

OWNERS CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE REVISION OF LOT 72, SECTION 1, DOWNEY KNOLLS AS SHOWN ON THIS PLAT, SITUATED IN THE TOWN OF ELKTON, VIRGINIA IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS THEREOF; THAT ALL STREETS 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 AND RECORDED IN DEED BOOK 4261, PAGE 661.

THE 0.276 ACRES OF LAND HEREBY SUBDIVIDED HAVING BEEN CONVEYED TO BBWL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA, IN DEED BOOK 3777, PAGE 244.

GIVEN UNDER MY HAND THIS 20 DAY OF JUNE, 2017.

BBWL, L.L.C. - A VIRGINIA LIMITED LIABILITY COMPANY

BY Peter A. Bonavita (SEAL)
PETER A. BONAVIDA, MEMBER

2017-18264 B: 4893 P: 305
06/23/2017 04:00 PM Pages: 2

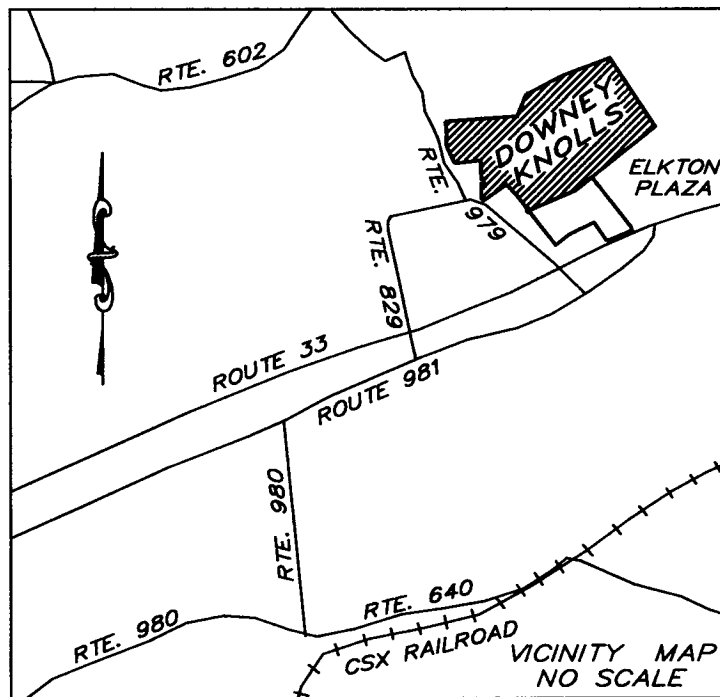
Chaz W. Haywood, Clerk of Court
Rockingham County, VA

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Rockingham, TO-WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME IN THE JURISDICTION AFORESAID THIS 20 DAY OF June, 2017, BY PETER A BONAVIDA, MEMBER OF BBWL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES: Jan 31, 2020
Stacey L. Moats-Gallagher
NOTARY PUBLIC # 291853

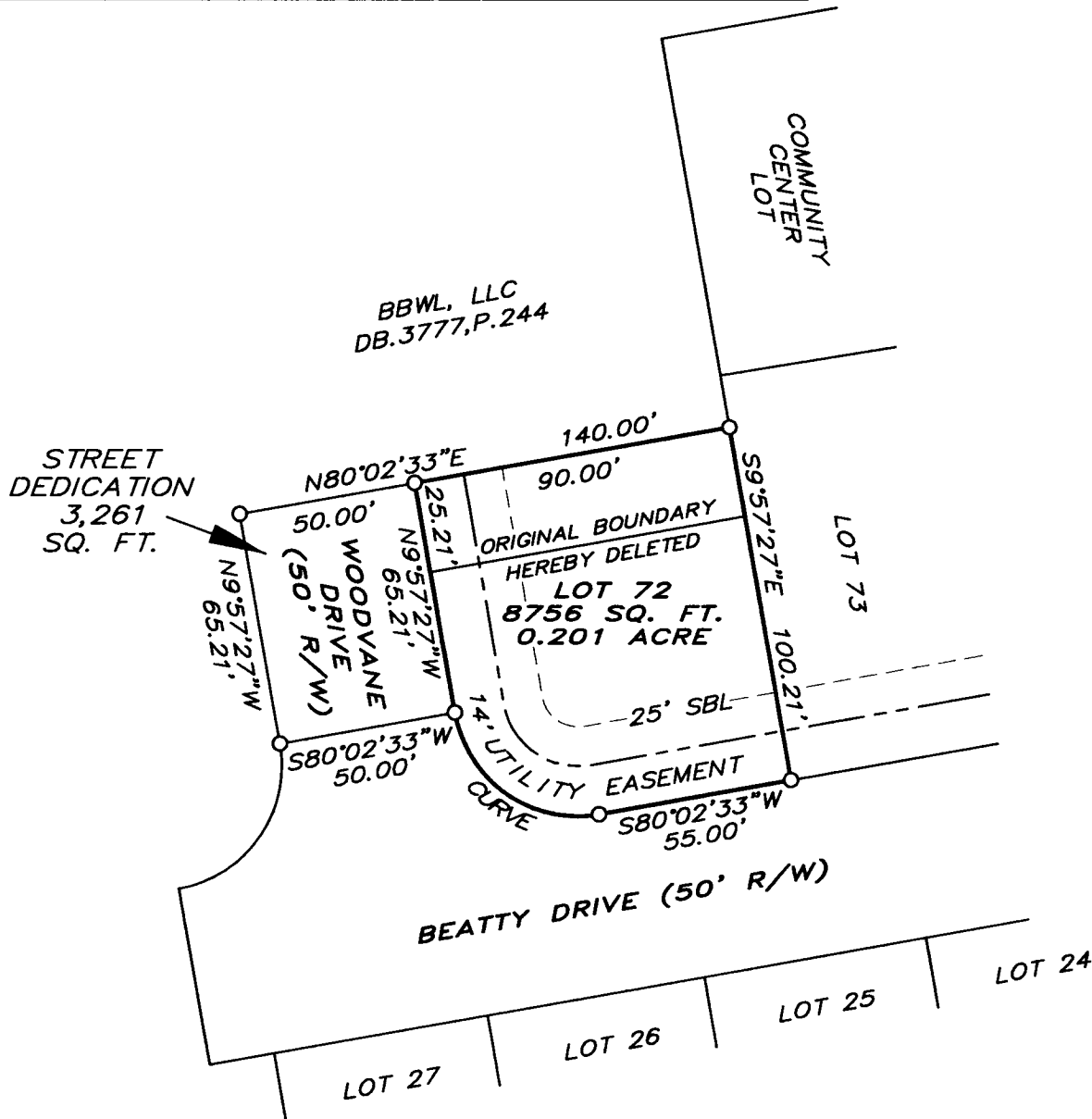
STACEY L. MOATS-GALLAGHER
Notary Public
Commonwealth of Virginia
291853
My Commission Expires Jan. 31, 2020



PLAT SHOWING BOUNDARY ADJUSTMENT
LOT 72, SECTION 1, DOWNEY KNOLLS
TOWN OF ELKTON, ROCKINGHAM COUNTY, VIRGINIA
SCALE 1" = 50' MAY 23, 2017

HAMRICK ENGINEERING, P.C.
ENGINEERS - SURVEYORS - PLANNERS
156 LAUREL HILL ROAD, VERONA, VIRGINIA

CURVE DATA				
R	Δ	ARC	TAN	CHORD
35.00'	90°00'00"	54.98'	35.00'	N54°57'27"W 49.50'

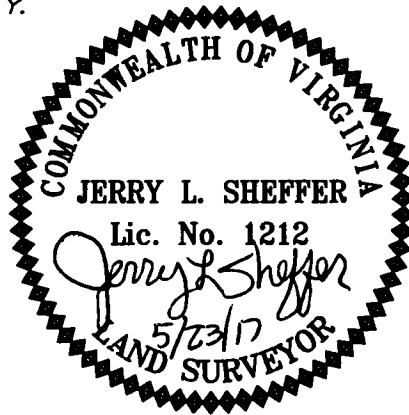


AREA WITHIN STREETS = 3,261 SQ. FT., 0.075 ACRES
 AREA WITHIN LOTS = 8,756 SQ. FT., 0.201 ACRES
 TOTAL SUBDIVIDED AREA = 12,017 SQ. FT., 0.276 ACRES

NO TITLE REPORT FURNISHED. THIS PLAT MAY NOT SHOW ALL EASEMENTS AND ENCUMBRANCES. DATA SHOWN HEREON FROM A CURRENT FIELD SURVEY.

CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE TOWN COUNCIL AND ORDINANCES OF THE TOWN OF ELKTON, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE TOWN HAVE BEEN COMPLIED WITH.



CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE Jun 20 2017 Charlotte L. Sheffer
 TOWN OF ELKTON

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