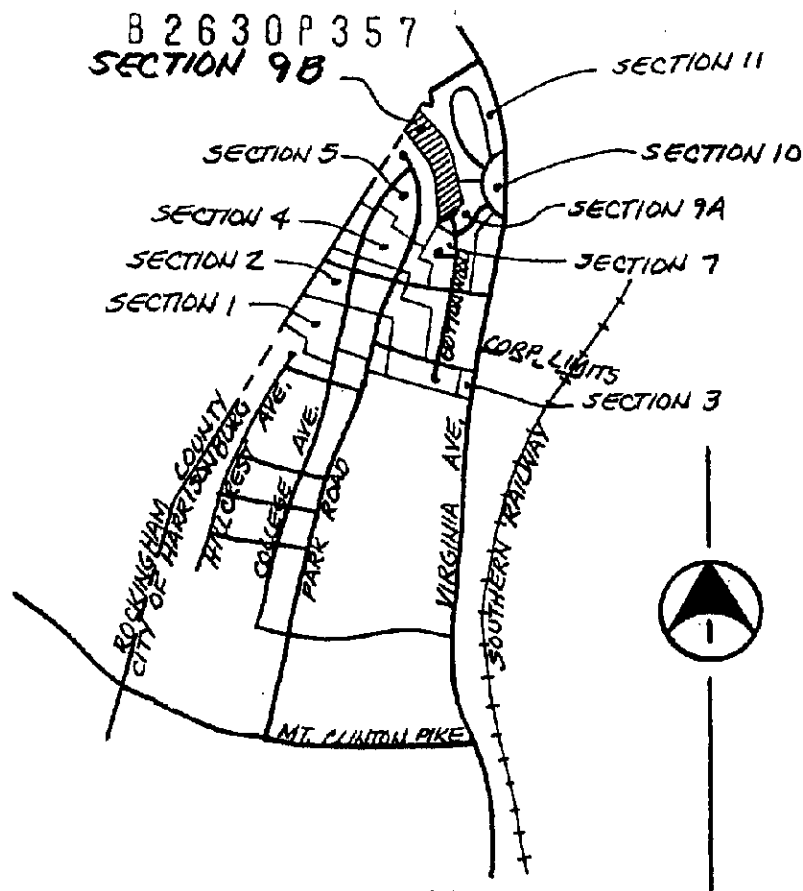




VICINITY MAP

SCALE: 1" = 2000'

HARMONY HEIGHTS SECTION 9B

CITY OF HARRISONBURG , VIRGINIA

OWNER / DEVELOPER
HARMAN REALTY, INC.
1024 PLEASANT VALLEY ROAD

SURVEYOR
BOBBY L. OWENS
3206 HEMLOCK STREET

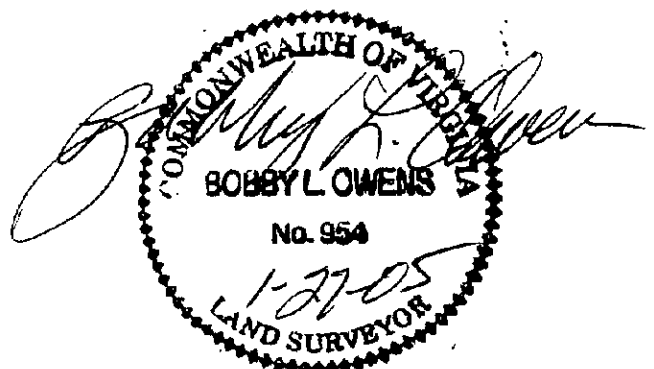
ENGINEER
BLACKWELL ENGINEERING, PLC
566 EAST MARKET STREET

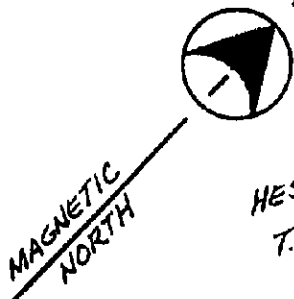
TOTAL AREA = 8.176 ACRES

ZONED R-3

TAX PARCEL 53 (A) 1

JANUARY 27, 2005





HESS, INC.
T.P. 93 (1) 4

ROCKINGHAM COUNTY
CITY OF HARRISONBURG

GARY A. & DEBRA E. TURNER
D.B. 1206, P. 135
N 23° 02' 47" E
T.P. 94 (A) 19
357.44'

20' WIDE PRIVATE
PEDESTRIAN EASEMENT
ALONG LAKE & SEC. 11
OPEN SPACE

HARMONY HEIGHTS SECTION 9B

CITY OF HARRISONBURG,
VIRGINIA

SCALE: 1" = 100'

SEE SHEETS 3,
4, & 5 FOR
INTERNAL DATA.

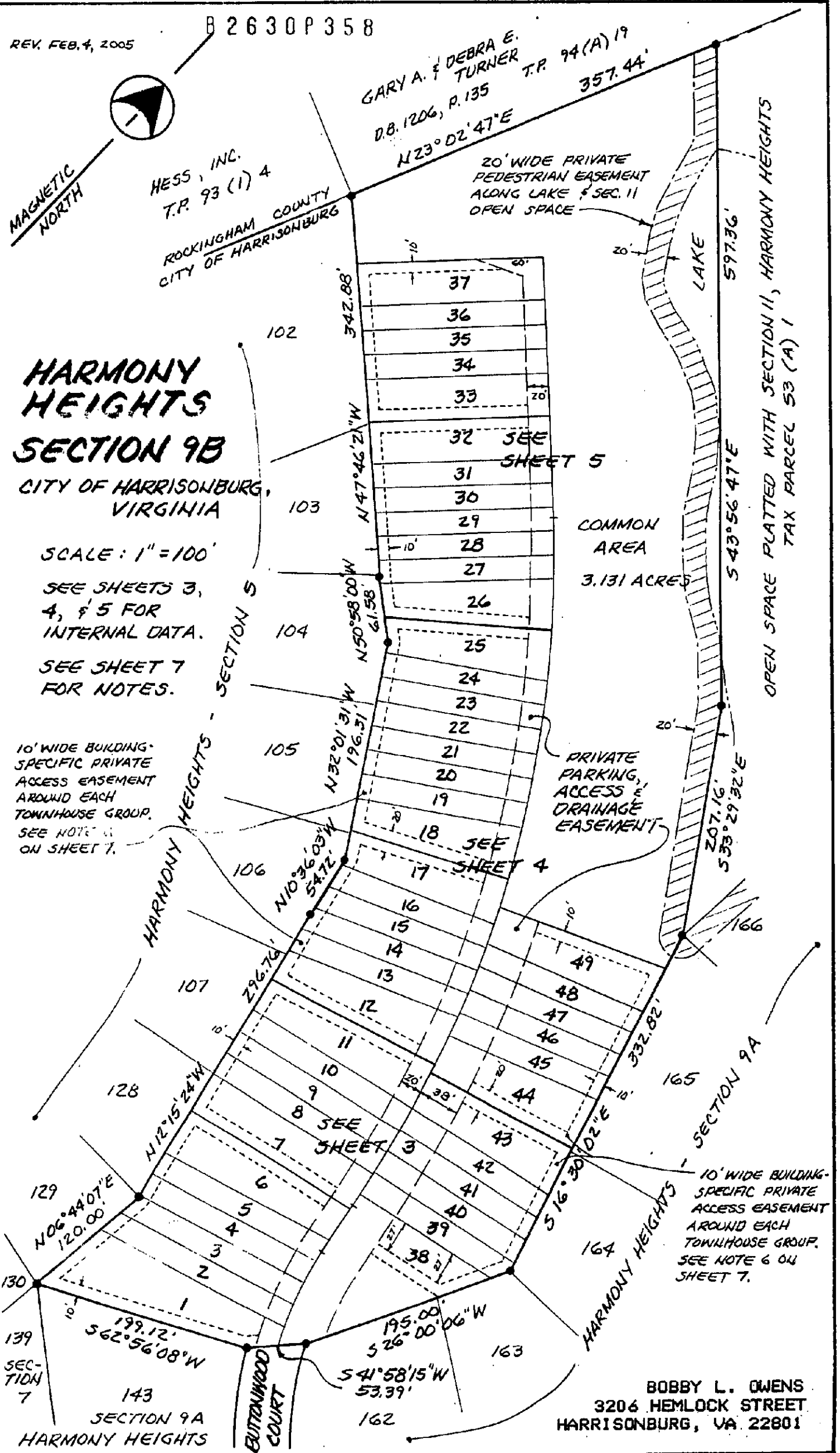
SEE SHEET 7
FOR NOTES.

10' WIDE BUILDING-
SPECIFIC PRIVATE
ACCESS EASEMENT
AROUND EACH
TOWNHOUSE GROUP.
SEE NOTE 6
ON SHEET 7.

COMMON
AREA
3.131 ACRES

PRIVATE
PARKING,
ACCESS &
DRAINAGE
EASEMENT

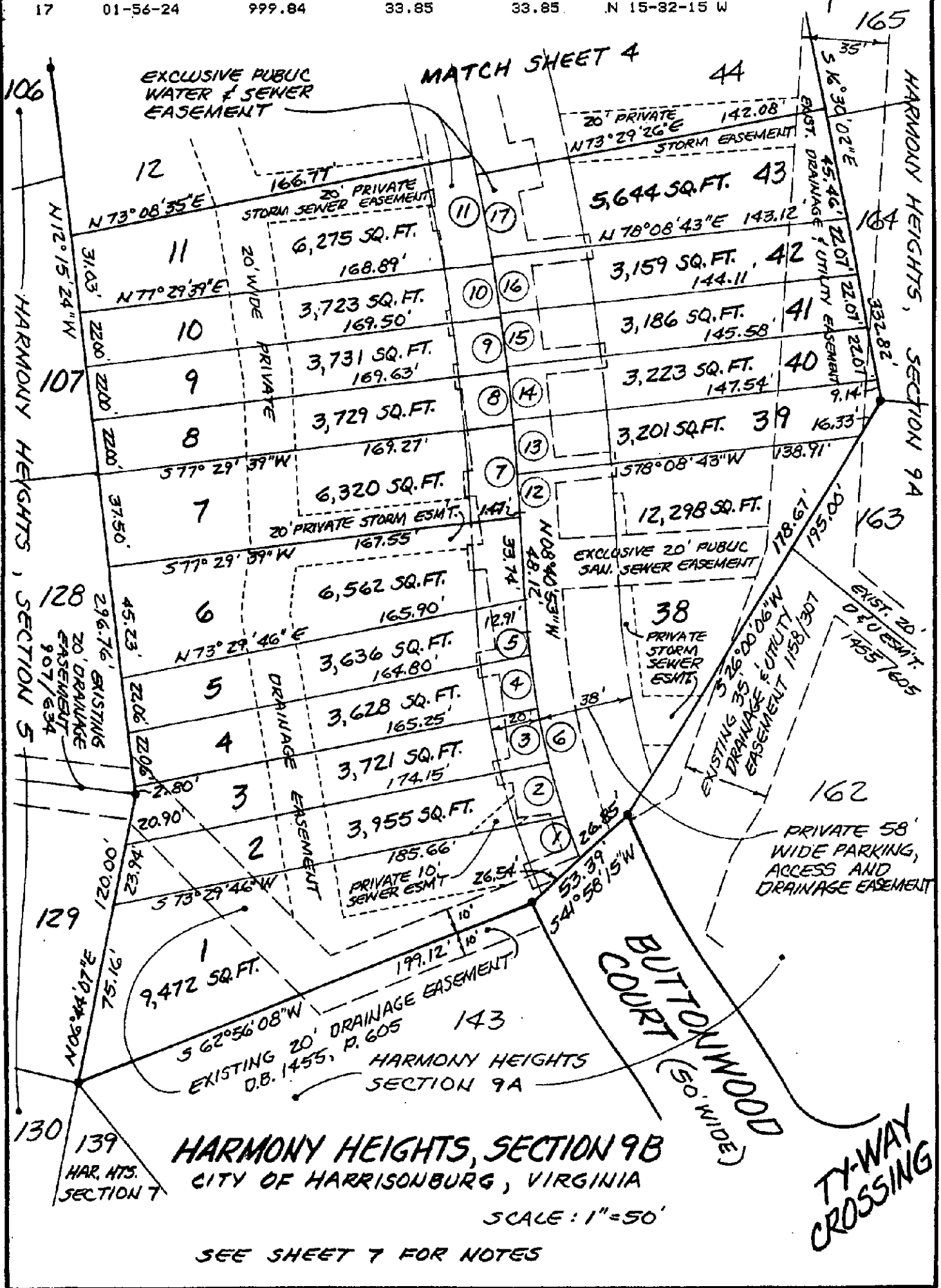
OPEN SPACE PLATTED WITH SECTION 11, HARMONY HEIGHTS
TAX PARCEL 53 (A) 1



BOBBY L. OWENS
3206 HEMLOCK STREET
HARRISONBURG, VA 22801

CURVE DATA

NO.	DELTA	CHORD	CHORD BEARING
1	03-37-03	300.00	18.94
2	04-13-16	300.00	22.10
3	04-12-13	300.00	22.01
4	04-12-31	300.00	22.04
5	01-46-11	300.00	9.27
6	18-01-13	300.00	94.35
7	02-04-03	999.84	36.08
8	01-15-40	999.84	22.01
9	01-15-39	999.84	22.00
10	01-15-40	999.84	22.01
11	02-30-27	999.84	43.76
12	00-53-33	999.84	15.58
13	01-15-41	999.84	22.01
14	01-24-53	999.84	22.00
15	01-15-39	999.84	22.00
16	01-15-42	999.84	22.01
17	01-56-24	999.84	33.85



HARMONY HEIGHTS, SECTION 9B
CITY OF HARRISONBURG, VIRGINIA

SCALE: 1"=50'

SEE SHEET 7 FOR NOTES

CURVE DATA

8 26301361

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
38	20-18-35	999.84	354.42	352.56	N 35-47-53 W
39	02-37-15	999.84	45.73	45.73	S 41-23-41 E
40	01-15-43	999.84	22.02	22.02	S 43-20-13 E
41	01-15-40	999.84	22.01	22.00	S 44-35-55 E
42	00-43-27	999.84	12.64	12.63	S 45-35-28 E

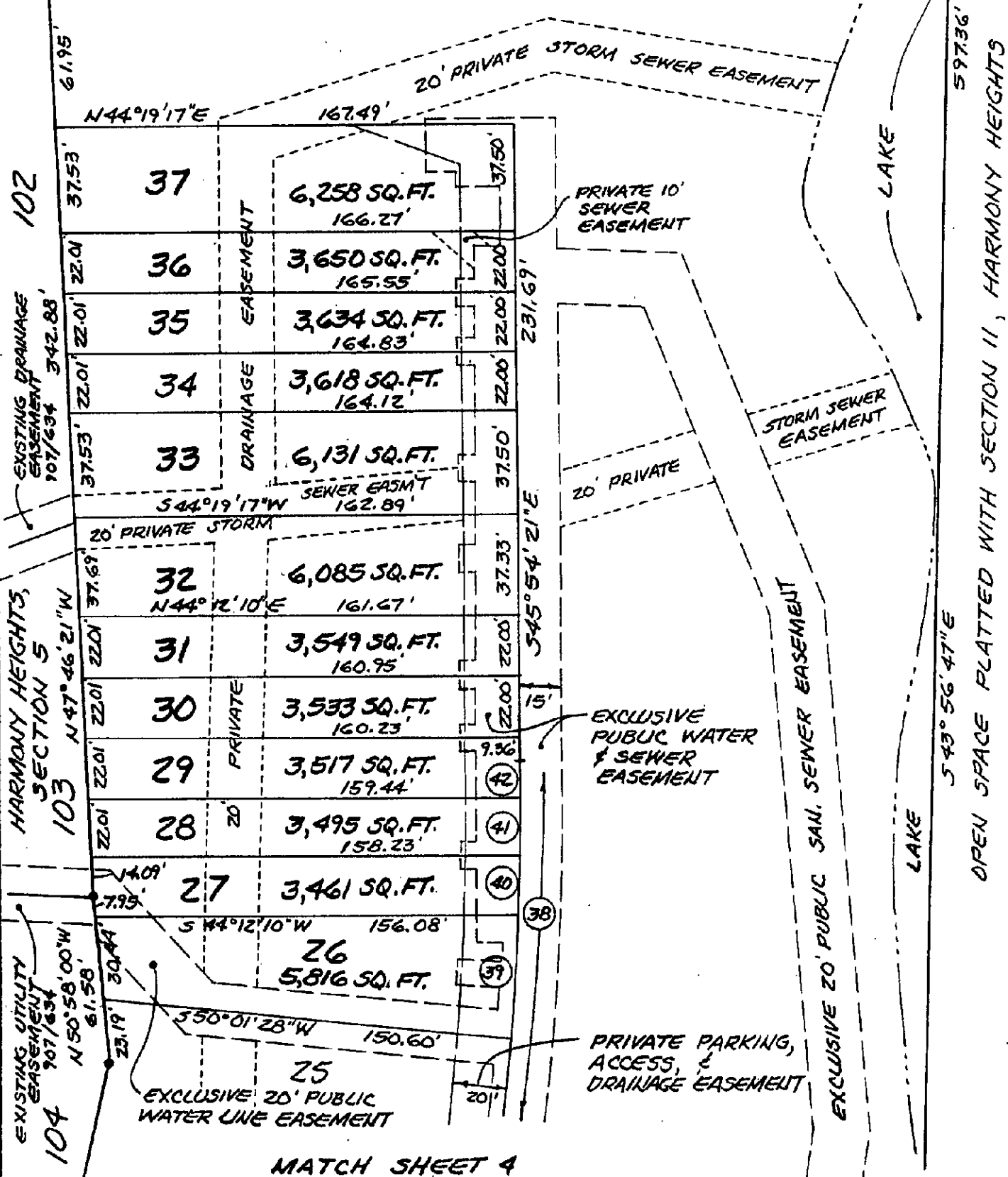
HARMONY HEIGHTS, SECTION 9B CITY OF HARRISONBURG, VIRGINIA

SCALE : 1" = 50'

SEE SHEET 7
FOR NOTES

GARY A. & DEBRA E. TURNER
N 23° 02' 47" E 1206/135
T.P. 94 (A) 19 357.44'
ROCKINGHAM COUNTY
CITY OF HARRISONBURG

COMMON AREA
3.131 ACRES



MATCH SHEET 4

B 2630P362

OWNER'S CONSENT AND DEDICATION

The platting or dedication of the following described land:

BEGINNING at an iron pin found at the westernmost corner of Lot 143, Section 9A, Harmony Heights, a corner with Lot 130 and 129, Section 5; thence with the line of Lot 129

N 06-44-07 E 120.00 feet

to a point on a manhole lid, a corner with Lot 128, Section 5; thence with the line of Lot 128, in part, and continuing with Lots 107 and 106

N 12-15-24 W 296.76 feet

to an iron pin found, a corner with Lot 106; thence continuing with Section 5

N 10-36-03 W 54.72 feet

to an iron pin found; thence

N 32-01-31 W 196.31 feet

to an iron pin found; thence

N 50-58-00 W 61.58 feet

to an iron pin found, a corner with Lot 103; thence

N 47-46-21 W 342.88 feet

to an iron pin found, a corner with Hess, Inc. and Gary A. Turner; thence with said Turner

N 23-02-47 E 357.44 feet

to an iron pin found in the line of Turner and a corner with Open Space; thence two courses with the Open Space of Harmony Heights, Section 11

S 43-56-47 E 597.36 feet

to an iron pin set; thence

S 33-29-32 E 207.16 feet

to an iron pin set, a corner with Lots 166 and 165, Section 9A; thence with Lots 165 and 164

S 16-30-02 E 332.82 feet

to an iron pin found, a corner with Lot 163; thence with Lots 163 and 162

S 26-00-06 W 195.00 feet

to an iron pin set at the northern end of Buttonwood Avenue; thence crossing the end of Buttonwood Avenue

S 41-58-15 W 53.39 feet

to an iron pin set, a corner with Lot 143; thence with Lot 143

S 62-56-08 W 199.12 feet

to the beginning and containing 8.176 acres and designated as SECTION 9B, HARMONY HEIGHTS, located in the City of Harrisonburg, Virginia is with the free consent and in accordance with the desires of the undersigned owner; that all public easements shown on said plat are hereby dedicated to the public use, 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, under date of _____, 2005 and recorded in the Clerk's Office of Rockingham County immediately following the recordation of this dedication. The said 8.176 acres of land hereby subdivided being a portion of Parcel No. 1 which was conveyed to TRIPLE H FARMS, INC., (now HARMAN REALTY, INC. by virtue of name change recorded at Deed Book 1707, Page 353) from Frances S. Harman, et al, by deed dated December 10, 1970, recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia in Deed Book 429, Page 86.

Given under my hand this 1st day of March, 2005

Harman Realty, Inc., a Virginia corporation (formerly Triple H Farms, Inc., a Virginia corporation)

By Carl B. Harman
By ~~Orden L. Harman~~
Title: ~~President~~ Vice President

NOTARY CERTIFICATE:

STATE OF VIRGINIA; CITY/COUNTY OF Harrisonburg, to-wit:

The foregoing owner's consent and dedication was acknowledged before me by Orden L. Harman, President of Harman Realty, Inc. Carl B. Harman, Vice President

this 1st day of March, 2005.

My commission expires: 6/30/2008 Cynthia R. Harman
Notary Public

B 2 6 3 0 P 3 6 HARMONY HEIGHTS, SECTION 9B

NOTES

1. A 10 foot wide public utility easement is dedicated along the inside of all exterior property lines around the perimeter of this subdivision.
2. A 10 foot wide public utility easement is dedicated centered on all interior property lines, except party wall lot lines.
3. Additional public and private easements are as shown on plat.
4. 20 foot wide private storm sewer easements are typically centered on the storm drainage pipes and extend 10 feet beyond the terminal structure or pipe outlet.
5. 20 foot wide private drainage easements are typically centered on drainage ditches.
6. A 10 foot wide building-specific private access easement is being provided within each townhouse group, as shown on sheet 2, to provide access for all individual owners within the townhouse group from the parking and access easement in front of the building to the rear yards, to allow for yard maintenance, etc.
7. Easements for electric, telephone, cable, gas, etc. to be coordinated with owner. Other easements not shown on this plat shall not infringe on exclusive rights granted for sewer and water easements. Any encroachment of other utilities upon exclusive easements must be reviewed by the City for compliance with City standard clearances.
8. Water service easements are required where water meters need to be set back out of travelways. These easements end 3 feet past the meter per DSCM Dwg. 26, Pg. 46.
9. Private service easements are required where water or sewer service lines cross adjacent lots outside of the City exclusive easements. These easements are for the property owner and not for the City.
10. Iron pins will be set at all rear lot corners. Nails in pavement or iron pins will be set at all front lot corners.

CERTIFICATE OF APPROVAL

This subdivision known as Harmony Heights, Section 9B, is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

2/25/05 signed Stacy H. Turner
date Director of Community Development

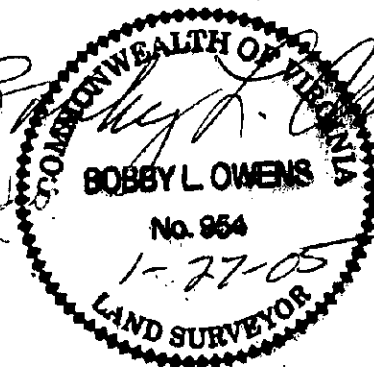
SURVEYOR'S CERTIFICATE

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 27th day of January, 2005.

BOBBY L. OWENS
3206 HEMLOCK STREET
HARRISONBURG, VA 22801

(540) 433-8755



02630P364

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 acknowledgement annexed, admitted to record this
2 day of March, 2005 at 9:54AM. I certify that
taxes were paid when applicable:

Sec. 58-54 - State _____ County _____ City _____
Sec. 58-54.1 - State _____ County _____ City _____ Transfer _____
Recording 21.00 Copies 400 TESTE

L. WAYNE HARPER
CLERK

Deed Book No. 2030 Page 357

05MAR-2 11 9:54

CIRCUIT COURT
L. WAYNE HARPER, CLERK

006417