

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



60 2014 00025165

Instrument Number: 2014- 00025165

As

Owner's Consent

Recorded On: October 01, 2014

Parties: BBWL LLC

To

NO GRANTEE

Recorded By: LAYMAN & NICHOLS

Num Of Pages: 2

Comment:

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

Owner's Consent	6.50	10 or Fewer Pages	14.50	Plat larger than legal	20.00
Recording Charge:	41.00				

**\*\* 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:**

**Record and Return To:**

Document Number: 2014- 00025165  
Receipt Number: 300755  
Recorded Date/Time: October 01, 2014 10:51:51A  
Book-Vol/Pg: Bk-OR VI-4475 Pg-27  
Cashier / Station: A Pittman / Cash Station 3

LAYMAN & NICHOLS  
268 NEWMAN AVE  
HARRISONBURG VA 22801



THE STATE OF VIRGINIA)  
COUNTY OF ROCKINGHAM)

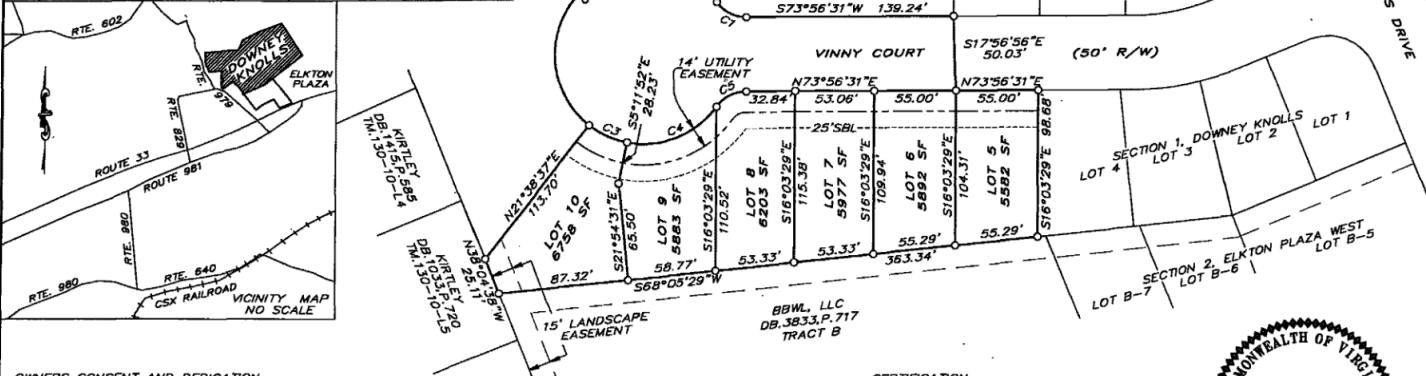
I certify that the document to which this authentication is affixed is a true copy of a record in the Rockingham County Circuit Court Clerk's Office and that I am the custodian of that record.

CLERK OF COURT  
ROCKINGHAM COUNTY, VIRGINIA

CURVE DATA					
NO.	R	Δ	ARC	TAN	CHORD
C1	25.00'	53°58'05"	23.55'	12.73'	N79°04'27"W 22.69'
C2	60.00'	195°15'59"	205.53'	419.84'	S29°46'36"W 118.79'
C3	60.00'	26°50'29"	28.11'	14.32'	S81°46'38"E 27.85'
C4	60.00'	64°49'42"	67.89'	38.10'	N52°23'17"E 64.32'
C5	25.00'	53°58'05"	23.55'	12.73'	N46°57'28"E 22.69'

AREA WITHIN STREETS = 0.434 ACRES  
 AREA WITHIN LOTS = 0.833 ACRES  
 TOTAL SUBDIVIDED AREA = 1.267 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 2, DOWNEY KNOLLS, AND CONTAINING 1.267 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 1.267 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 30th DAY OF September, 2014.

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

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

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME IN THE JURISDICTION AFORESAID THIS 30th DAY OF September, 2014, BY PETER A. BONAVITA, MEMBER OF BBWL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES 3/31/17  
[Signature]  
 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 August 29, 2014 TOWN OF ELKTON



RECORD PLAT  
**SECTION 2, DOWNEY KNOLLS**  
 TOWN OF ELKTON, ROCKINGHAM COUNTY, VIRGINIA  
 SCALE 1" = 60' AUGUST 25, 2014  
 HAMRICK ENGINEERING, P.C.  
 ENGINEERS - SURVEYORS - PLANNERS  
 156 LAUREL HILL ROAD, VERONA, VIRGINIA

Recorded On: 2014-Oct-01 As: 25165