

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



60 2013 00017774

Instrument Number: 2013- 00017774

As

Owner's Consent

Recorded On: June 20, 2013

Parties: BBWL LLC

To

NO GRANTEE

Recorded By: LAYMAN & NICHOLS

Num Of Pages:

3

Comment:

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

Owner's Consent	6.50	10 or Fewer Pages	14.50	Plat larger than legal	40.00
Recording Charge:	61.00				

**\*\* 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:**

Document Number: 2013- 00017774

Receipt Number: 265944

Recorded Date/Time: June 20, 2013 11:56:41A

Book-Vol/Pg: Bk-OR VI-4261 Pg-664

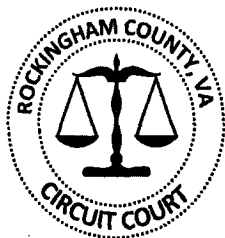
Cashier / Station: A Pittman / Cash Station 3

**Record and Return To:**

LAYMAN & NICHOLS

268 NEWMAN AVE

HARRISONBURG VA 22801



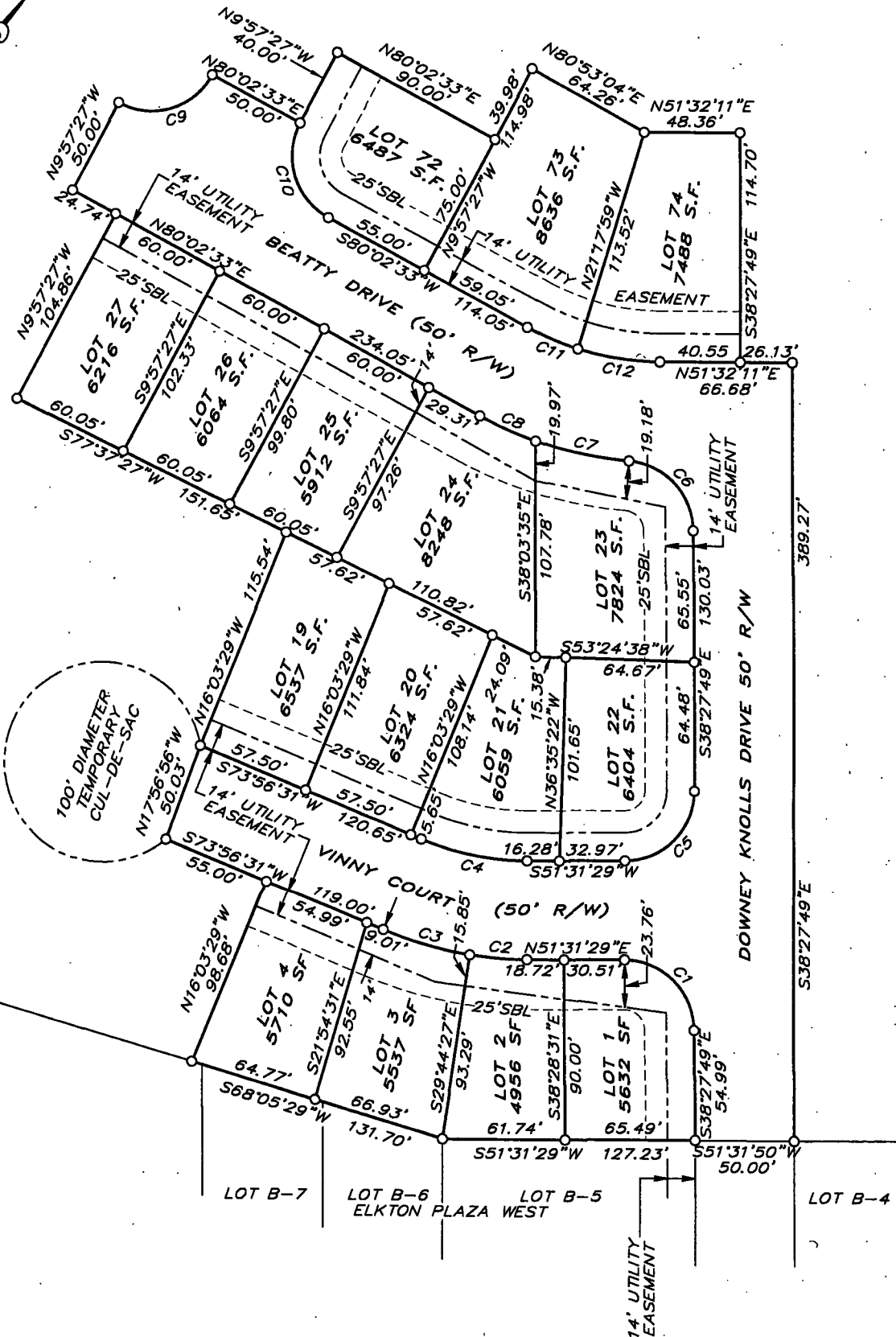
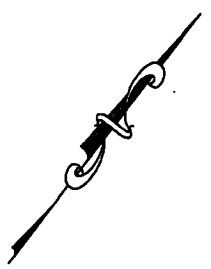
THE STATE OF VIRGINIA}  
COUNTY OF ROCKINGHAM}

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.

Chaz W. Evans-Haywood, Clerk of Court

CLERK OF COURT  
ROCKINGHAM COUNTY, VIRGINIA

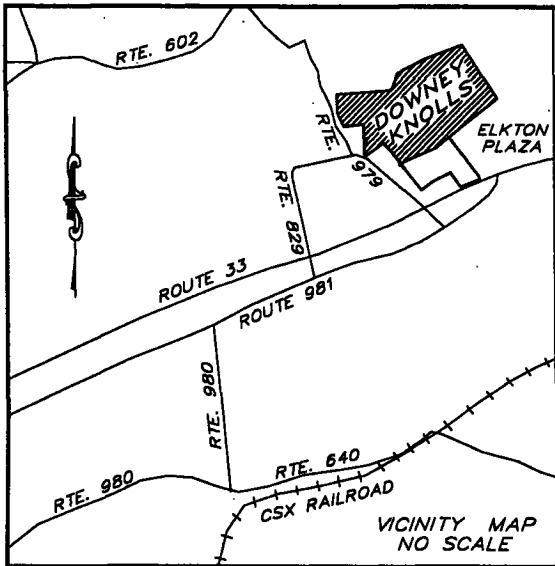
BBWL, LLC  
DB.3777,P.244



BBWL, LLC  
DB.3777,P.244

RECORD PLAT  
**SECTION 1, DOWNEY KNOLLS**  
 TOWN OF ELKTON, ROCKINGHAM COUNTY, VIRGINIA  
 SCALE 1" = 60'  
 APRIL 15, 2013

HAMRICK ENGINEERING, P.C.  
 ENGINEERS - SURVEYORS - PLANNERS  
 156 LAUREL HILL ROAD, VERONA, VIRGINIA  
 SHEET 1 OF 2



CURVE DATA					
NO.	R	Δ	ARC	TAN	CHORD
C1	35.00'	90°00'42"	54.99'	35.01'	S83°28'10"E 49.50'
C2	190.00'	8°44'04"	28.96'	14.51'	N55°53'31"E 28.94'
C3	190.00'	13°40'58"	45.37'	22.80'	N67°06'02"E 45.27'
C4	140.00'	22°25'02"	54.78'	27.74'	S62°44'00"W 54.43'
C5	35.00'	89°59'18"	54.97'	34.99'	S6°31'50"W 49.49'
C6	35.00'	85°19'49"	52.13'	32.26'	S81°07'44"E 47.44'
C7	190.00'	14°33'22"	48.27'	24.27'	N63°29'03"E 48.14'
C8	190.00'	9°16'49"	30.77'	15.42'	N75°24'08"E 68.89'
C9	35.00'	90°00'00"	54.98'	35.00'	N35°02'33"E 49.50'
C10	35.00'	90°00'00"	54.98'	35.00'	N54°57'27"W 49.50'
C11	140.00'	11°20'31"	27.71'	13.90'	S74°22'17"W 27.68'
C12	140.00'	17°09'50"	41.94'	21.13'	S60°07'06"W 41.78'

NOTES  
SUBDIVIDED PARCEL PORTION OF TM130-A-L9

AREA WITHIN STREETS = 1.207 ACRES  
AREA WITHIN LOTS = 2.388 ACRES  
TOTAL SUBDIVIDED AREA = 3.595 ACRES

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

OWNERS CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, DESIGNATED AS SECTION 1, DOWNEY KNOLLS, AND CONTAINING 3.595 ACRES, SITUATED IN THE TOWN OF ELKTON, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER 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 TO BE RECORDED.

THE SAID 3.595 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 21 DAY OF May, 2013.

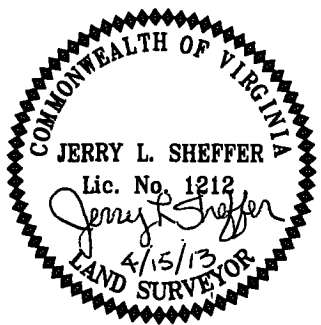
BBWL, L.L.C. - A VIRGINIA LIMITED LIABILITY COMPANY

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

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME IN THE JURISDICTION AFORESAID THIS 21 DAY OF May, 2013, BY PETER A. BONAVIDA, MEMBER OF BBWL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES: 9/30/2013  
Kimberly D. Shifflett  
NOTARY PUBLIC



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 May 21, 2013 Charlotte L. Shifflett  
TOWN OF ELKTON

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TOWN OF ELKTON, ROCKINGHAM COUNTY, VIRGINIA  
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156 LAUREL HILL ROAD, VERONA, VIRGINIA  
SHEET 2 OF 2