429.

Given under our hands and seals, this 21<sup>st</sup> day of DECEMBER, 1983.

Fairway Hills, a limited partnership

Henry C. Clark (SEAL)  
Henry C. Clark, Atty., 92 N. Liberty ST.

E. Warren Denton (SEAL)  
E. Warren Denton, P. O. Box 1086

Dr. Joseph E. Gardner (SEAL)  
Dr. Joseph E. Gardner, 1031 S. Main St.

Commonwealth of Virginia,  
City of Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me this 22nd day of December, 1983, by

Henry C. Clark

My commission expires: 2/6/87

Mary Lee Swing  
Notary Public

Commonwealth of Virginia,  
City of Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me this 22nd day of December, 1983, by

E. Warren Denton

My commission expires: 2/6/87

Mary Lee Swing  
Notary Public

Commonwealth of Virginia,  
City of Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me this 22nd day of December, 1983, by Dr. Joseph E. Gardner

My Commission expires: February 6, 1987

Mary Lee Swing  
Notary public

FAIRWAY HILLS SUBDIVISION  
SECTION III

NOTE: Shaded areas on this plat indicate permanent public easements, which are reserved for use by The City of Harrisonburg, Fairway Hills and other authorities, for the installation and maintenance of public utilities and storm drainage facilities.

Easements are across Subdivision lots, and are a minimum of:

1. Ten (10') feet wide and adjacent to, and parallel to, all lot lines and all right-of-way lines.
2. Twenty (20') feet wide and adjacent to, and parallel to, all exterior subdivision boundaries.

This will give a minimum of twenty (20') foot easements between contiguous lots. Other special easements are dimensioned from lot lines and/or utility lines. Existing Utility Easements, indicated on the plats, are to remain as indicated, until such time as the existing overhead electrical power lines are removed, at which time these power lines are to be installed underground by the City of Harrisonburg Electrical Commission, in the regular permanent easements outlined above, and these existing easements are to be abandoned and permanently vacated, with complete ownership reverting to Fairway Hills, or the lot owners, except as such portions of these easements are covered by the new regular easements as indicated above.

⊗ Indicates Lot Numbers

⊙ Indicates Curve Numbers in Property Lines

ENGINEER'S CERTIFICATE:

I hereby certify that, to the best of my knowledge and belief, all of the requirements of the Planning Commission, City Council, and Ordinances of the City of Harrisonburg, Virginia, and of the County of Rockingham, Virginia, regarding the platting of subdivisions within the City and County, have been complied with.

Given under my hand this 21<sup>ST</sup> day of DECEMBER, 1983.



B.W. Suter  
Beverly W. Suter  
Certified Professional Engineer

CERTIFICATE OF APPROVAL:

This subdivision, known as Fairway Hills Subdivision, Section III, is approved by the undersigned, in accordance with existing subdivision regulations, and may be admitted to record

12-22-83  
Date

(Signed)

Joseph D. Eredy  
Chairman Harrisonburg  
Planning Commission

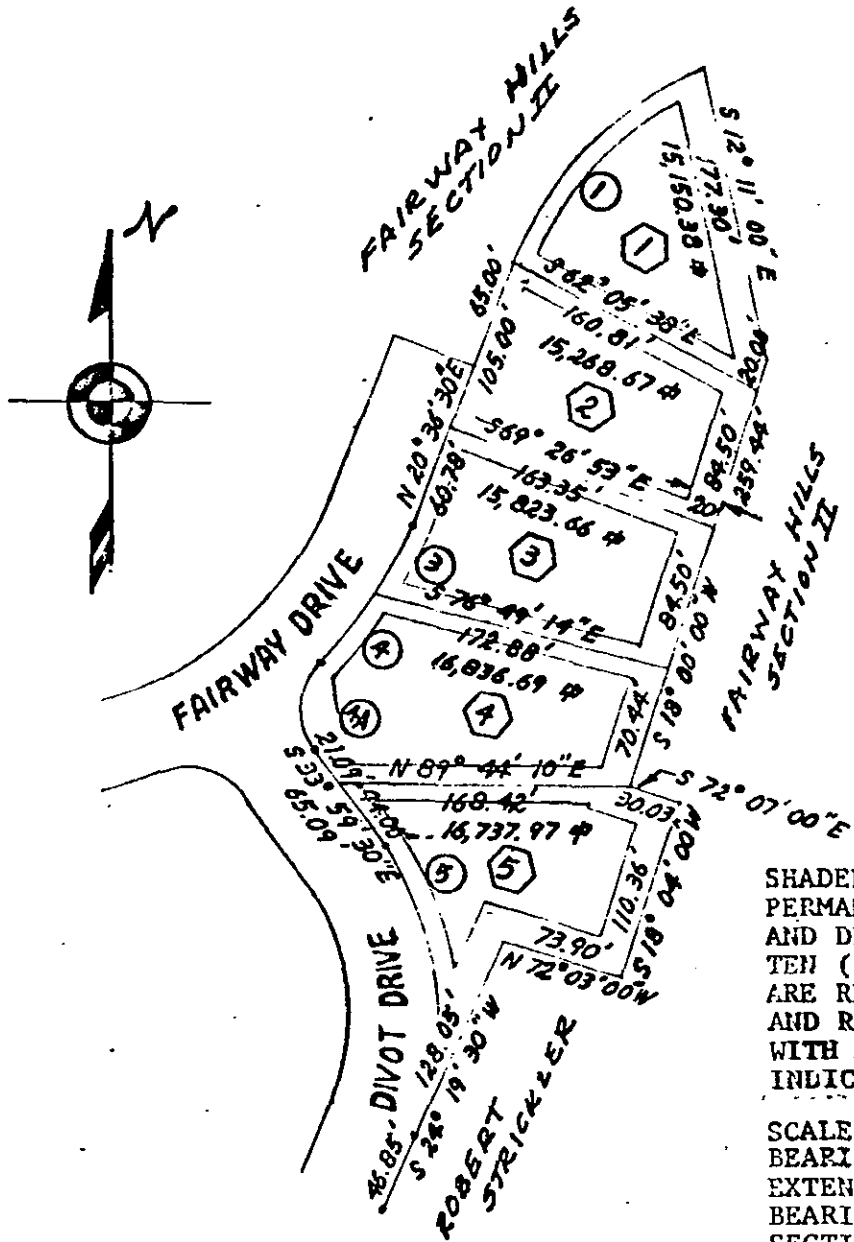
1-6-84  
Date

(Signed)

Walter J. Green  
Mayor, City of Harrisonburg

FAIRWAY HILLS  
SECTION III

BR7 94 PG0535



SHADED AREAS ARE  
PERMANENT UTILITIES  
AND DRAINAGE EASEMENTS,  
TEN (10') FOOT EASEMENTS  
ARE RESERVED ON ALL LOT  
AND RIGHT-OF-WAY LINES,  
WITH ADDITIONAL EASEMENTS  
INDICATED WHERE REQUIRED.

SCALE 1" = 100.00'  
BEARINGS EQUATED WITH AND  
EXTENDED FROM THE MAGNETIC  
BEARINGS OF FAIRWAY HILLS  
SECTION II

BLOCK 'A'

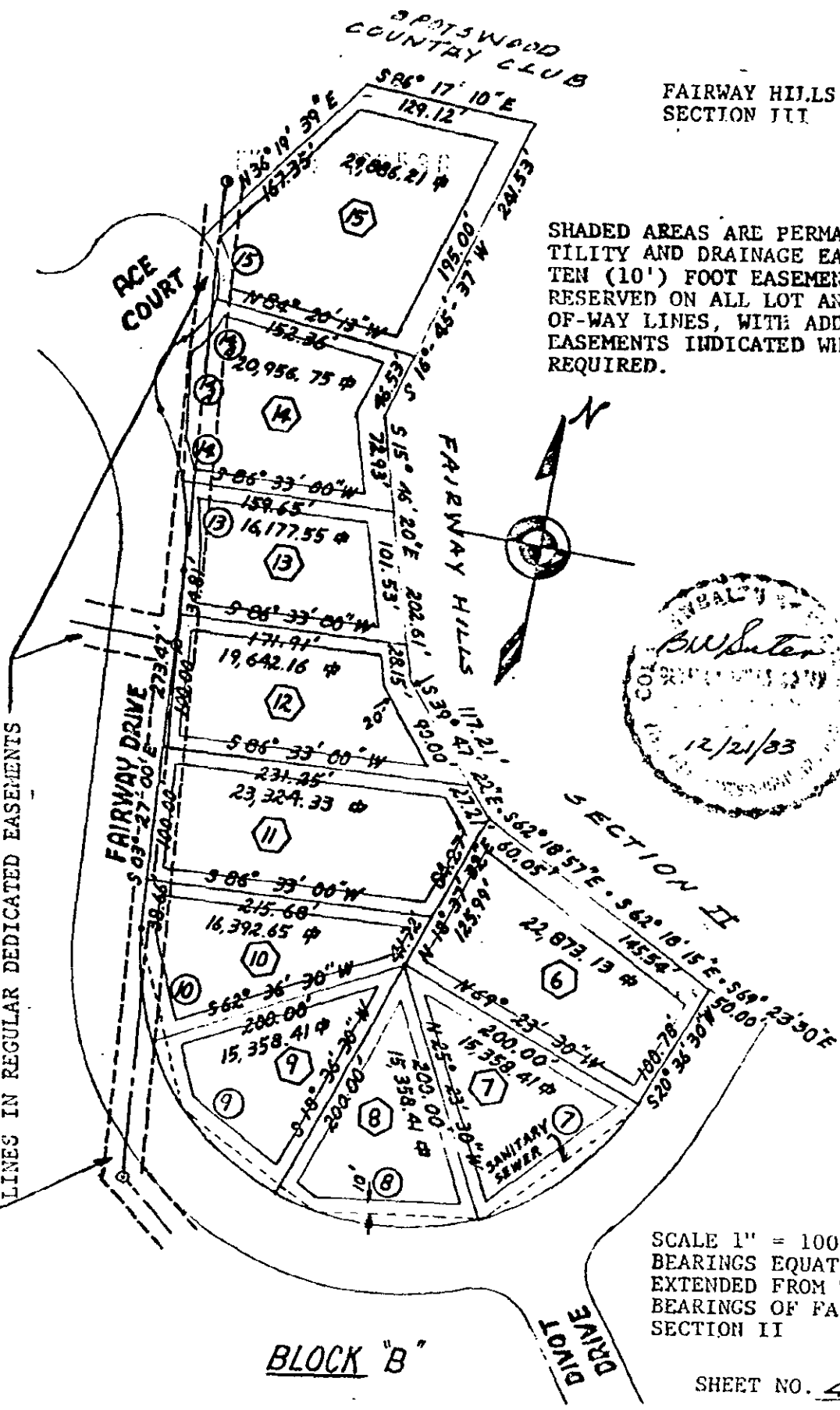
SHEET NO. 3 OF 17

SPOTSWOOD  
COUNTRY CLUB

FAIRWAY HILLS  
SECTION III

SHADED AREAS ARE PERMANENT U-  
TILITY AND DRAINAGE EASEMENTS.  
TEN (10') FOOT EASEMENTS ARE  
RESERVED ON ALL LOT AND RIGHT-  
OF-WAY LINES, WITH ADDITIONAL  
EASEMENTS INDICATED WHERE  
REQUIRED.

EXISTING ELECTRICAL UTILITY EASEMENTS  
TO BE ABANDONED WHEN OVERHEAD POWER-  
LINES ARE REPLACED BY UNDERGROUND  
LINES IN REGULAR DEDICATED EASEMENTS



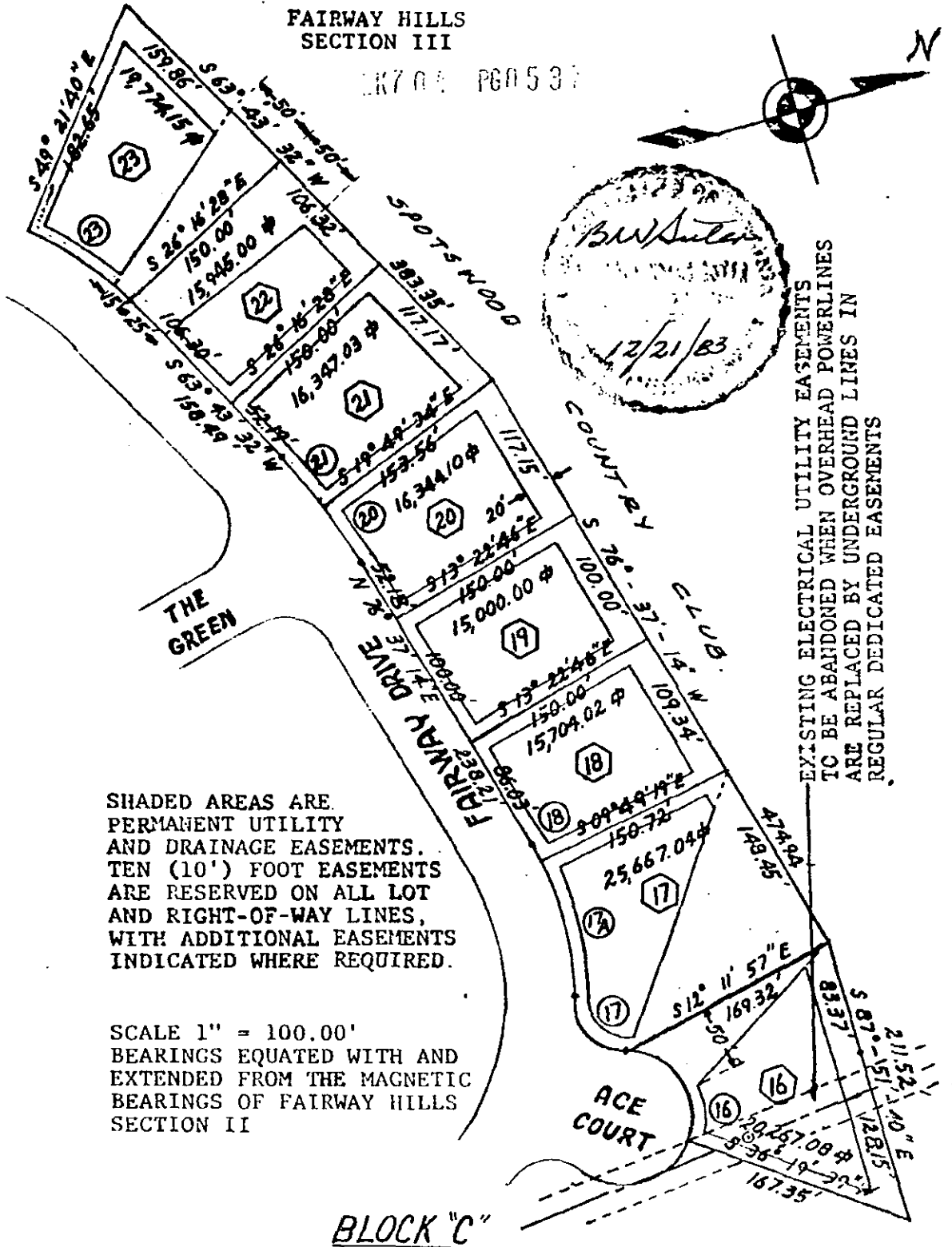
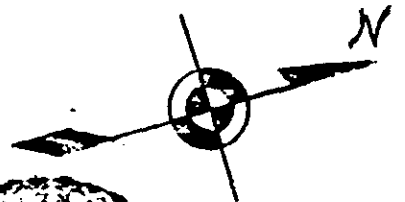
SCALE 1" = 100.00'  
BEARINGS EQUATED WITH AND  
EXTENDED FROM THE MAGNETIC  
BEARINGS OF FAIRWAY HILLS  
SECTION II

BLOCK "B"

SHEET NO. 4 OF 7

FAIRWAY HILLS  
SECTION III

LN 704 PG 0537



EXISTING ELECTRICAL UTILITY EASEMENTS  
TO BE ABANDONED WHEN OVERHEAD POWERLINES  
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REGULAR DEDICATED EASEMENTS

SHADED AREAS ARE  
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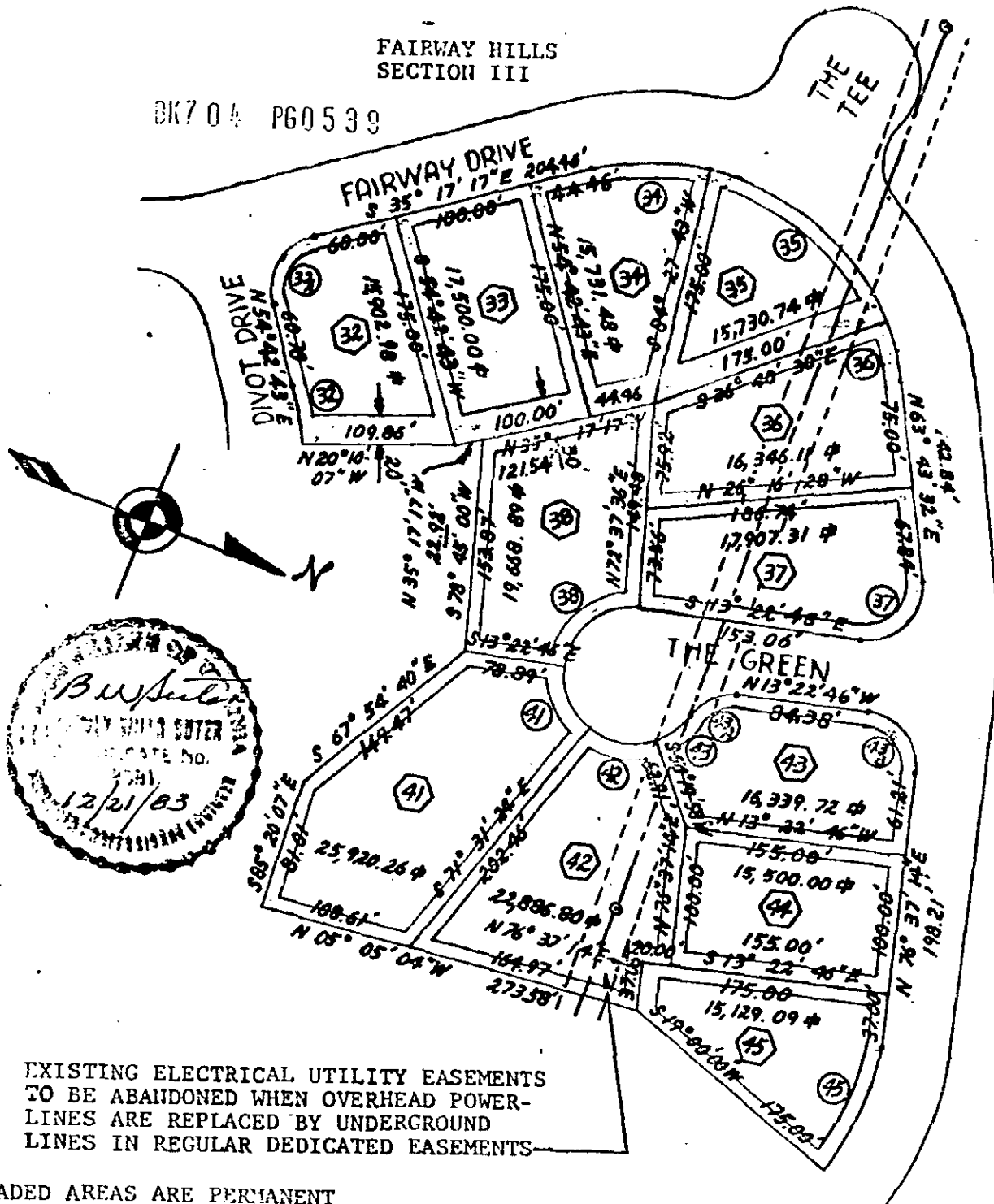
SCALE 1" = 100.00'  
BEARINGS EQUATED WITH AND  
EXTENDED FROM THE MAGNETIC  
BEARINGS OF FAIRWAY HILLS  
SECTION II

BLOCK "C"



FAIRWAY HILLS  
SECTION III

BK704 PG0539



EXISTING ELECTRICAL UTILITY EASEMENTS  
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EASEMENTS INDICATED WHERE  
EQUIRED.

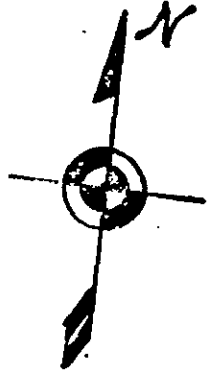
**BLOCK "E"**

SCALE 1" = 100.00'  
BEARINGS EQUATED WITH AND  
EXTENDED FROM THE MAGNETIC  
BEARINGS OF FAIRWAY HILLS  
SECTION II

SHEET NO. 7 OF 17

FAIRWAY HILLS  
SECTION III

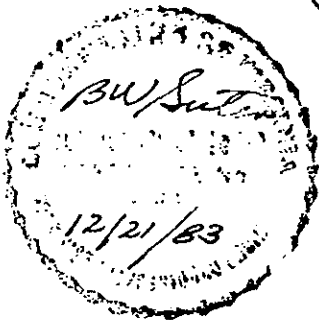
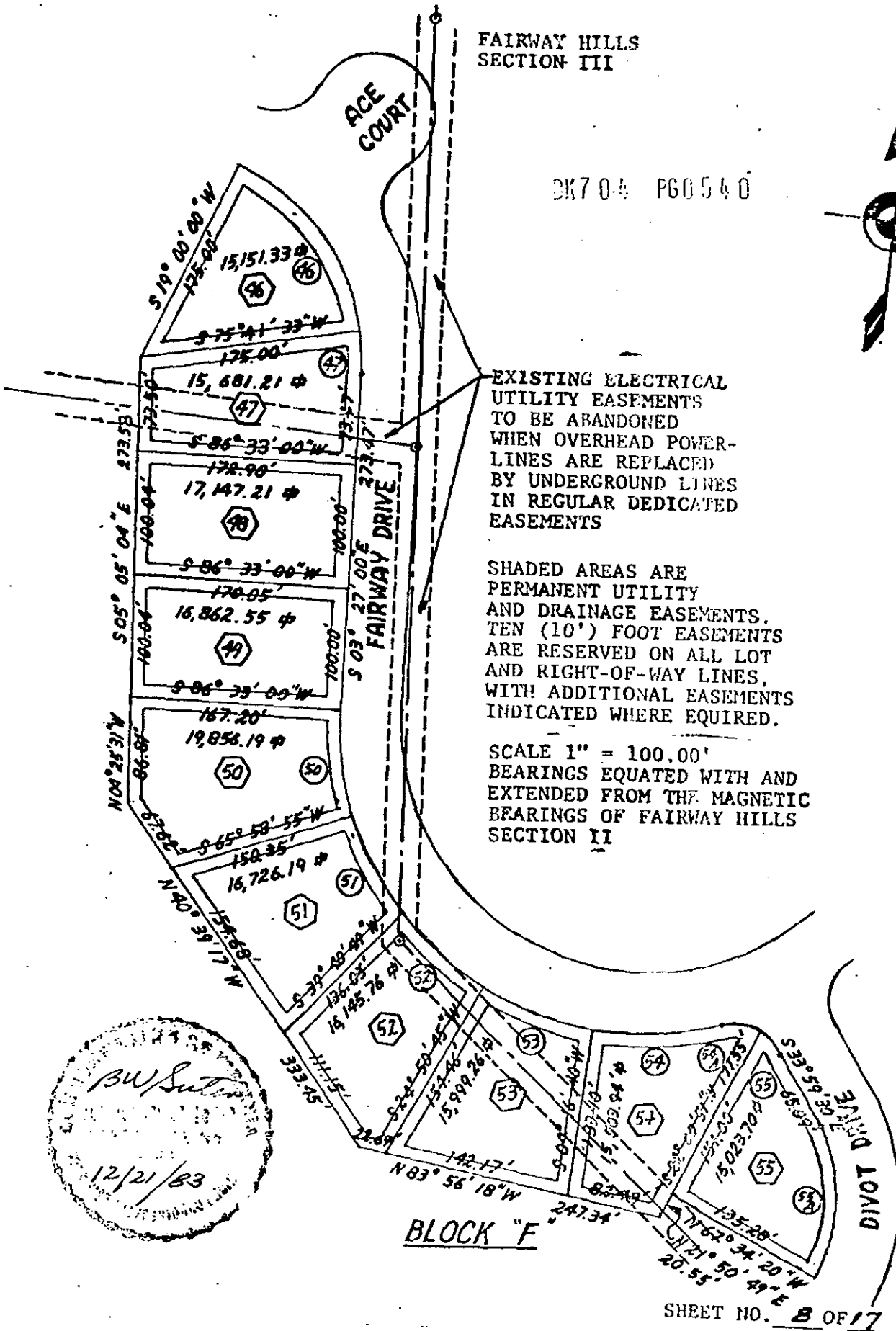
2K7 0-4 PG0540



EXISTING ELECTRICAL  
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SECTION II



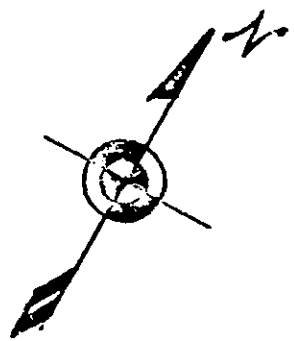
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SHEET NO. 8 OF 17



FAIRWAY HILLS  
SECTION III

SK706 PG0541



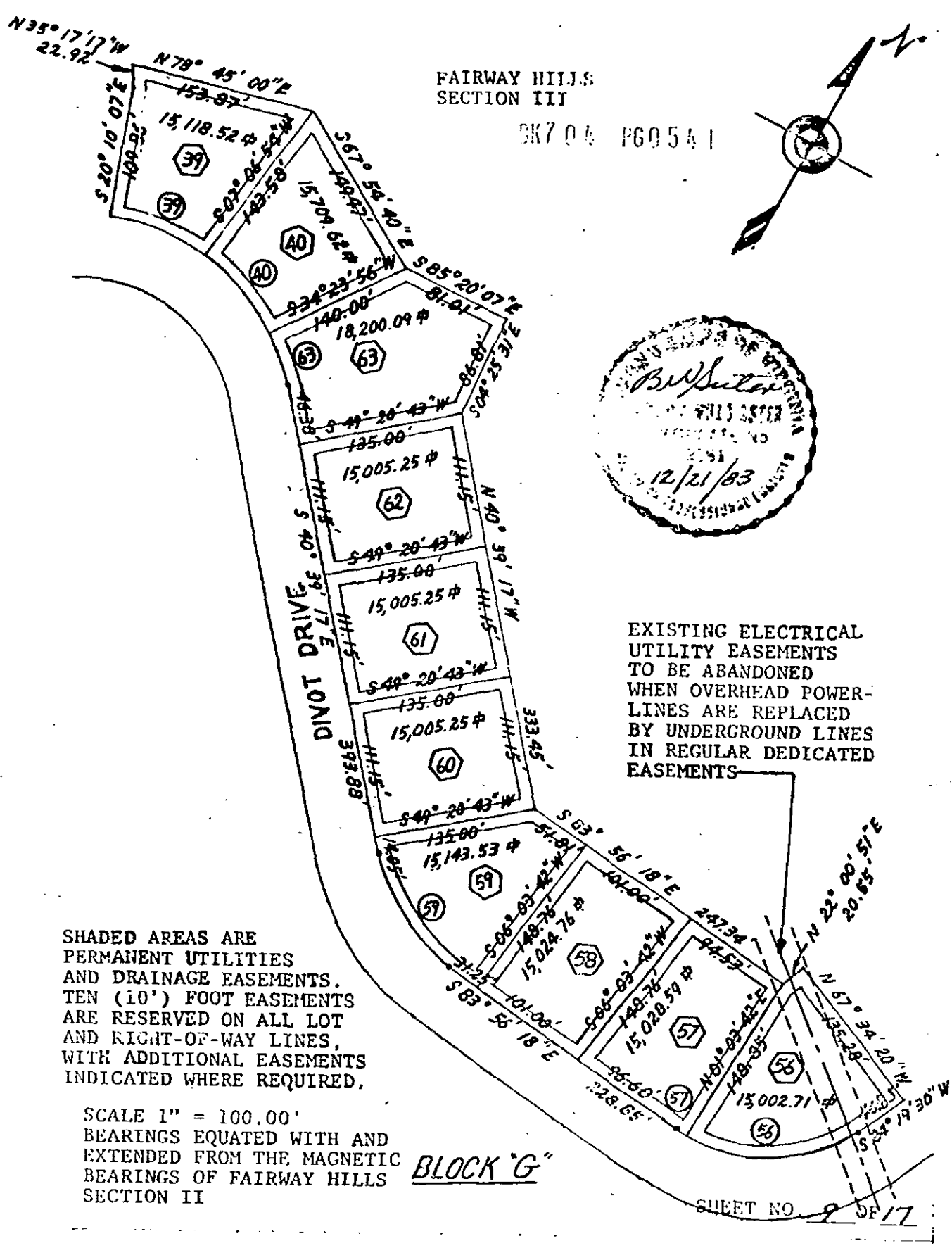
EXISTING ELECTRICAL  
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SECTION II

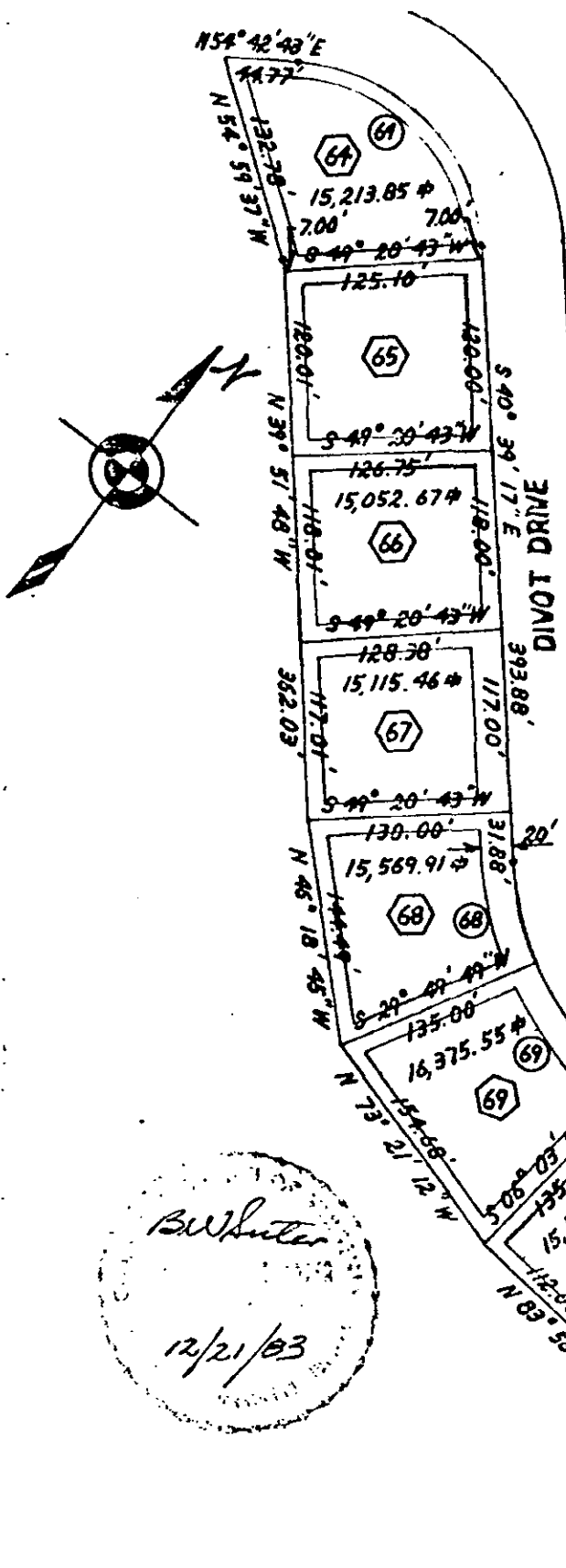
BLOCK "G"

SHEET NO. 9 OF 17



FAIRWAY HILLS  
SECTION III

PK704 PG0542



SHADED AREAS ARE PERMANENT  
UTILITY AND DRAINAGE EASEMENTS.  
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BEARINGS EQUATED WITH AND  
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BEARINGS OF FAIRWAY HILLS  
SECTION II

EXISTING ELECTRICAL  
UTILITY EASEMENTS  
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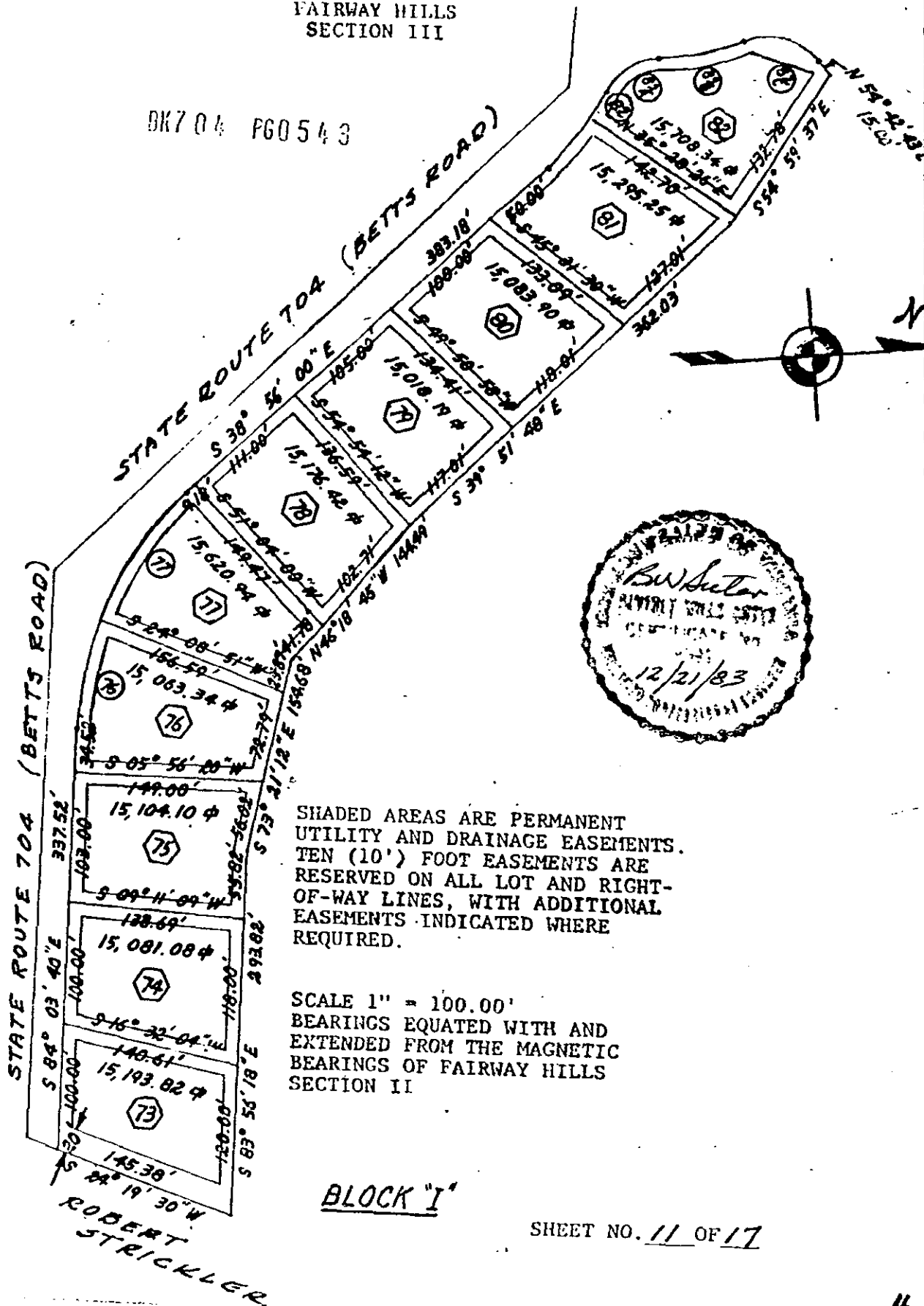
BLOCK H

ROBERT  
STRICKLER

SHEET NO. 10 OF 17

FAIRWAY HILLS  
SECTION III

BK 704 PG 0543



SHADED AREAS ARE PERMANENT  
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BEARINGS OF FAIRWAY HILLS  
SECTION II

BLOCK "I"

SHEET NO. 11 OF 17

ROBERT  
STRICKLER

FAIRWAY HILLS SUBDIVISION

SECTION III

CURVE DATA SCHEDULE

DK704 PGO546



CURVE NO. (LOT NO.)	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD	SEGMENT AREA-SQ. FT.
1	45°40'00"	207.75'	165.58'	87.47'	N.43°26'30"E.	161.24'	+1764.11
3	10°33'40"	250.00'	46.08'	23.11'	N.25°53'20"E.	46.02'	- 32.56
4	11°29'12"	250.00'	50.12'	25.14'	N.36°54'46"E.	50.04'	- 41.89
4A	77°02'52"	40.00'	53.79'	31.85'	N.04°07'56"E.	49.83'	+ 296.15
5	58°43'00"	175.00'	179.34'	98.44'	N.05°02'00"W.	171.59'	-2606.02
7	44°00'00"	200.00'	153.59'	80.81'	S.42°36'30"W.	149.84'	+1465.73
8	44°00'00"	200.00'	153.59'	80.81'	S.86°36'30"W.	149.84'	+1465.73
9	44°00'00"	200.00'	153.59'	80.81'	N.49°23'30"W.	149.84'	+1465.73
10	23°56'30"	200.00'	83.57'	42.40'	N.15°25'15"W.	82.97'	+ 241.09
13	16°37'34"	225.00'	65.29'	32.88'	N.11°45'47"W.	65.06'	- 102.65
14	14°31'29"	225.00'	57.04'	28.67'	N.27°20'19"W.	56.89'	- 68.51
14A	86°45'18"	40.00'	60.57'	37.80'	N.08°46'36"E.	54.94'	+ 412.61
14B	46°29'28"	50.00'	40.57'	21.48'	N.28°54'31"E.	39.47'	- 107.69
15	59°20'08"	50.00'	51.78'	28.48'	N.24°00'17"W.	49.50'	- 219.29
16	105°49'36"	50.00'	92.35'	66.14'	S.73°24'51"W.	79.77'	-1106.17
17	86°45'18"	40.00'	60.57'	37.80'	S.63°52'42"W.	54.94'	+ 412.61
17A	27°04'40"	225.00'	106.33'	54.19'	N.86°16'59"W.	105.35'	- 440.36
18	03°33'27"	225.00'	13.97'	6.99'	S.78°23'58"W.	13.97'	- 1.01
20	06°26'48"	425.00'	47.82'	23.93'	S.73°23'50"W.	47.49'	- 21.43
21	06°26'54"	425.00'	47.83'	23.94'	S.66°56'59"W.	47.81'	- 21.44
23	23°05'12"	225.00'	90.66'	45.95'	S.52°10'56"W.	90.05'	- 273.76
24	13°22'12"	225.00'	52.50'	26.37'	S.33°57'14"W.	52.38'	- 53.46
24A	86°45'18"	40.00'	60.57'	37.80'	S.70°38'47"W.	54.94'	+ 412.61
24B	54°30'48"	50.00'	47.57'	25.76'	S.86°46'02"W.	45.80'	- 171.48
25	51°18'48"	50.00'	44.78'	24.02'	S.33°51'14"W.	43.30'	- 143.76

FAIRWAY HILLS SUBDIVISION  
SECTION III

EK704 PG0545 CURVE DATA SCHEDULE



CURVE NO. (LOT NO.)	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD	SEGMENT AREA_SQ.FT.
26	52°35'34"	50.00'	45.90'	24.71'	S.18°05'57"E.	44.30'	- 154.47
27	53°14'02"	50.00'	46.46'	25.06'	S.71°00'45"E.	44.80'	- 160.03
27A	86°45'18"	40.00'	60.57'	37.80'	S.54°15'07"E.	54.94'	+ 412.61
27B	08°38'52"	225.00'	33.96'	17.01'	S.15°11'54"E.	33.93'	- 14.49
28	15°45'57"	225.00'	61.91'	31.15'	S.27°24'19"E.	61.72'	- 87.56
31	25°25'01"	125.00'	55.45'	28.19'	S.22°34'47"E.	55.00'	+ 112.56
31A	91°01'02"	50.00'	79.43'	50.90'	S.35°38'15"W.	71.34'	+ 735.88
31B	07°07'46"	191.50'	23.83'	11.93'	S.77°34'53"W.	23.81'	- 5.88
32	15°07'10"	175.00'	46.18'	23.22'	S.62°16'18"W.	46.05'	- 46.73
32A	90°00'00"	40.00'	62.83'	40.00'	N.80°17'17"W.	56.57'	+ 456.64
34	29°45'00"	175.00'	90.87'	46.48'	N.20°24'47"W.	89.85'	+ 352.48
35	58°51'47"	175.00'	179.79'	98.73'	N.23°53'37"E.	171.98'	+2624.87
36	10°24'02"	175.00'	31.77'	15.93'	N.58°31'31"E.	31.72'	+ 15.24
37	102°53'42"	40.00'	71.83'	50.19'	S.64°49'37"E.	62.56'	+ 656.86
38	90°00'00"	50.00'	78.54'	50.00'	S.58°22'46"E.	70.71'	- 713.50
39	27°17'01"	175.00'	83.33'	42.47'	S.83°28'24"W.	82.55'	- 272.47
40	27°17'01"	175.00'	83.33'	42.47'	N.69°14'35"W.	82.55'	- 272.47
41	58°08'38"	50.00'	50.74'	27.80'	N.47°32'55"E.	48.59'	- 206.78
42	58°08'38"	50.00'	50.74'	27.80'	N.10°35'43"W.	48.59'	- 206.78
43	37°19'28"	50.00'	32.57'	16.89'	N.58°19'46"W.	32.00'	- 56.38
43A	63°36'44"	40.00'	44.41'	24.81'	N.45°11'08"W.	42.16'	+ 171.55
43B	90°00'00"	40.00'	62.83'	40.00'	N.31°37'14"E.	56.57'	+ 456.64
45	32°22'46"	175.00'	98.90'	50.81'	S.87°11'23"E.	97.59'	+ 453.31
46	56°41'33"	175.00'	173.16'	94.41'	S.42°39'14"E.	165.18'	+2354.07

FAIRWAY HILLS SUBDIVISION  
SECTION III  
CURVE DATA SCHEDULE

13706 PG 566



CURVE NO. (LOT NO.)	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD	SEGMENT AREA_SQ.FT.
47	10°51'27"	175.00'	33.16'	16.63'	S.08°52'44"E.	33.11'	+ 17.34
50	20°34'05"	250.00'	89.75'	45.36'	S.13°44'03"E.	89.26'	- 239.39
51	20°34'05"	250.00'	89.75'	45.36'	S.34°18'08"E.	89.26'	- 239.39
52	20°34'05"	250.00'	89.75'	45.36'	S.54°52'13"E.	89.26'	- 239.39
53	20°34'05"	250.00'	89.75'	45.36'	S.75°26'18"E.	89.26'	- 239.39
54	25°43'02"	250.00'	112.21'	57.07'	N.81°25'09"E.	111.27'	- 466.26
54A	38°21'26"	40.00'	26.89'	13.98'	N.87°49'21"E.	26.39'	+ 39.62
55	38°21'26"	40.00'	26.89'	13.98'	S.53°39'13"E.	26.39'	+ 39.62
55A	58°43'00"	125.00'	128.10'	70.31'	S.05°02'00"E.	122.57'	+1329.60
56	66°44'12"	125.00'	145.60'	82.32'	S.57°41'36"W.	137.50'	+1922.46
57	05°00'00"	125.00'	10.91'	5.46'	N.86°26'18"W.	10.90'	+ 0.87
59	43°17'01"	150.00'	113.32'	59.52'	N.62°17'47"W	110.64'	+ 785.60
63	14°56'47"	175.00'	45.65'	22.96'	N.48°07'41"W.	45.52'	- 45.15
64	84°38'00"	125.00'	184.64'	113.81'	S.82°58'17"E.	168.31'	+3761.83
68	19°30'54"	200.00'	68.12'	34.39'	S.50°24'44"E.	67.79'	- 130.95
69	23°46'07"	200.00'	82.97'	42.09'	S.72°03'14"E.	82.37'	- 235.93
72	71°44'12"	175.00'	219.11'	126.53'	N.60°11'36"E.	205.07'	-4630.73
76	18°12'31"	275.00'	87.40'	44.07'	N.74°57'25"W.	87.03'	+ 201.26
77	26°55'09"	275.00'	129.20'	65.82'	N.52°23'34"W.	128.02'	+ 646.42
82	07°23'31"	191.50'	24.71'	12.37'	N.58°13'20"W.	24.69'	- 6.56
82A	65°08'50"	50.00'	56.85'	31.94'	N.29°20'40"W.	53.84'	+ 287.05
82B	22°11'26"	175.00'	67.78'	34.32'	N.07°51'58"W.	67.35'	- 147.15
82C	73°40'24"	50.00'	64.29'	37.45'	N.17°52'31"E.	59.95'	+ 407.71
81	15°35'34"	191.50'	52.12'	26.22'	N.46°43'47"W.	51.96'	- 61.37

FAIRWAY HILLS SUBDIVISION

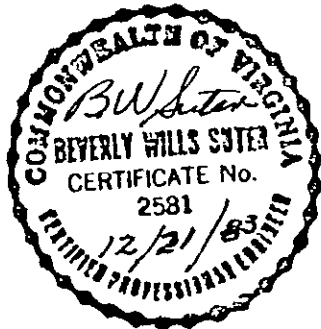
SECTION III

Section III is made up of two (2) parcels of land, the first being a part of Parcel No. 1 of the land conveyed to Fairway Hills by Cletus E. Houff and Charlotte R. Houff, by deed dated March 4, 1971 of record in the Clerk's Office of Rockingham County in Deed Book 13936 Page 7803, and containing 25.168 acres, more or less; the second being that tract of land conveyed to Fairway Hills by Wreatha C. Moyers, by deed dated August 1, 1979, and of record in the aforesaid Clerk's Office, in Deed Book 559 Page 429, and containing 13.390 acres more or less.

DESCRIPTION OF PARCEL NO. 1:

Beginning at an iron pin, the corner of Fairway Hills, Section II, Lots No. 57 and No. 58, with Section III, Lot No. 15, in the line with the Spotswood Country Club Property, then with the lines of Section II:

- S. 16°45'37"W. - 241.53 feet
- to an iron pin; thence S. 15°46'20"E. - 202.61 feet
- to an iron pin; thence S. 39°47'22"E. - 117.21 feet
- to an iron pin; thence S. 62°18'57"E. - 60.05 feet
- to an iron pin; thence S. 62°18'15"E. - 145.54 feet
- to an iron pin in the right-of-way line of Fairway Drive, the corner of Lot No. 61 of Section II with Lot No. 6 of Section III; thence: S. 69°23'30"E. - 50.00 feet
- across Fairway Drive; thence with the right-of-way line of Fairway Drive: N. 20°36'30"E. - 65.00 feet
- to the beginning of a curve to the right, having a radius of 207.75 feet, an arc of 165.58 feet, and a chord N. 43°26'30"E. - 161.24 feet
- to the corner of Section II, Lot 52 with Section III, Lot 1; thence with Section II boundaries S. 12°11'00"E. - 177.30 feet
- to an iron pin; thence S. 18°00'00"W. - 259.44 feet
- to an iron pin; thence S. 72°07'00"E. - 30.03 feet
- to an iron pin; thence S. 18°04'00"W. - 110.36 feet
- to an iron pin in the line with Robert Strickler, a corner with Section II Lot No. 48 and Section III, Lot No. 5; thence with the Strickler Line: N. 72°03'00"W. - 73.90 feet
- to a fence post; thence S. 24°19'30"W. - 615.40 feet
- to a point in State Route 704, (Betts Road), corner with Robert Strickler and Section III, Lot No. 73; thence with State Route 704, (Betts Road): N. 84°03'40"W. - 63.17 feet
- to a corner with Parcel No. 2; thence with the boundaries of Parcel No. 2: N. 24°23'26"E. - 434.32 feet
- to a concrete monument; thence N. 71°50'34"W. - 534.81 feet;
- thence N. 29°58'05"W. - 405.23 feet
- thence S. 85°52'08"W. - 667.22 feet



FAIRWAY HILLS SUBDIVISION

SECTION III

DESCRIPTION OF PARCELL NO. 2, continued:

to an iron pin in the line with land, now or formerly belonging to Warren F. Showalter, corner with Parcel No. 2; thence with the Showalter line:  
 N.35°21'42"W. - 242.42 feet  
 to a concrete monument; thence S.84°54'40"W. - 346.65 feet  
 to an iron fence post in the right-of-way line of U. S. Route 33, corner with Showalter; thence with the Route 33 right-of-way line:  
 N.20°00'03"W. - 61.67 feet  
 to a corner with the Spotswood Country Club; thence with the Spotswood Country Club line  
 N.83°08'00"E. - 579.71 feet  
 to a concrete monument; thence N.03°44'00"W. - 94.63 feet  
 to a concrete monument; thence N.63°43'32"E. - 383.35 feet  
 to a concrete monument; thence N.76°37'14"E. - 474.94 feet  
 to a concrete monument; thence S.87°51'40"E. - 83.37 feet  
 to an iron pipe, thence S.87°51'40"E. - 128.15 feet  
 to a broken concrete monument, thence S.86°17'10"E. - 129.12 feet  
 to the beginning, containing an area of 25.168 acres, more or less.

DESCRIPTION OF PARCEL NO. 2:

Beginning with a corner with Parcel No. 1, in State Route 704, (Betts Road), and running with the Road: N.84°03'40"W. - 389.98 feet  
 thence N.40°49'40"W. - 564.30 feet  
 thence N.71°11'00"W. - 66.00 feet  
 thence S.76°26'20"W. - 92.78 feet  
 to a point in the road, a corner with land, now or formerly belonging to Warren F. Showalter; thence with the Showalter line:  
 N.35°47'24"W. - 491.14 feet  
 to an iron pin, a corner with Parcel No. 1; thence with the boundaries of Parcel No. 1:  
 N.85°52'08"E. - 667.22 feet  
 thence S.29°58'05"E. - 405.23 feet  
 thence S.71°50'34"E. - 534.81 feet  
 to a concrete monument, thence S.24°23'26"W. - 434.32 feet  
 to the beginning. Containing an area of 13.390 acres, more or less.





