

MOUNTAINEER HEIGHTS  
SECTION FOUR

B 2574P536

OWNER'S CONSENT AND DEDICATION

Know all men by these presents, that the subdivision of land as shown on this plat, containing 5.255 acres, more or less, and designated as Mountaineer Heights, Section Four, situated in the Town of Broadway, Virginia, is with the free consent and in accordance with the desires of the undersigned owners thereof; that all streets shown on said plat are hereby dedicated to the public use. The said 5.255 acres of land hereby subdivided having been conveyed to Gerald W. Smith and Martha F. Smith, by C & P Enterprises, by deed dated September 11, 1997 and recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia in Deed Book 1529, Page 254.

Gerald W. Smith (Seal)  
Gerald W. Smith

Martha F. Smith (Seal)  
Martha F. Smith

STATE OF VIRGINIA,  
COUNTY OF ROCKINGHAM, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 1st day of November, 2004, by

See Ellen Sheffer

My Commission Expires: 10-31-2008

See Ellen Sheffer  
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, all of the requirements of the Town Council and ordinances of the Town of Broadway, Virginia, regarding the platting of subdivisions with the Town have been complied with.

Given under my hand this 20th day of AUGUST, 2004

Jerry J. Sheffer, L.S.  
Licensed Professional Land Surveyor

\*The foregoing plat is not approved until all signatures have been obtained.

CERTIFICATE OF APPROVAL

This subdivision known as Mountaineer Heights, Section Four is approved by the undersigned in accordance with the existing subdivision regulations and may be committed to record.

10/1/04  
Date

Signed [Signature]  
Virginia Department of Transportation

11/2/04  
Date

Signed [Signature]  
Chairman, Town of Broadway  
Planning Commission

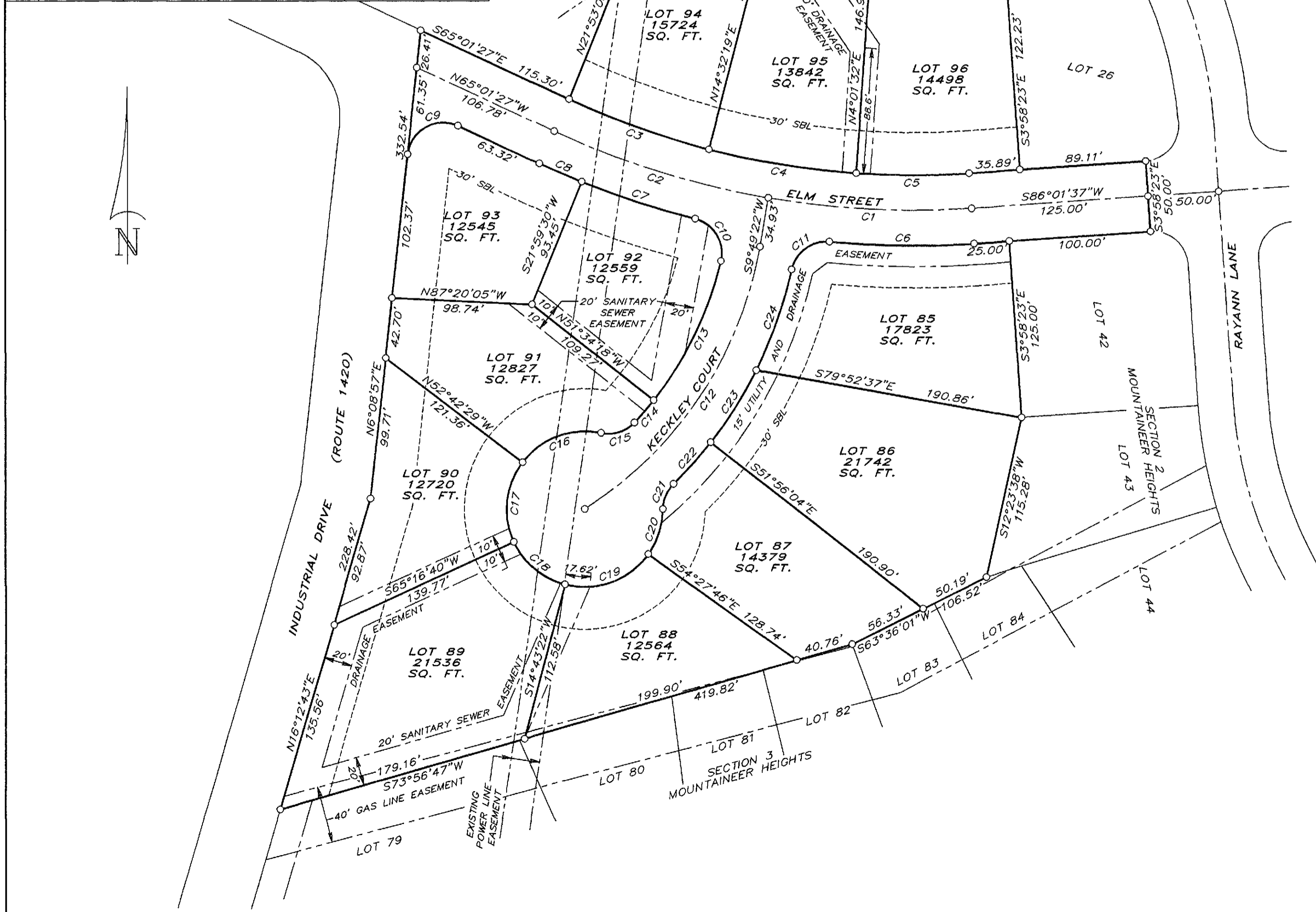
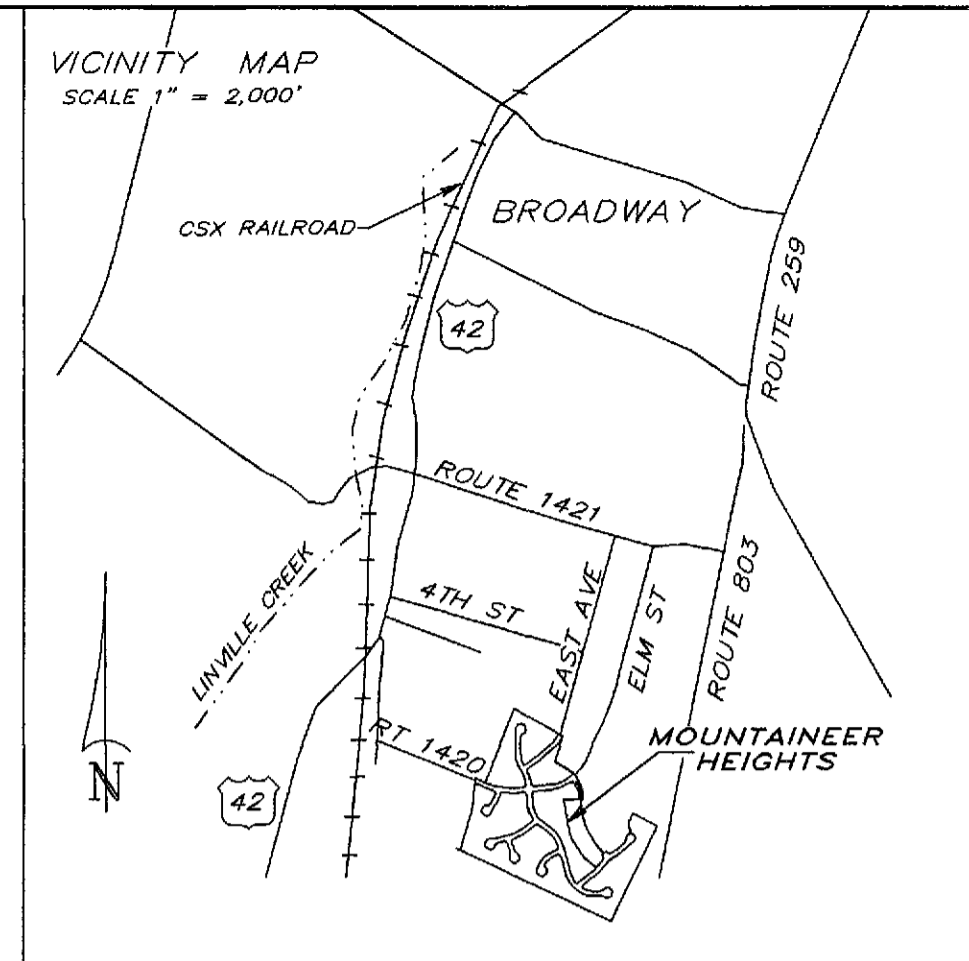
10/15/04  
Date

Signed [Signature]  
Mayor or Agent, Town of Broadway  
Town Council

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 NOVEMBER, 2004 at 4:25 P.M. I certify that  
taxes were paid when applicable:  
ec. 58-54 - State \_\_\_\_\_ County \_\_\_\_\_ City \_\_\_\_\_  
ec. 58-54.1 - State \_\_\_\_\_ County \_\_\_\_\_ City \_\_\_\_\_ Transfer \_\_\_\_\_  
Recording 41.00 Copies 1.00 TESTE

L. WAYNE HARPER

CURVE DATA					
NO.	R	Δ	ARC	TAN	CHORD
1	600.00'	13°47'45"	144.47'	72.59'	N87°04'31"W 144.12'
2	600.00'	15°09'11"	158.68'	79.81'	N72°36'03"W 158.22'
3	575.00'	10°26'14"	104.74'	52.52'	N70°14'34"W 104.60'
4	575.00'	10°30'47"	105.50'	52.90'	N80°43'04"W 105.36'
5	575.00'	7°59'55"	80.27'	40.20'	N89°58'25"W 80.21'
6	625.00'	9°24'27"	102.62'	51.43'	S89°16'09"E 102.51'
7	625.00'	7°43'24"	84.25'	42.19'	S71°52'12"E 84.19'
8	625.00'	2°59'03"	32.55'	16.28'	S66°30'58"E 32.55'
9	25.00'	108°49'36"	47.48'	34.94'	N60°33'45"E 40.66'
10	25.00'	89°53'49"	38.79'	24.52'	S31°17'00"E 35.01'
11	25.00'	83°17'22"	36.34'	22.23'	N53°47'23"E 33.23'
12	275.00'	47°46'40"	229.32'	121.80'	S33°42'42"W 222.73'
13	250.00'	25°15'47"	110.23'	56.03'	S25°47'49"W 109.34'
14	250.00'	4°44'59"	20.73'	10.37'	S40°48'11"W 20.72'
15	25.00'	58°53'28"	25.70'	14.11'	S72°37'25"W 24.58'
16	55.00'	64°46'38"	62.18'	34.89'	S69°40'50"W 58.92'
17	55.00'	62°00'51"	59.53'	33.06'	N6°17'05"E 56.67'
18	55.00'	50°33'18"	48.53'	25.97'	S49°59'59"E 46.97'
19	55.00'	69°11'08"	66.41'	37.93'	N70°07'48"E 62.45'
20	55.00'	35°30'00"	34.08'	17.61'	N17°47'14"E 33.54'
21	25.00'	45°34'22"	19.88'	10.50'	N22°49'25"E 19.36'
22	300.00'	7°32'40"	39.50'	19.78'	N41°50'16"E 39.47'
23	300.00'	11°29'21"	60.16'	30.18'	N32°19'15"E 60.06'
24	300.00'	14°25'52"	75.56'	37.98'	N19°21'38"E 75.36'



**NOTES**

THIS PROPERTY ACQUIRED BY GERALD W. SMITH AND MARTHA F. SMITH BY DEED RECORDED IN DB.1529,P.254

THIS PROPERTY IS PRESENTLY ZONED R-2 AND IS SHOWN ON TAX MAP 51-A-166A

TOTAL AREA SECTION 4: \_\_\_\_\_ 5.255 ACRES

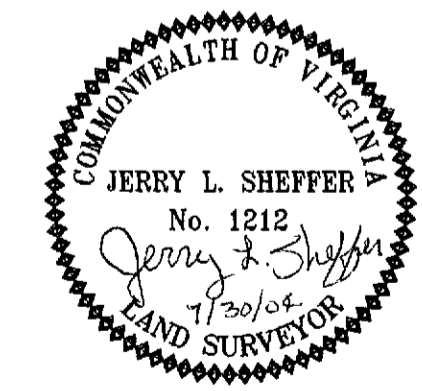
AREA HEREBY DEDICATED TO PUBLIC USE: \_\_\_\_\_ 1.059 ACRES

TOTAL AREA WITHIN LOTS: \_\_\_\_\_ 4.196 ACRES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT REFLECT ALL ENCUMBRANCES.

FLOOD PLAIN: THIS TRACT IS IN FLOOD ZONE X: AREAS OUTSIDE OF THE 500-YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. 510135 0001 C, AUGUST 18, 1992

IRON PINS TO BE SET AT ALL LOT CORNERS



FINAL PLAT  
 MOUNTAINEER HEIGHTS, SECTION FOUR  
 TOWN OF BROADWAY  
 ROCKINGHAM COUNTY, VIRGINIA  
 SCALE 1" = 60' JULY 30, 2004  
 HAMRICK ENGINEERING, P.C.  
 ENGINEERS - SURVEYORS - PLANNERS  
 156 LAUREL HILL ROAD, VERONA, VIRGINIA