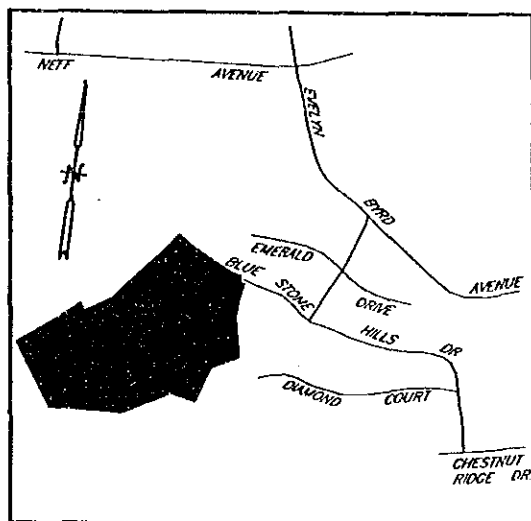


81371P781

FINAL PLAT
BLUE STONE HILLS
SUBDIVISION,
SECTION 5

OWNER / DEVELOPER

BLUE STONE LAND COMPANY, INC.



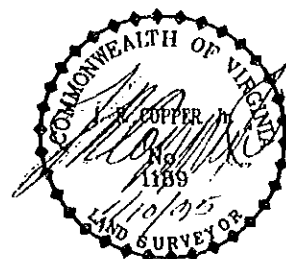
VICINITY MAP
SCALE 1" = 1000'

DECEMBER 30, 1993, REVISED MARCH 22, 1994
REVISED JANUARY 10, 1995

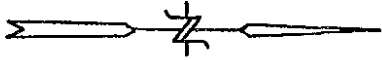
CITY OF HARRISONBURG, VIRGINIA

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, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

COPPER, MARS, NICELY & ASSOCIATES
SURVEYORS ENGINEERS PLANNERS
1041 SOUTH HIGH STREET
HARRISONBURG, VIRGINIA 22801
TELEPHONE (703) 434-6366



01341P782



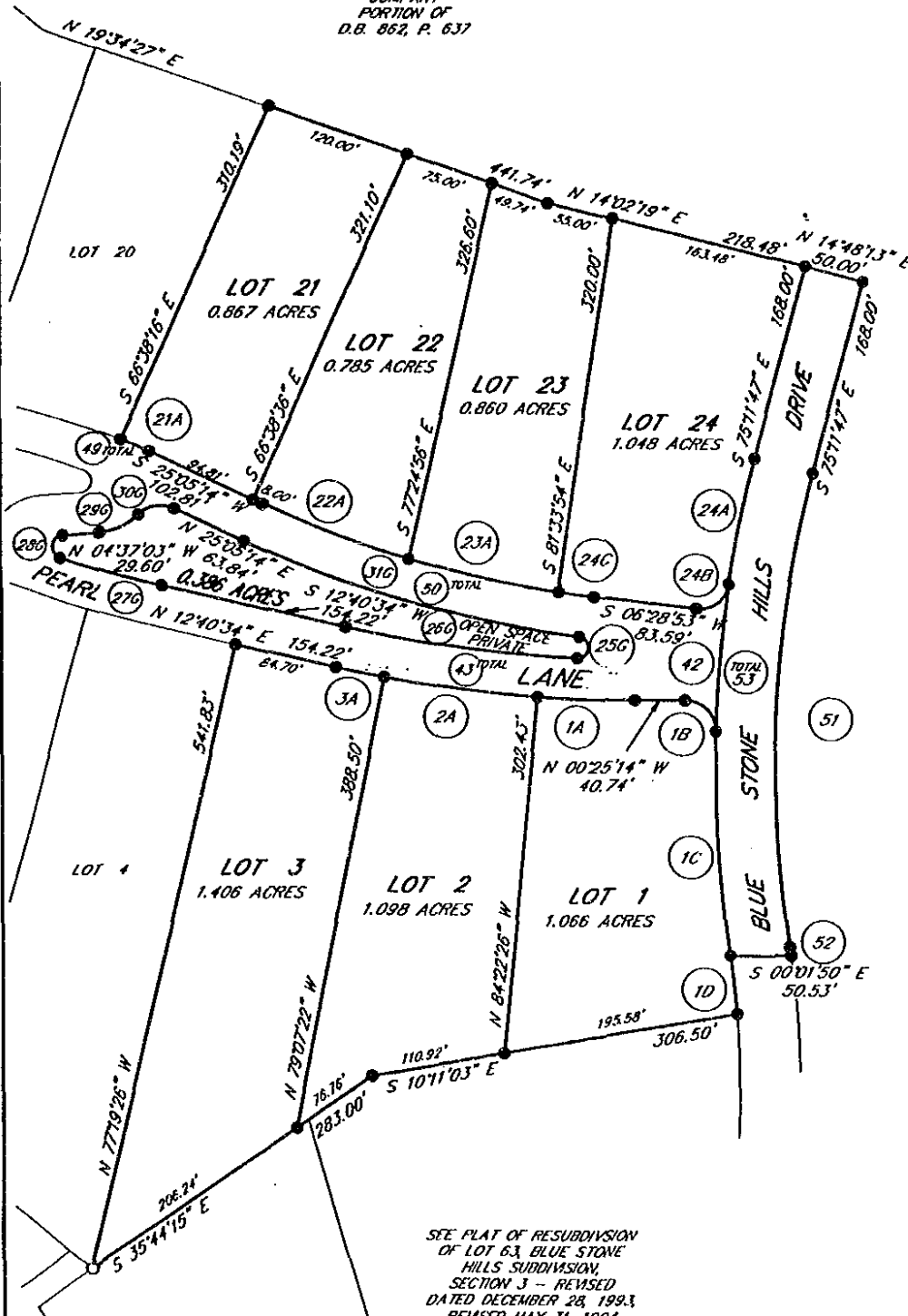
LEGEND

- IRON PIN SET
- IRON PIN FOUND

BLUE STONE LAND COMPANY
PORTION OF
D.B. 862, P. 637

NOTES:

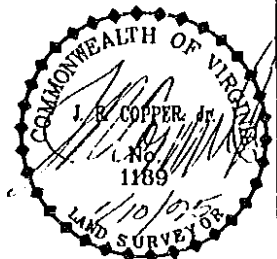
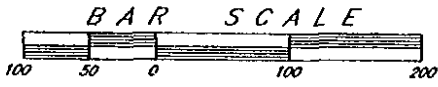
1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. TOTAL AREA IN BLUE STONE HILLS SUBDIVISION, SECTION 5 IS 32.927 ACRES OF LAND.
3. TOTAL AREA IN OPEN SPACE IS 1.762 ACRES OF LAND.
4. TOTAL AREA IN LOTS IS 28.054 ACRES OF LAND.
5. TOTAL AREA IN BLUE STONE HILLS DRIVE IS 0.673 ACRES, PEARL MAYS DRIVE IS 2.438 ACRES, TOTAL AREA IN ROADS IN BLUE STONE HILLS SUBD., SECTION 5 IS 3.111 ACRES OF LAND
6. THIS PROPERTY IS A PORTION OF TAX MAP 77 (A) 1.
7. THERE IS TO BE A 20' UTILITY EASEMENT PROVIDED ALONG ALL REAR LOT LINES AND CENTERED ON ALL SIDE LOT LINES UNLESS SHOWN OTHERWISE ON SHEET 6 THRU 9.



BLUE STONE LAND COMPANY
PORTION OF
D.B. 862, P. 637

SEE PLAT OF RESUBDIVISION
OF LOT 63, BLUE STONE
HILLS SUBDIVISION,
SECTION 3 - REVISED
DATED DECEMBER 28, 1993,
REVISED MAY 31, 1994

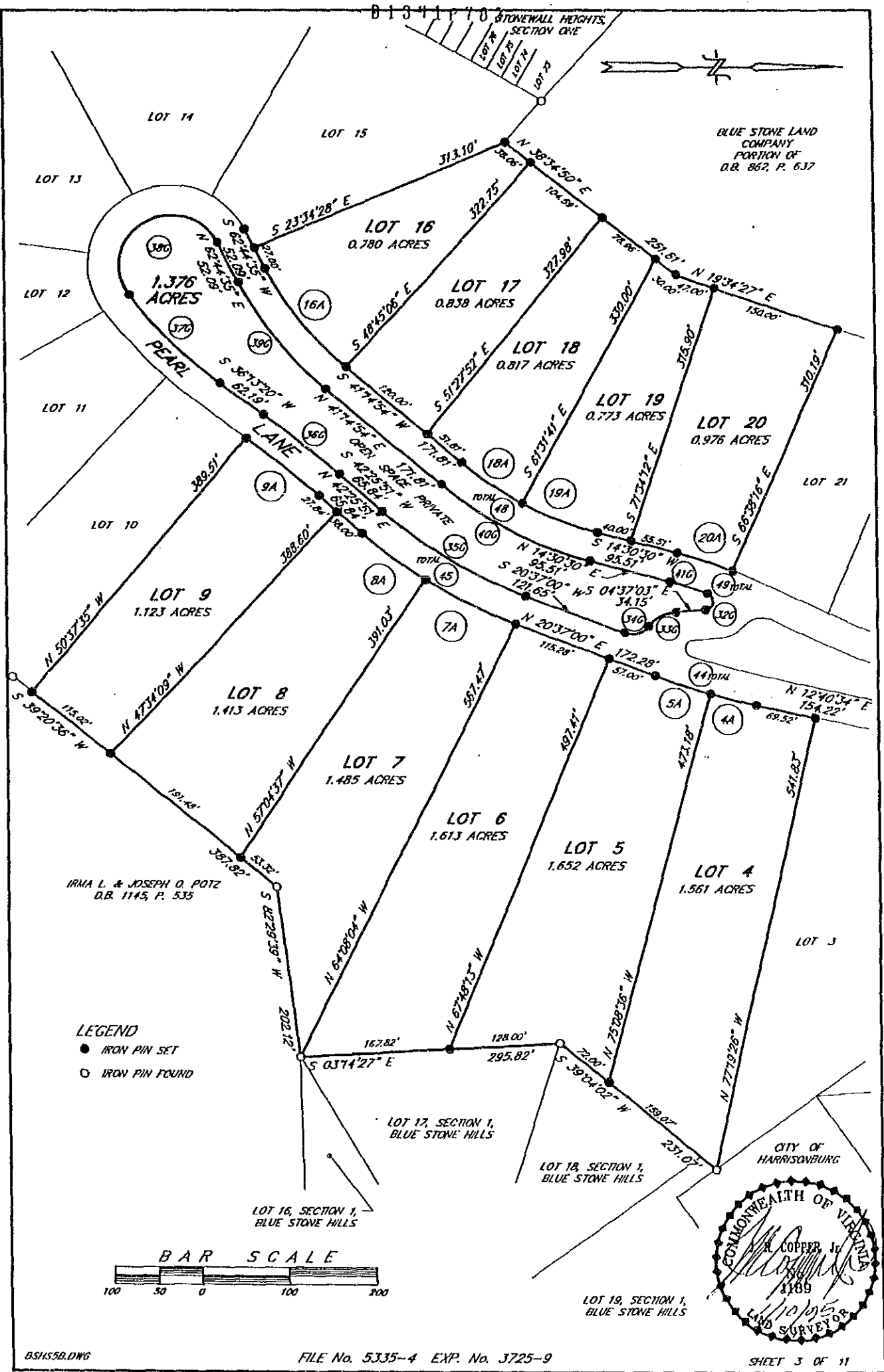
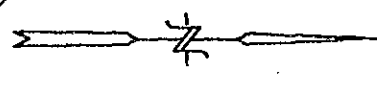
CITY OF
HARRISONBURG



B1341770

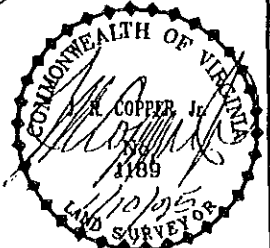
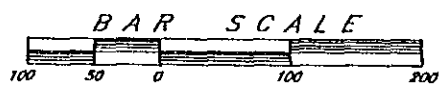
STONEMALL HEIGHTS, SECTION ONE

BLUE STONE LAND COMPANY
PORTION OF
D.B. 862, P. 637

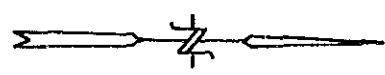


IRMA L. & JOSEPH O. POTZ
D.B. 1145, P. 535

LEGEND
● IRON PIN SET
○ IRON PIN FOUND



01341P784



BLUE STONE LAND COMPANY
PORTION OF
D.B. 852, P. 637

STONEMALL HEIGHTS SECTION ONE

LOT 14
2.019 ACRES

LOT 15
1.310 ACRES

LOT 13
1.351 ACRES

LOT 12
1.141 ACRES

LOT 11
1.027 ACRES

LOT 10
1.045 ACRES

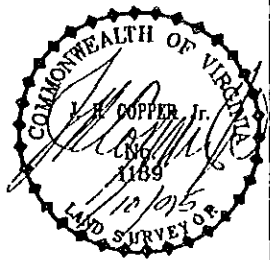
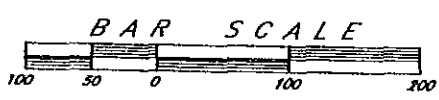
SIDNEY A. &
FRANCES F. ARMENTROUT
D.B. 380, P. 755

KIRBY F. &
SARAH A. SMITH
PORTION OF
D.B. 220, P. 129

IRMA L. & JOSEPH O. POTZ
D.B. 1145, P. 535

LEGEND

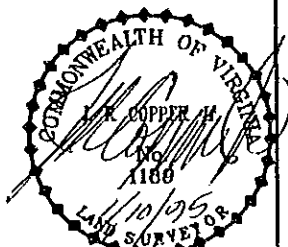
- IRON PIN SET
- IRON PIN FOUND



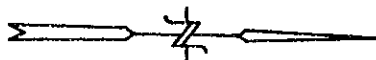
CURVE

B1341P705 DATA

NUMBER	DELTA	RADIUS	ARC	CHORD	CRD. BRG.
1A	04° 12' 36"	1089.00'	80.02'	80.00'	N 01° 41' 04" E
1B	92° 16' 59"	25.00'	40.27'	36.05'	N 45° 43' 15" E
1C	10° 30' 18"	1036.99'	190.13'	189.87'	N 86° 36' 35" E
1D	03° 53' 57"	725.00'	49.34'	49.33'	N 83° 18' 25" E
2A	06° 46' 56"	1089.00'	128.91'	128.83'	N 07° 10' 50" E
3A	02° 06' 17"	1089.00'	40.00'	40.00'	N 11° 37' 26" E
4A	03° 34' 24"	882.01'	55.01'	55.00'	N 14° 27' 47" E
5A	04° 22' 01"	882.01'	67.22'	67.21'	N 18° 25' 59" E
7A	12° 18' 23"	536.45'	115.22'	115.00'	N 26° 46' 11" E
8A	09° 30' 28"	536.45'	89.02'	88.92'	N 37° 40' 37" E
9A	06° 12' 31"	996.64'	108.00'	107.94'	N 39° 19' 35" E
10A	06° 10' 49"	499.77'	53.91'	53.88'	N 39° 18' 44" E
11A	12° 03' 35"	499.77'	105.19'	105.00'	N 48° 25' 57" E
12A	43° 46' 40"	95.00'	72.59'	70.83'	N 76° 21' 04" E
13A	53° 49' 53"	95.00'	89.26'	86.01'	S 54° 50' 39" E
14A	57° 53' 28"	95.00'	95.99'	91.96'	S 01° 01' 01" W
15A	32° 46' 50"	95.00'	54.35'	53.61'	S 46° 21' 10" W
16A	21° 29' 41"	398.71'	149.58'	148.70'	S 51° 59' 44" W
18A	12° 46' 08"	382.20'	85.18'	85.00'	S 34° 51' 50" W
19A	13° 58' 16"	382.20'	93.20'	92.97'	S 21° 29' 38" W
20A	07° 44' 03"	503.55'	67.97'	67.92'	S 18° 22' 31" W
21A	02° 50' 42"	503.55'	25.00'	25.00'	S 23° 39' 54" W
22A	08° 20' 33"	879.88'	128.11'	128.00'	S 20° 54' 58" W
23A	08° 18' 36"	879.88'	127.61'	127.50'	S 12° 35' 24" W
24A	06° 01' 43"	1036.99'	109.11'	109.06'	S 78° 12' 39" E
24B	87° 42' 23"	25.00'	38.27'	34.64'	S 37° 22' 19" E
24C	01° 57' 13"	879.88'	30.00'	30.00'	S 07° 27' 29" W
25G	175° 06' 08"	9.00'	27.51'	17.98'	S 85° 26' 01" E
26G	10° 33' 32"	1054.00'	194.24'	193.96'	S 07° 23' 49" W
27G	05° 46' 09"	847.01'	85.29'	85.25'	S 15° 33' 39" W
28G	156° 56' 14"	10.00'	27.39'	19.60'	N 83° 05' 09" W
29G	42° 28' 03"	48.49'	35.94'	35.13'	N 25° 51' 04" W
30G	72° 10' 20"	25.00'	31.49'	29.45'	N 10° 59' 56" W
31G	18° 04' 19"	914.88'	288.57'	287.37'	N 16° 03' 05" E
32G	155° 19' 21"	10.00'	27.11'	19.54'	S 82° 16' 43" E
33G	46° 15' 31"	45.88'	37.04'	36.05'	S 27° 44' 48" E
34G	71° 29' 33"	25.00'	31.19'	29.21'	S 15° 07' 47" E
35G	21° 48' 51"	501.45'	190.92'	189.76'	S 31° 31' 25" W
36G	06° 12' 31"	1031.64'	111.79'	111.73'	S 39° 19' 35" W
37G	18° 14' 25"	464.77'	147.96'	147.34'	S 45° 20' 32" W
38G	188° 16' 51"	60.00'	197.17'	119.69'	N 31° 23' 50" W
39G	21° 29' 41"	433.71'	162.71'	161.76'	N 51° 59' 44" E
40G	26° 44' 24"	417.20'	194.71'	192.94'	N 27° 52' 42" E
41G	05° 33' 06"	468.55'	45.40'	45.38'	N 17° 17' 03" E
42	06° 54' 45"	1036.99'	125.11'	125.03'	S 84° 40' 53" E
43 TOTAL	13° 05' 49"	1089.00'	248.93'	248.39'	S 06° 07' 40" W
44 TOTAL	07° 56' 25"	882.01'	122.23'	122.14'	S 16° 38' 47" W
45 TOTAL	21° 48' 51"	536.45'	204.24'	203.01'	S 31° 31' 25" W
46 TOTAL	18° 14' 25"	499.77'	159.10'	158.43'	S 45° 20' 32" W
47 TOTAL	188° 16' 51"	95.00'	312.18'	189.50'	N 31° 23' 50" W
48 TOTAL	26° 44' 24"	382.20'	178.37'	176.76'	N 27° 52' 42" E
49 TOTAL	10° 34' 45"	503.55'	92.98'	92.84'	N 19° 47' 52" E
50 TOTAL	18° 36' 21"	879.88'	285.73'	284.48'	N 15° 47' 04" E
51	23° 26' 47"	986.99'	403.89'	401.08'	S 86° 55' 10" E
52	00° 33' 34"	775.00'	7.57'	7.57'	N 81° 38' 13" E
53 TOTAL	23° 26' 47"	1036.99'	424.35'	421.40'	N 86° 55' 10" W



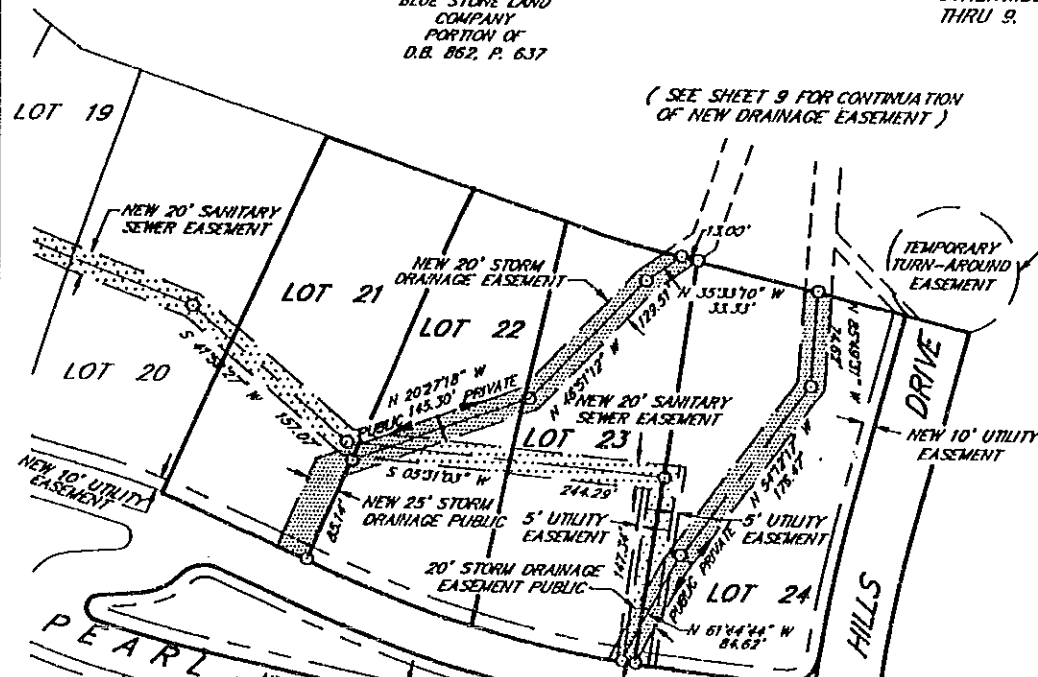
B1371P706



THERE IS TO BE A 20' UTILITY EASEMENT PROVIDED, ALONG ALL REAR LOT LINES AND CENTERED ON ALL SIDE LOT LINES, UNLESS SHOWN OTHERWISE ON SHEET 6 THRU 9.

BLUE STONE LAND COMPANY
PORTION OF
D.B. 862, P. 637

(SEE SHEET 9 FOR CONTINUATION
OF NEW DRAINAGE EASEMENT)



THE AREA ON THIS PLAT DESIGNATED AS "TEMPORARY TURN-AROUND" WILL BE CONSTRUCTED AND USED AS OTHER STREETS IN THE SUBDIVISION UNTIL BLUE STONE HILLS DRIVE IS EXTENDED TO A CONNECTING STREET OR TO ANOTHER TURN-AROUND WHICH IS APPROVED BY PLAT BY PLANNING COMMISSION AT WHICH TIME THE LAND IN THE TEMPORARY TURN-AROUND AREA WILL BE ABANDONED FOR STREET PURPOSES AND WILL REVERT TO ADJOINING LOT OWNER IN ACCORDANCE WITH SPECIFIC PROVISIONS IN THEIR RESPECTIVE DEEDS.

BLUE STONE LAND COMPANY
PORTION OF
D.B. 862, P. 637

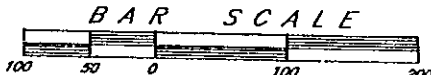
EXISTING 20' ACCESS EASEMENT AS DESCRIBED IN D.B. 531, P. 453 IS HEREBY VACATED UPON APPROVAL OF THIS SUBDIVISION AND IS BEING REPLACED BY A NEW ACCESS EASEMENT AS SHOWN ON RESUBDIVISION PLAT OF LOT 63, SECTION 3 - REVISED DATED DECEMBER 28, 1993.

EXISTING 20' UTILITY EASEMENT AS DESCRIBED IN D.B. 531, P. 453 TO REMAINING IN PLACE

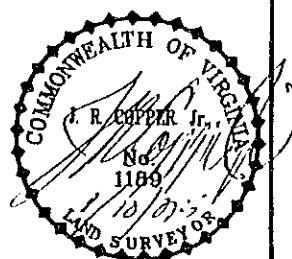
THIS GREEN RESTRICTED SPACE IS TO REMAIN IN ITS PRESENT UNDISTURBED NATURAL STATE.

SEE PLAT OF RESUBDIVISION OF LOT 63, BLUE STONE HILLS SUBDIVISION, SECTION 3 - REVISED DATED DECEMBER 28, 1993, REVISED MAY 31, 1994

CITY OF HARRISONBURG



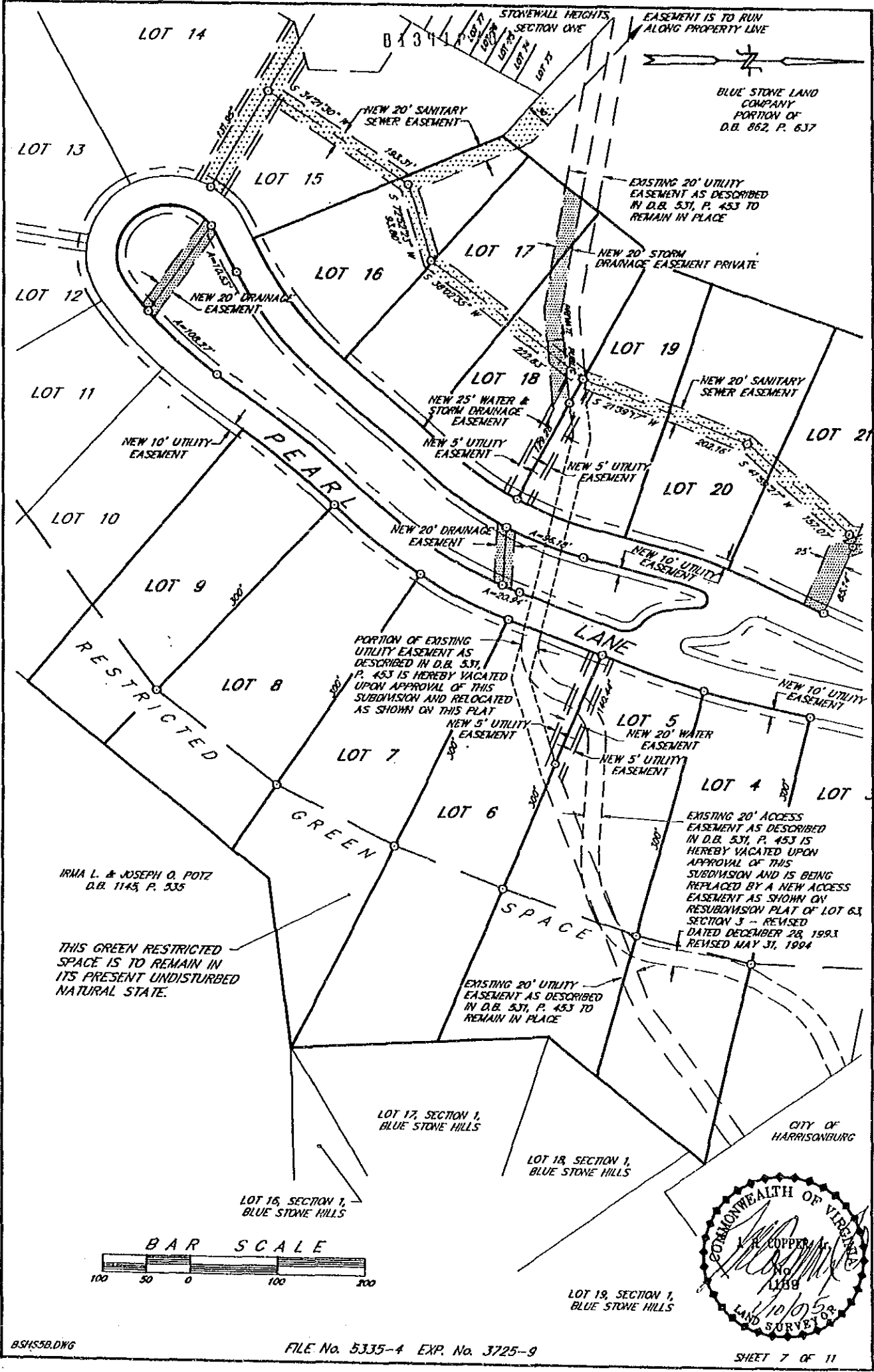
LOT 19, SECTION 1, BLUE STONE HILLS

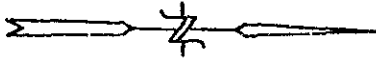


BSHS58.DWG

FILE No. 5335-4 EXP. No. 3725-9

SHEET 6 OF 11





BLUE STONE LAND COMPANY
PORTION OF
D.B. 862, P. 637

LOT 14

STONEWALL HEIGHTS SECTION ONE

STORM DETENTION EASEMENT
(PRIVATELY MAINTAINED)

NEW 30' SANITARY SEWER
& STORM DRAINAGE EASEMENT
PUBLIC

NEW 20' SANITARY
SEWER EASEMENT

LOT 13

NEW 5' UTILITY
EASEMENT
NEW 20' WATER
LINE EASEMENT

LOT 15

NEW 5' UTILITY
EASEMENT

NEW 5' UTILITY
EASEMENT

LOT 12

NEW 5' UTILITY
EASEMENT

LOT 16

NEW 20' DRAINAGE
EASEMENT

LOT 17

LOT 16

RESTRICTED

LOT 11

NEW 10' UTILITY
EASEMENT

PEARL LANE

10' UTILITY
EASEMENT

SIDNEY A. &
FRANCES F. ARMENTROUT
D.B. 380, P. 755

THIS GREEN RESTRICTED
SPACE IS TO REMAIN IN
ITS PRESENT UNDISTURBED
NATURAL STATE.

GREEN SPACE

LOT 10

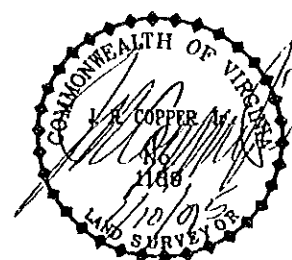
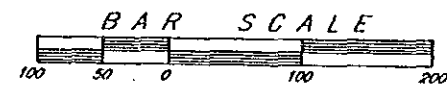
LOT 9

LOT 8

LOT 7

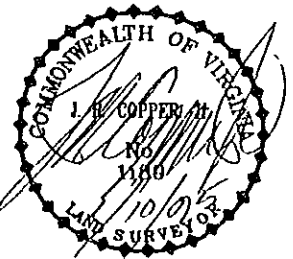
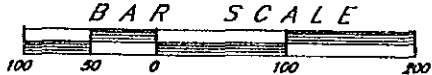
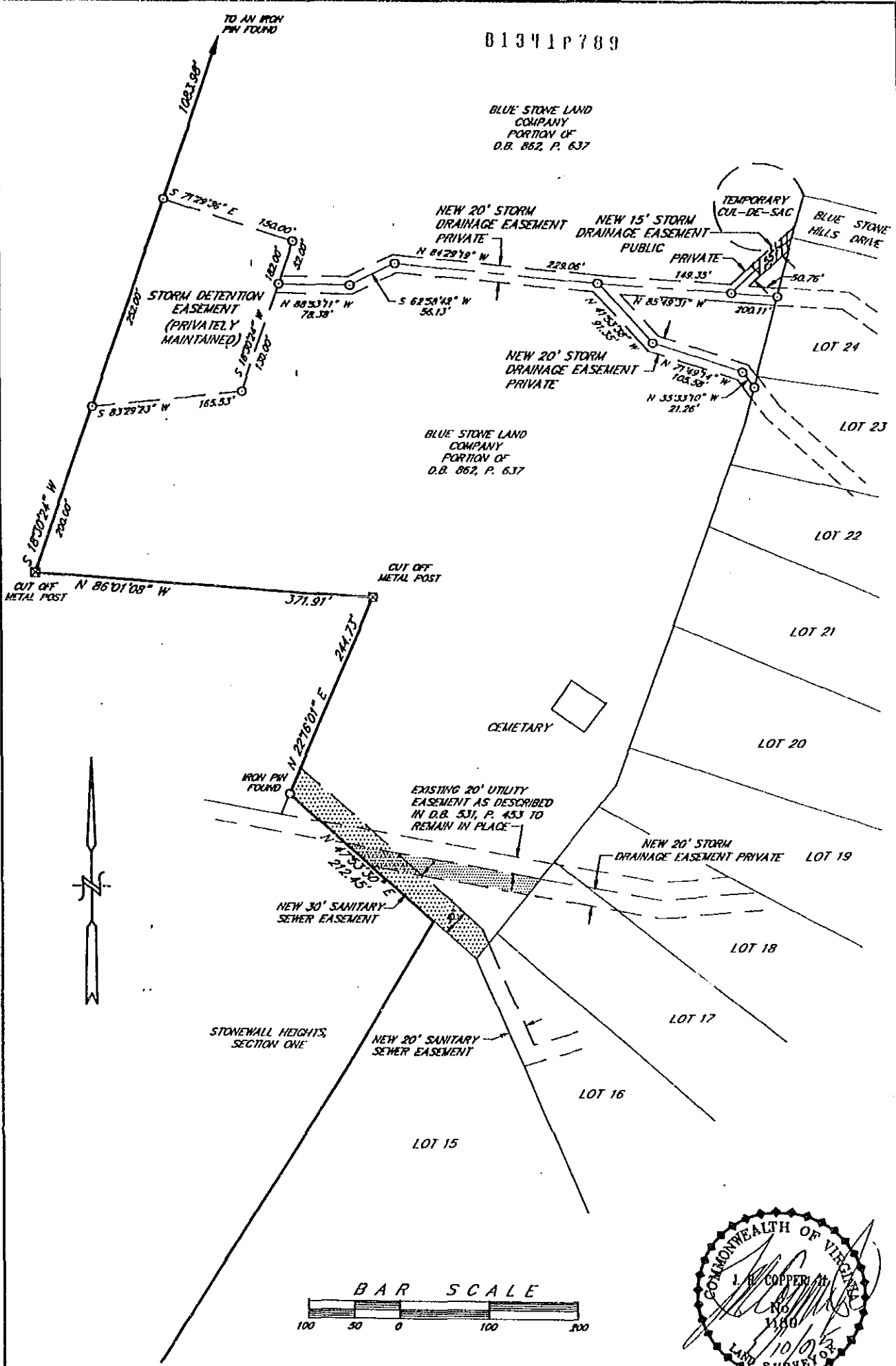
KIRBY F. &
SARAH A. SMITH
PORTION OF
D.B. 220, P. 129

IRMA L. & JOSEPH O. POTZ
D.B. 1145, P. 535



01341P789

BLUE STONE LAND COMPANY
PORTION OF
D.B. 862, P. 637



DESCRIPTION

Beginning at an iron pin set, said pin being the northwest of the existing Blue Stone Hills Drive; thence with the western end of said Blue Stone Hills Drive S 00° 01' 50" E 50.53' to an iron pin set, said pin being the southwestern corner of said existing Blue Stone Hills Drive, said pin being a point on a curve to the left, said curve having a radius of 725.00' and a delta 03° 53' 57"; thence with the said southern line of Blue Stone Hills Drive and the arc of said curve a distance of 49.34' CHORD N 83° 18' 25" E 49.33' to an iron pin set, a new corner; thence leaving said Blue Stone Hills Drive and with a new division line S 10° 11' 03" E 306.50' to an iron pin set; thence continuing with a new division line, in part and the lands of the City of Harrisonburg, in part S 35° 44' 15" E 283.00' to an iron pin found, said pin being a corner to Lot 19, Section 1, Blue Stone Hills Subdivision; thence with said Lot 19 and Lot 18, Section 1, Blue Stone Hills Subdivision S 39° 04' 02" W 231.07' to an iron pin found, said pin being a corner to said Lot 18 and Lot 17, Section 1, Blue Stone Hills Subdivision; thence with said Lot 17 S 03° 14' 27" E 295.82' to an iron pin found in the line of Irma L. and Joseph O. Potz, said pin also being a common corner to said Lot 17 and Lot 16, Section 1, Blue Stone Hills Subdivision; thence with said Potz S 82° 29' 39" W 202.12' to an iron pin found; thence S 39° 20' 36" W 387.82' to an iron pin found, said pin being a common corner to said Potz and the lands of Kirby F. and Sarah A. Smith and the lands of Sidney A. and Francis F. Armentrout; thence with said Armentrout S 65° 55' 27" W 565.36' to an iron pin set, a new corner; thence leaving said Armentrout and with a new division line N 54° 01' 09" W 578.73' to an iron pin found, said pin being a corner to Lot 97 and Lot 96 of Stonewall Heights Subdivision, Section One; thence with said Lot 96 down through Lot 73 of Stonewall Heights Subdivision, Section One the next two courses N 31° 47' 21" E 383.22' to an iron pin found; thence N 29° 36' 30" E 202.32' to an iron pin found; thence leaving said Stonewall Heights Subdivision, Section One and with eight new division lines S 47° 53' 30" E 65.00' to an iron pin set; thence N 38° 34' 50" E 251.61' to an iron pin set; thence N 19° 34' 27" E 441.74' to an iron pin set; thence N 14° 02' 19" E 218.48' to an iron pin set; thence N 14° 48' 13" E 50.00' to an iron pin set; thence S 75° 11' 47" E 168.00' to an iron pin set, said pin being the point of curvature of a curve to the left, said curve having a radius of 986.99' and a delta of 23° 26' 47"; thence with the arc of said curve a distance of 403.89' CHORD S 86° 55' 10" E 401.08' to an iron pin set, said pin being the point of reverse curvature, said reverse curve having a radius of 775.00' and a delta of 00° 33' 34"; thence with the arc of said curve a distance of 7.57' CHORD N 81° 38' 13" E 7.57' to the beginning, containing 32.927 acres of land.

OWNER'S CONSENT & DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the subdivision of land shown on Sheet 1, containing 32.927 acres of land and designated as BLUE STONE HILLS SUBDIVISION, SECTION 5, situated in the City of Harrisonburg, Virginia is with the free consent and in accordance with the desires of the undersigned owners thereof. The said 32.927 acres of land hereby subdivided being a portion of the property conveyed to Blue Stone Land Company, Inc. by Henry P. Deyerle, Trustee in a deed dated August 5, 1987 and recorded in Deed Book 862, Page 637 recorded in the Office of the Clerk of the Circuit Court of Rockingham County, Virginia.

The 0.673 acres of land designated as Blue Stone Hills Drive and the 2.438 acres of land designated as Pearl Lane is hereby dedicated for public use.

Given under my hand this 18th day of May, 1994.

BLUE STONE LAND COMPANY, INC.

Dan Brubaker

Dan Brubaker, President

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Harrisonburg, to wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid, this 18th day of May, 1994 by Dan Brubaker, President of Blue Stone Land Company, Inc.

My Commission Expires: 2/28/97

Caroline F. ...
Notary Public



B1341P791

TRUSTEES

Michael L. Layman and Henry C. Clark, Trustees, either of whom may act, under a Deed of Trust dated November 24, 1992, recorded in Deed Book 1166, Page 545 in the Office of the Clerk of the Circuit Court of Rockingham County, Virginia, acknowledge their consent to the aforesaid subdivision attached hereto.

Michael L. Layman, Trustee
Michael L. Layman, Trustee

Henry C. Clark, Trustee
Henry C. Clark, Trustee

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Harrisonburg, to wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid, this 19th day of May, 1994 by Michael L. Layman, Trustee.

My Commission Expires: 9-30-97

Leona R. R. Rood
Notary Public

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Harrisonburg, to wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid, this 19th day of May, 1994 by Henry C. Clark, Trustee.

My Commission Expires: Dec. 29, 1996

Donna D. Bly
Notary Public

APPROVALS

This subdivision known as BLUE STONE HILLS SUBDIVISION, SECTION 5 is approved by the undersigned in accordance with the existing subdivision regulations and may be committed to record.

4-27-95
Date

G. Carl Nassum
Chairman-Harrisonburg Planning Commission

4-25-95
Date

John N. Ny
Mayor City of Harrisonburg



NOTARY PUBLIC, NO. 1189-11817

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 acknowledgment annexed, admitted to record the 1 day of May, 1975 at 12:00 P.M. I certify that taxes were paid when applicable:

sec. 58-54 - State _____ County _____ City _____
sec. 58-54.1 - State _____ County _____ City _____ Transfer _____
Recording 20.00

TESTE
L. WAYNE HARPFR
CLERK

Red Book No. 1341 Page 781

006353

95 MAY 01 PM 12 02
RECORDED
INDEXED
COURT CLERK'S OFFICE
ROCKINGHAM COUNTY, VIRGINIA