

EX-1028

Del to: J.B. 13
C. Newman

JUN 9 1977

496 710

OWNERS CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENT, THAT THE SUBDIVISION OF LAND SHOWN ON THIS PLAT, CONTAINING 4.0298 ACRES, MORE OR LESS, AND DESIGNATED AS COUNTRY CLUB COURT SUBDIVISION SITUATED IN CITY OF HARRISONBURG, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF; THAT ALL STREETS ON SAID PLAT ARE HEREBY DEDICATED TO 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.

UNDER DATE OF APRIL 24, 1977, AND RECORDED IN THE CLERKS OFFICE OF THE CITY OF HARRISONBURG IN DEED BOOK 496 PAGE 689

THE SAID 4.0298 ACRES OF LAND HEREBY SUBDIVIDED HAVING BEEN CONVEYED TO Bernard L. Bolt BY BERNARD, INC. BY DEED DATED February 25 1977 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF Rockingham COUNTY, VIRGINIA, IN DEED BOOK 497 PAGE 768.

GIVEN UNDER MY HAND THIS 24 DAY OF May 1977.

Bernard L. Bolt SEAL

Mary Louisa Bolt SEAL

SURVEYOR'S CERTIFICATE

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.

GIVEN UNDER MY HAND THIS 5th DAY OF APRIL 1977.

Charles E. Ross
CHARLES E. ROSS
CERTIFIED LAND SURVEYOR

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS COUNTRY CLUB COURT SUBDIVISION, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION AND REGULATIONS AND MAY BE COMMITTED TO RECORD.

May 24 1977 JOHN CHAMBERLAIN N. Kingwood
DATE: May 24 1977 CHAIRMAN HARRISONBURG
PLANNING COMMISSION

May 26 1977 Ray E. Erick
DATE: May 26 1977 MAYOR HARRISONBURG
CITY COUNCIL

FINAL PLAT
SECTION ONE
COUNTRY CLUB COURT

CITY OF HARRISONBURG, VIRGINIA

SCALE 1"=60' APRIL 5, 1977

ROSS & FRANCE, LTD.

CIVIL ENGINEERING & LAND SURVEYING
MANASSAS, VIRGINIA

FINAL PLAT SECTION ONE COUNTRY CLUB COURT

CITY OF HARRISONBURG, VIRGINIA

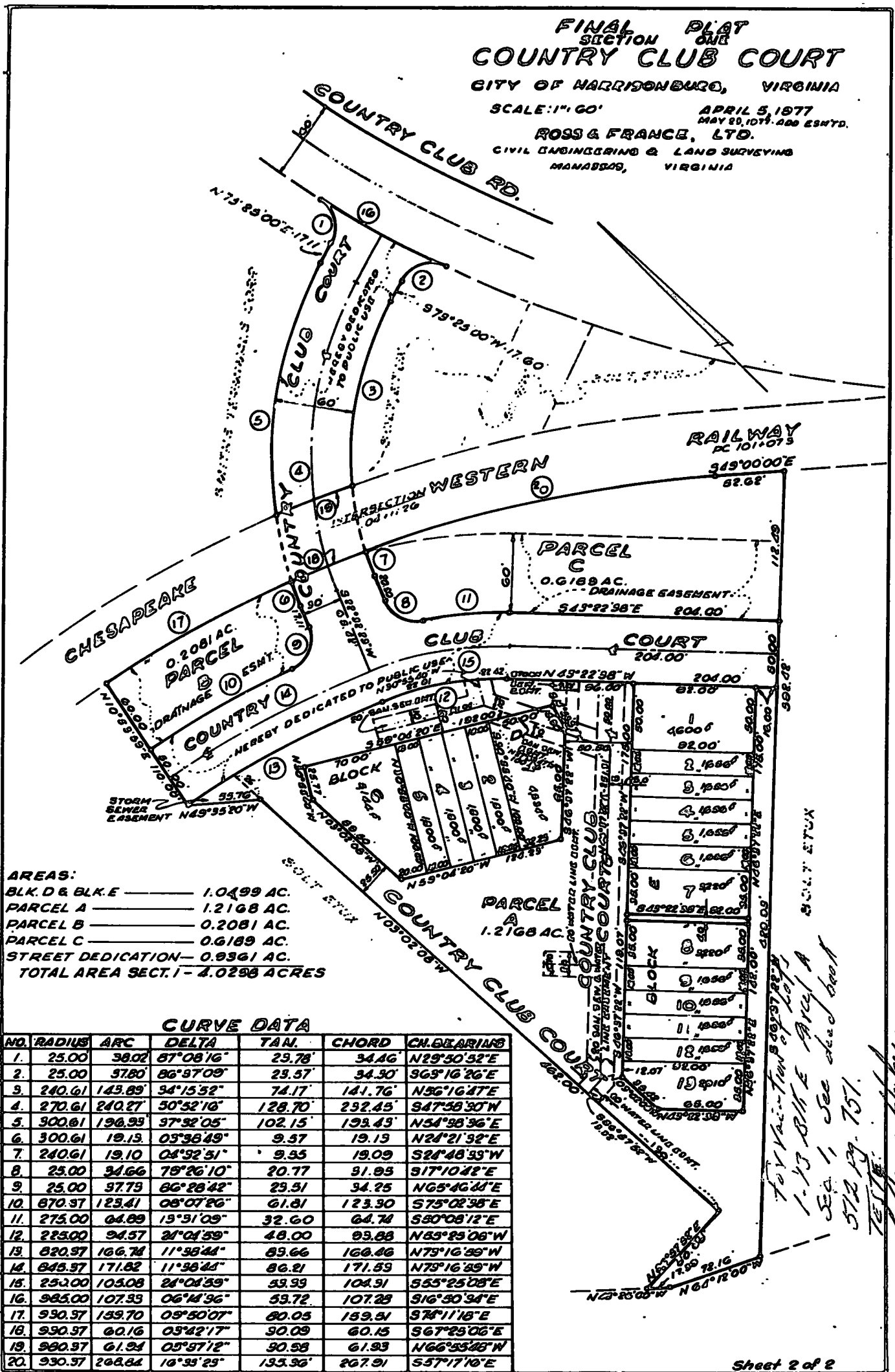
SCALE: 1"=60'

APRIL 5, 1977

MAY 20, 1977. 200 ESMTD.

ROSS & FRANCE, LTD.

CIVIL ENGINEERING & LAND SURVEYING
MANASSAS, VIRGINIA



AREAS:
BLK. D & BLK. E — 1.0499 AC.
PARCEL A — 1.2168 AC.
PARCEL B — 0.2081 AC.
PARCEL C — 0.6189 AC.
STREET DEDICATION — 0.9361 AC.
TOTAL AREA SECT. I — 4.0298 ACRES

CURVE DATA

NO.	RADIUS	ARC	DELTA	TAN.	CHORD	CH. BEARINGS
1.	25.00	38.02	87°08'16"	23.78	34.46	N29°30'32"E
2.	25.00	37.80	86°37'09"	23.57	34.30	S65°16'26"E
3.	240.61	143.83	34°15'32"	74.17	141.76	N56°16'47"E
4.	270.61	240.27	50°52'10"	128.70	232.45	S47°58'30"W
5.	300.61	196.33	37°32'05"	102.15	193.43	N54°38'36"E
6.	300.61	19.13	05°36'49"	9.57	19.13	N24°21'32"E
7.	240.61	19.10	04°32'51"	9.35	19.09	S24°48'33"W
8.	25.00	34.66	78°26'10"	20.77	31.85	S17°10'42"E
9.	25.00	37.75	86°28'42"	23.51	34.25	N65°46'44"E
10.	870.37	123.41	08°07'26"	61.81	123.30	S75°02'38"E
11.	275.00	64.83	15°31'09"	32.60	64.74	S50°08'12"E
12.	225.00	94.57	24°04'59"	48.00	93.88	N83°23'08"W
13.	820.37	166.74	11°38'44"	83.66	166.46	N75°16'39"W
14.	845.37	171.82	11°38'44"	86.21	171.53	N75°16'39"W
15.	253.00	105.08	24°04'59"	53.33	104.31	S55°25'08"E
16.	985.00	107.33	06°14'36"	53.72	107.28	S16°30'34"E
17.	930.37	159.70	09°50'07"	80.05	159.51	S74°11'18"E
18.	930.37	60.16	03°42'17"	30.09	60.15	S67°25'06"E
19.	980.37	61.94	05°37'12"	30.58	61.93	N66°35'48"W
20.	930.37	268.84	16°33'25"	135.36	267.91	S57°17'10"E

To V. Va. in Town of 1st
1-13 Blk E Parcel A
See 1, See deed book
512 pg. 751.
Test:
C. Wayne K. H. C.

EXAMINED

JUN 9 1977

mailed to grantee
81 Broad St.
Harrisonburg, Va.
22801

TAJIA JAMIA
TAJIA JAMIA
TAJIA JAMIA

VIRGINIA: In the Clerk's Office of the Circuit Court of Rockingham County.
The foregoing instrument was duly presented to the Clerk of the Circuit Court of Rockingham County, Virginia, and the same was duly recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, on the 26th day of May, 1977, at 11:00 AM.

26 May 1977 11:00 AM
Clerk of the Circuit Court of Rockingham County, Virginia
GEORGE W. REMPER, CLERK.

BOOK 496 PAGE 712 Deed Book No. 496 Page 712

THIS DEED, made this 18th day of May, 1977, by and between TRUMAN H. BRUNK and ELIZABETH S. BRUNK, husband and wife, parties of the first part, and CLARENCE E. SUMMERS, JR., party of the second part,

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the party of the second part to the parties of the first part, before the execution and delivery hereof, and of other good and valuable consideration given, the receipt of all of which is hereby acknowledged, they, the said parties of the first part, do hereby grant and convey with English Covenants of title, together with all rights, privileges and appurtenances thereunto belonging or in anywise appertaining, unto the said CLARENCE E. SUMMERS, JR., party of the second part, all that certain tract or parcel of land, situate in Ashby District, Rockingham County, Virginia, designated as LOT NO. TWELVE (12) on the plat of "Cedar Hill" made by J. W. Harris, C.L.S., dated June 4, 1973, which plat is recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 422, page 209.

The real estate herein conveyed is a portion of the property acquired by the grantors herein by deed dated January 27, 1977, from John W. Root and Beulah S. Root, husband and wife, which said deed is duly of record in the Clerk's Office of Rockingham County, Virginia, in Deed Book 489, page 313.

This conveyance is made expressly subject to the covenants and conditions set forth in a certain Declaration of Covenants, Conditions and Restrictions for Cedar Hill, dated June 13, 1973, executed by John W. Root and Beulah S. Root, recorded in the aforesaid Clerk's Office on June 13, 1973, which covenants and conditions are for the purpose of the use, maintenance and

CLARK, BRADSHAW,
SMITH & HARRISON
ATTORNEYS AT LAW
92 NORTH LIBERTY STREET
HARRISONBURG, VIRGINIA