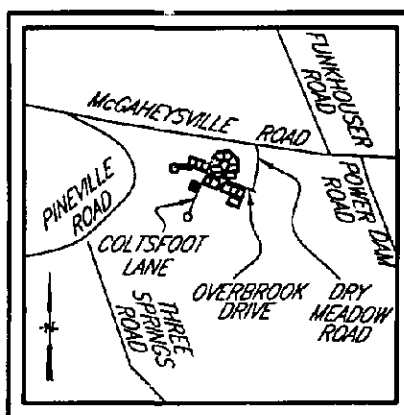


12703P769
FINAL PLAT

**OVERBROOK SUBDIVISION,
PHASE 2**

**OWNER / DEVELOPER - FARAWAY FARMS, INC. and
W. KEITH SHEETS**

**ADDRESS - P.O. Box 336,
McGAHEYSVILLE, VIRGINIA 22840**



VICINITY MAP

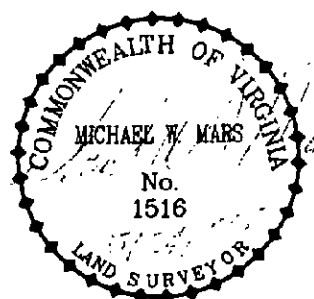
SCALE 1" = 2,000'

STONEWALL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF
SUPERVISORS AND ORDINANCES OF THE COUNTY OF
ROCKINGHAM COUNTY, VIRGINIA, REGARDING THE PLATTING OF
SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

**MARCH 18, 2005,
REVISED APRIL 20, 2005,
REVISED MAY 24, 2005**

VALLEY
ENGINEERING-SURVEYING-PLANNING
3231 PEOPLES DRIVE,
HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 434-8385



NOTES:

1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. OVERBROOK SUBDIVISION, PHASE 2 IS A PORTION OF TAX MAP NO. 141 (A) 137.
3. BEARINGS ARE ROTATED TO SUBDIVISION PLAT OF PHASE 1, OVERBROOK SUBDIVISION RECORDED IN D.B. 2599, Pg. 387.
4. THIS PROPERTY IS PRESENTLY ZONED R-5.
5. TOTAL AREA BEING DIVIDED WITHIN PHASE 2, OVERBROOK SUBDIVISION = 8.031 ACRES.
4.794 ACRES in LOTS
0.458 ACRES in OVERBROOK DRIVE (EXTENDED)
0.557 ACRES in BARROWS COURT and SKYROCK COURT.
2.222 ACRES in OPEN SPACES
6. BUILDING SETBACKS FOR PHASE 2 ARE:
FRONT = 35'
SIDE = 10' (WHERE APPLICABLE)
REAR = 25'
7. THE SURVEYED PREMISES IS LOCATED WITHIN FLOOD ZONE G (AREAS OF MINIMAL FLOODING) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, VIRGINIA, COMMUNITY PANEL NO. 510133 0077 B, EFFECTIVE DATE, SEPTEMBER 29, 1986.

MARTHA ANN EAGLE FRANCE
W.B. 34, Pg. 41

FARWAY FARMS, INC. (2/3 INTEREST)
REMAINING PORTIONS of
D.B. 1649, Pg. 704 &
D.B. 1649, Pg. 707
W. KEITH SHEETS (1/3 INTEREST)
REMAINING PORTION of
D.B. 1649, Pg. 704

MARK MANNING &
COURTNEY LITCHFORD
D.B. 2059, Pg. 100

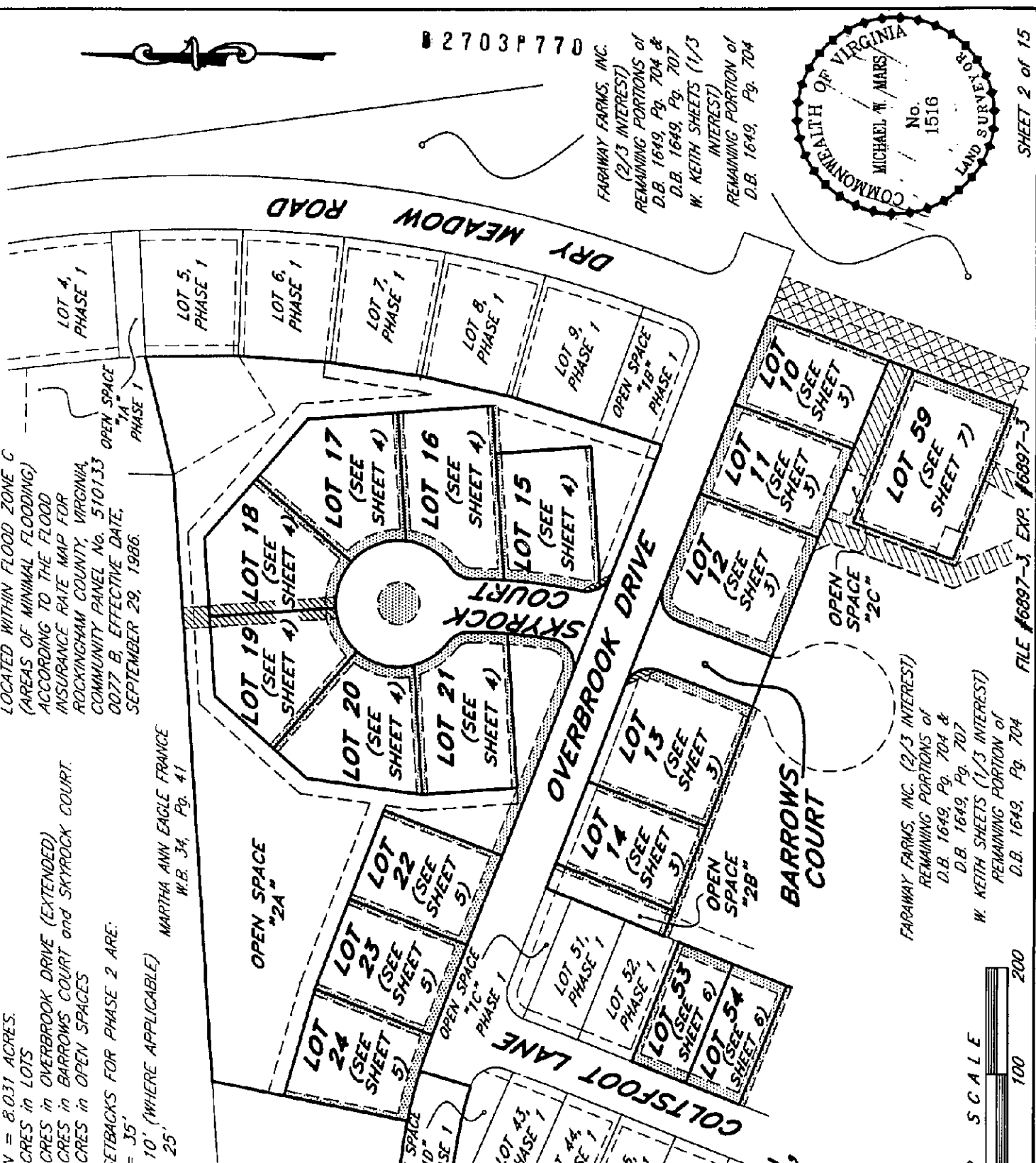
OVERBROOK DRIVE
(EXTENDED)

OVERVIEW of OVERBROOK SUBDIVISION, PHASE 2

SCALE 1" = 100'
MARCH 18, 2005,
REVISED APRIL 20, 2005,
REVISED MAY 24, 2005

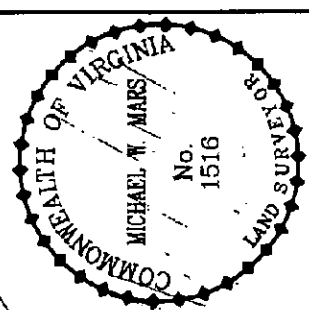
VALLEY
ENGINEERING-SURVEYING-PLANNING
3231 PEOPLES DRIVE,
HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 434-6365

6897J1.DWG



2703P770

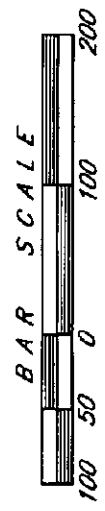
FARWAY FARMS, INC.
(2/3 INTEREST)
REMAINING PORTIONS of
D.B. 1649, Pg. 704 &
D.B. 1649, Pg. 707
W. KEITH SHEETS (1/3
INTEREST)
REMAINING PORTION of
D.B. 1649, Pg. 704



SHEET 2 of 15

FILE #6897-3, EXP. #6897-3

FARWAY FARMS, INC. (2/3 INTEREST)
REMAINING PORTIONS of
D.B. 1649, Pg. 704 &
D.B. 1649, Pg. 707
W. KEITH SHEETS (1/3 INTEREST)
REMAINING PORTION of
D.B. 1649, Pg. 704



NOTES:

1. SEE SHEET 2 FOR GENERAL NOTES.
2. NEW TEMPORARY TURN-AROUND EASEMENT SHALL BE VACATED UPON EXTENSION OF BARROWS COURT WITH FUTURE DEVELOPMENT.

REMAINING PORTION of EXISTING 10' UTILITY & DRAINAGE EASEMENT D.B. 2599, Pg. 387

3. BUILDING SETBACKS FOR PHASE 2 ARE:
FRONT = 35'
SIDE = 10' (WHERE APPLICABLE)
REAR = 25'

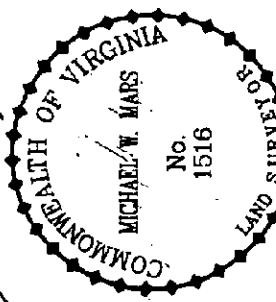
C U R V E D A T A			
No.	Δ	R	C
12	90°20'00"	25.00'	39.41' N 65°56'22" E
13	89°40'00"	25.00'	39.12' S 24°03'38" E

EASEMENTS	
(A)	NEW 10' UTILITY & DRAINAGE EASEMENT (SHADED)
(B)	NEW 5' UTILITY & DRAINAGE EASEMENT (SHADED)

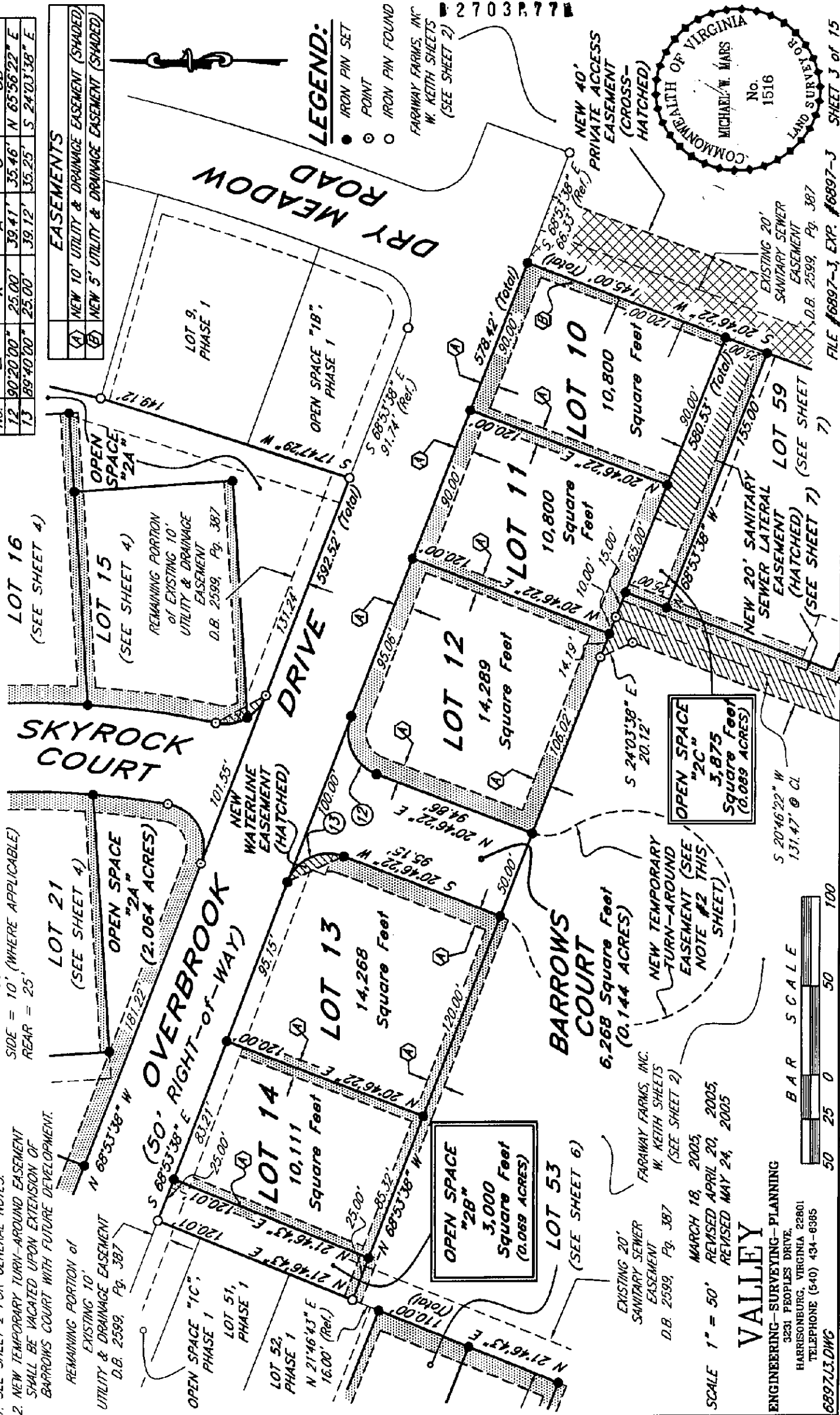
LEGEND:

- IRON PIN SET
 - POINT
 - IRON PIN FOUND
- FARAWAY FARMS, INC.
W. KEITH SHEETS
(SEE SHEET 2)

2703877



FILE #6897-J, EXP. #6897-J SHEET 3 of 15



C U R V E D A T A					
No.	Δ	R	A	C	CB
1	101°09'32"	25.00'	44.14'	38.63'	N 60°31'36" E
2	05°21'42"	455.00'	42.58'	42.56'	N 07°15'59" E
3	09°52'59"	455.00'	78.48'	78.39'	N 05°00'20" E
4	287°54'43"	60.00'	301.50'	70.61'	S 88°24'06" E
5	11°43'07"	505.00'	103.29'	103.11'	S 06°12'47" W
6	80°57'58"	25.00'	35.33'	32.46'	S 28°24'39" E
7	38°10'44"	25.00'	16.66'	16.35'	N 49°48'16" W
15A	42°47'14"	25.00'	18.67'	18.24'	N 09°19'17" W
15B	08°20'07"	505.00'	73.47'	73.40'	N 07°54'17" E
16A	03°23'00"	505.00'	29.82'	29.82'	N 02°02'43" E
16B	55°12'02"	25.00'	24.09'	23.16'	N 27°57'14" E
16C	48°54'31"	60.00'	51.22'	49.68'	N 31°06'00" E
17	55°26'18"	60.00'	58.05'	55.82'	N 21°04'25" W
18	44°57'19"	60.00'	47.08'	45.88'	N 71°16'14" W
19	45°03'45"	60.00'	47.19'	45.98'	S 63°43'14" W
20	55°41'51"	60.00'	58.32'	56.06'	S 13°20'26" W
21A	37°50'59"	60.00'	39.64'	38.92'	S 33°25'59" E
21B	52°25'19"	25.00'	22.87'	22.08'	S 26°08'49" E
21C	04°31'17"	455.00'	35.90'	35.90'	S 02°19'29" W

NOTES:

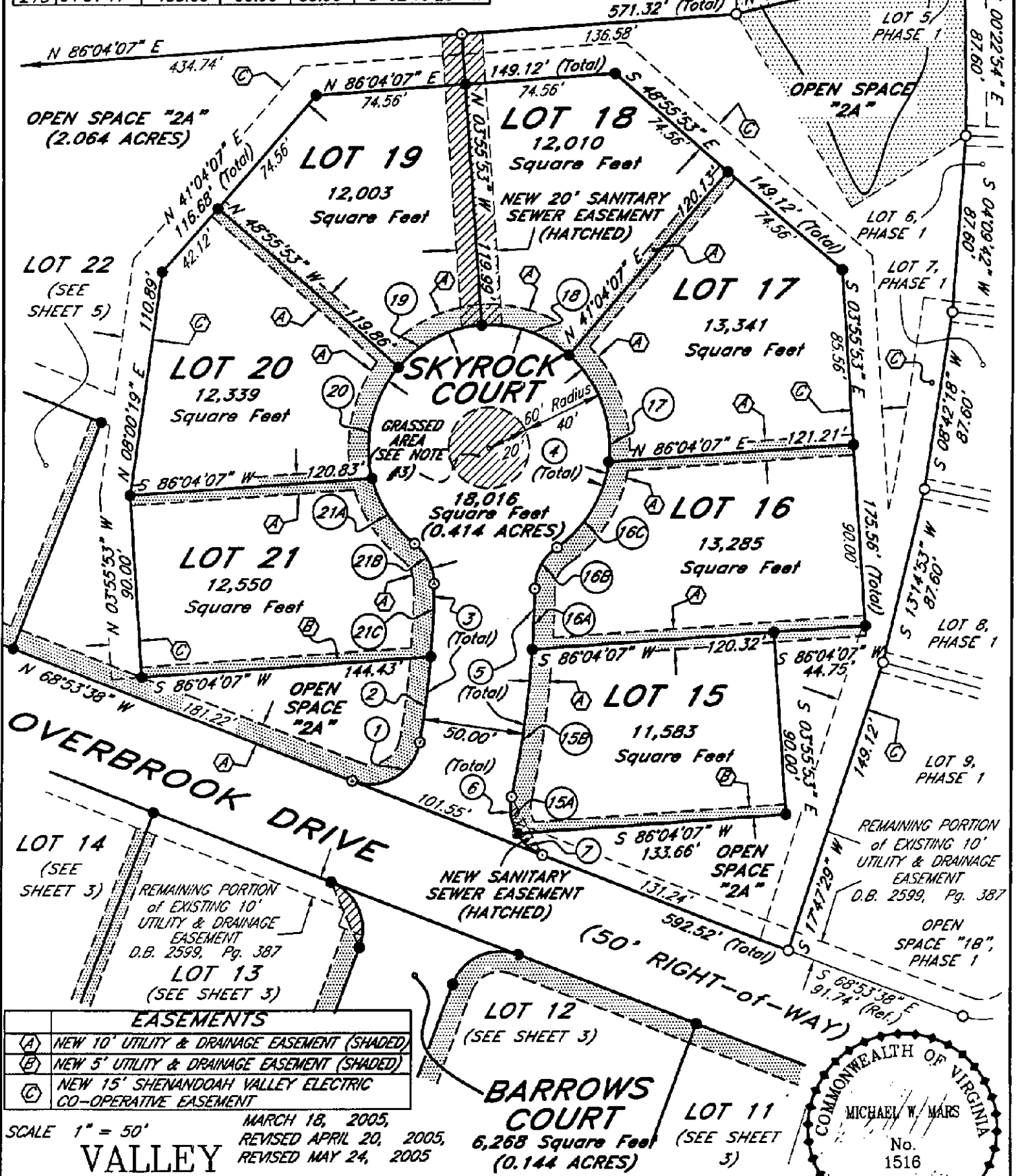
- SEE SHEET 2 FOR GENERAL NOTES.
- BUILDING SETBACKS FOR PHASE 2 ARE:
FRONT = 35'
SIDE = 10' (WHERE APPLICABLE)
REAR = 25'
- CENTER ISLAND IN SKYROCK COURT CUL-DE-SAC IS TO BE LANDSCAPED IN ACCORDANCE WITH VDOT STANDARDS AND REGULATIONS. MAINTENANCE OF THIS LANDSCAPED AREA WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. VDOT WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THESE LANDSCAPED ISLANDS.

LEGEND:

- IRON PIN SET
- POINT
- IRON PIN FOUND

APPROXIMATE LOCATION
OF PROPOSED STORM
DETENTION POND
(UNDER CONSTRUCTION)

MARTHA ANN EAGLE FRANCE
W.B. 34, Pg. 413



EASEMENTS

- (A) NEW 10' UTILITY & DRAINAGE EASEMENT (SHADED)
- (B) NEW 5' UTILITY & DRAINAGE EASEMENT (SHADED)
- (C) NEW 15' SHENANDOAH VALLEY ELECTRIC CO-OPERATIVE EASEMENT

SCALE 1" = 50'

VALLEY

ENGINEERING-SURVEYING-PLANNING
3231 PEOPLES DRIVE
HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 434-8385

BAR SCALE

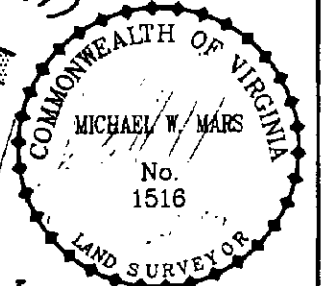


689714.DWG

MARCH 18, 2005,
REVISED APRIL 20, 2005,
REVISED MAY 24, 2005

BARROWS
COURT
6,268 Square Feet
(0.144 ACRES)

LOT 11
(SEE SHEET
3)



FILE #6897-3,
EXP. #6897-3

SHEET 4 of 15

NOTES:

- SEE SHEET 2 FOR GENERAL NOTES.
- BUILDING SETBACKS FOR PHASE 2 ARE:
FRONT = 35'
SIDE = 10' (WHERE APPLICABLE)
REAR = 25'
- CENTER ISLAND IN OVERBROOK DRIVE (EXTENDED)
CUL-DE-SAC IS TO BE LANDSCAPED IN
ACCORDANCE WITH VDOT STANDARDS AND
REGULATIONS. MAINTENANCE OF THIS LANDSCAPED
AREA WILL BE THE RESPONSIBILITY OF THE
HOMEOWNER'S ASSOCIATION. VDOT WILL NOT BE
RESPONSIBLE FOR THE MAINTENANCE OF THESE
LANDSCAPED AREAS.

LEGEND:

- IRON PIN SET
- POINT
- IRON PIN FOUND

FARAWAY FARMS, INC.
(2/3 INTEREST)
REMAINING PORTIONS OF
D.B. 1649, Pg. 704 &
D.B. 1649, Pg. 707
W. KEITH SHEETS (1/3
INTEREST)
REMAINING PORTION OF
D.B. 1649, Pg. 704

EASEMENTS	
(A)	NEW 10' UTILITY & DRAINAGE EASEMENT (SHADED)
(B)	NEW 5' UTILITY & DRAINAGE EASEMENT (SHADED)
(C)	NEW 15' SHENANDOAH VALLEY ELECTRIC CO-OPERATIVE EASEMENT

GRASSY
AREA
(SEE NOTE 13)

OVERBROOK
DRIVE (EXTENDED)

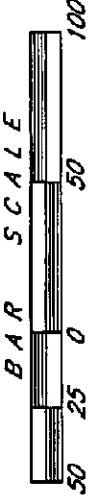
19,944
Square Feet
(0.458 ACRES)

FARAWAY FARMS, INC. (2/3 INTEREST)
REMAINING PORTIONS OF
D.B. 1649, Pg. 704 &
D.B. 1649, Pg. 707
W. KEITH SHEETS (1/3 INTEREST)
REMAINING PORTION OF
D.B. 1649, Pg. 704

SCALE 1" = 50'
MARCH 18, 2005,
REVISED APRIL 20, 2005,
REVISED MAY 24, 2005

VALLEY

ENGINEERING-SURVEYING-PLANNING
3231 PEOPLES DRIVE
HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 434-6365



CURVE						DATA					
No.	Δ	R	A	C	CB						
8	04°12'49"	505.00'	37.14'	37.13'	N 71°00'02" W						
9	17°33'19"	455.00'	139.41'	138.87'	N 81°53'06" W						
10	68°40'49"	25.00'	29.97'	28.21'	S 54°59'50" W						
11	285°11'08"	60.00'	298.64'	72.90'	N 16°45'01" W						
14	39°36'01"	25.00'	17.28'	16.94'	S 73°57'28" E						
22	15°09'23"	505.00'	133.59'	133.20'	S 88°10'47" E						
23	00°10'10"	505.00'	1.49'	1.49'	N 68°58'43" W						
24	09°32'18"	505.00'	84.07'	83.97'	N 73°49'57" W						
24A	04°02'39"	505.00'	35.65'	35.64'	N 71°05'07" W						
24B	05°29'39"	505.00'	48.42'	48.41'	N 75°51'16" W						
25	09°58'43"	505.00'	87.95'	87.84'	N 83°35'27" W						
26	20°39'02"	505.00'	182.01'	181.03'	S 83°25'38" E						

LOT 20
(SEE SHEET 4)

LOT 21
(SEE SHEET 4)

OVERBROOK DRIVE
(50' RIGHT-OF-WAY)

LOT 13
(SEE SHEET 3)

LOT 14
(SEE SHEET 3)

OPEN SPACE
"2B"
(SEE SHEET 3)

LOT 53
(SEE SHEET 6)

LOT 45,
PHASE 1

LOT 44,
PHASE 1

REMAINING PORTION OF
EXISTING 20'
SANITARY SEWER EASEMENT
D.B. 2599, Pg. 387

OPEN SPACE
"1D"
PHASE 1

COLTSFOOT
LANE
(50' RIGHT-OF-WAY)

OPEN SPACE "1C"
PHASE 1

LOT 51,
PHASE 1

LOT 52,
PHASE 1

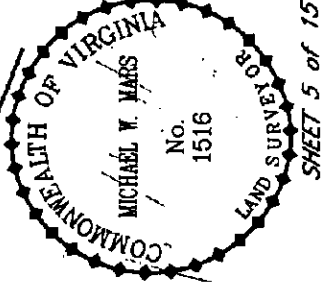
EXISTING 10'
UTILITY & DRAINAGE
EASEMENT
D.B. 2599, Pg. 387

LOT 22
10,800
Square Feet

LOT 23
10,800
Square Feet

LOT 24
11,157
Square Feet
(Total)

OPEN SPACE "2A"
(2.064 ACRES)



FILE #6897-3, EXP. #6897-3

6897.05.DWG

SHEET 5 of 15

NOTES:

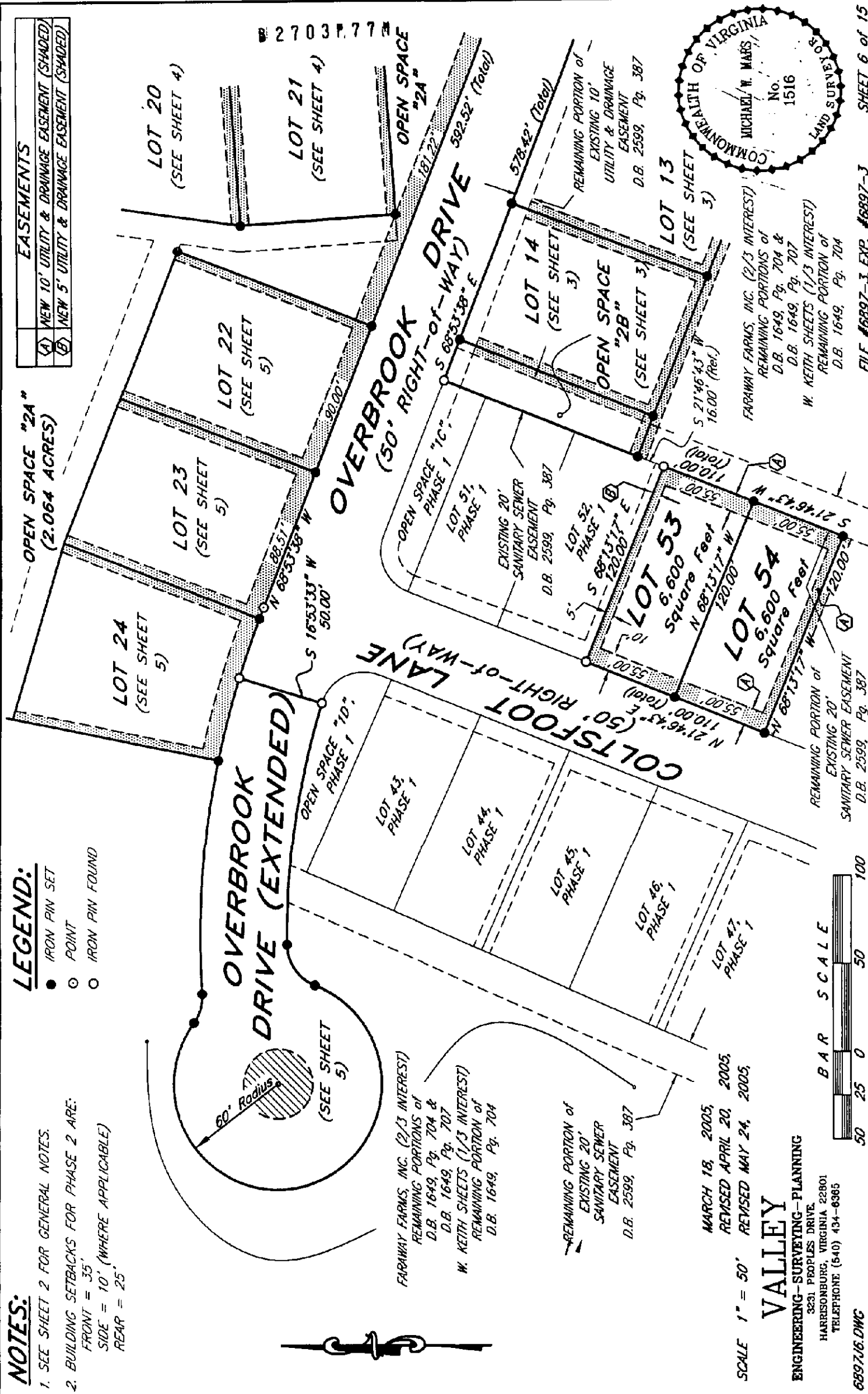
- SEE SHEET 2 FOR GENERAL NOTES.
- BUILDING SETBACKS FOR PHASE 2 ARE:
FRONT = 35'
SIDE = 10' (WHERE APPLICABLE)
REAR = 25'

LEGEND:

- IRON PIN SET
- POINT
- IRON PIN FOUND

EASEMENTS

(A)	NEW 10' UTILITY & DRAINAGE EASEMENT (SHADED)
(B)	NEW 5' UTILITY & DRAINAGE EASEMENT (SHADED)



NOTES:

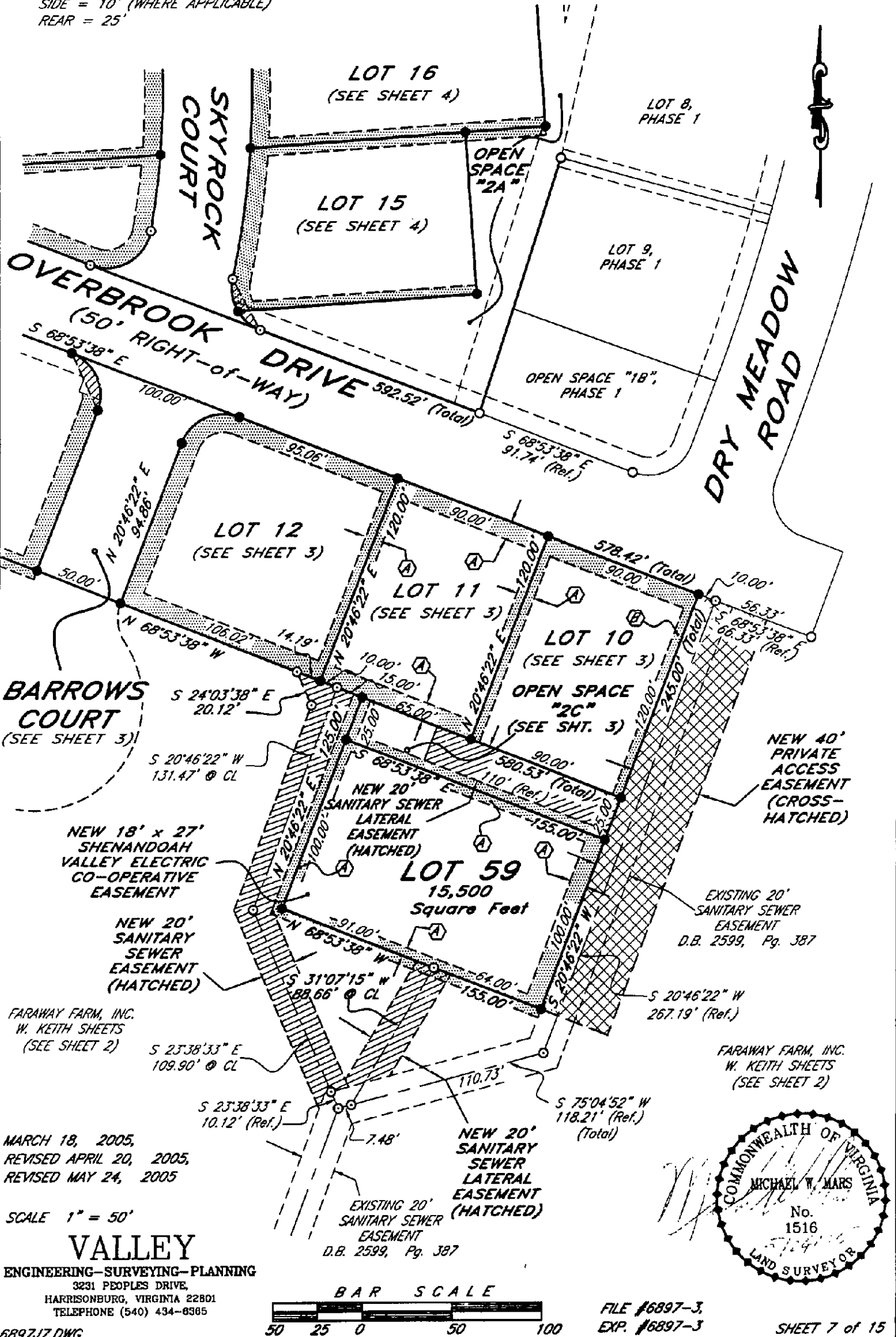
- SEE SHEET 2 FOR GENERAL NOTES.
- BUILDING SETBACKS FOR PHASE 2 ARE:
FRONT = 35'
SIDE = 10' (WHERE APPLICABLE)
REAR = 25'

LEGEND:

- IRON PIN SET
- POINT
- IRON PIN FOUND

EASEMENTS

(A)	NEW 10' UTILITY & DRAINAGE EASEMENT (SHADED)
(B)	NEW 5' UTILITY & DRAINAGE EASEMENT (SHADED)



METES & BOUNDS DESCRIPTIONS - 127031776
THREE PARCELS of LAND CONTAINING in AGGREGATE 8.031 ACRES of LAND

METES & BOUNDS DESCRIPTION - 5.687 ACRES of LAND

(CONSISTING of LOTS 15 thru 21, Lots 22 thru 24, OPEN SPACE "2A",
RIGHT-of-WAY for BARROWS COURT and SKYROCK COURT and ADDITIONAL
RIGHT-of-WAY for EXTENSION of OVERBROOK DRIVE)

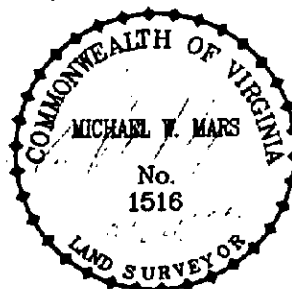
BEGINNING at an iron pin found in the existing northeastern right-of-way line of Overbrook Drive, said pin being a corner to Overbrook Subdivision, Phase 1; thence with the said northeastern right-of-way lines of Overbrook Drive **N 68° 53' 38" W 592.52'** to a point, said point being the point of curvature of a curve to the left, said curve having a **RADIUS** of **505.00'** and a **DELTA** of **04° 12' 49"**; thence with the **ARC** of said curve a distance of **37.14'** **CHORD N 71° 00' 02" W 37.13'** to an iron pin found; thence with the western end of said Overbrook Drive **S 16° 53' 33" W 50.00'** to an iron pin found, said pin being a corner to Open Space "1D" in the aforementioned Overbrook Subdivision, Phase 1, said pin also being the point of curvature of a curve to the left, said curve having a **RADIUS** of **455.00'** and a **DELTA** of **17° 33' 19"**; thence with said Open Space "1D" in part and a new division line in part, with the **ARC** of said curve a distance of **139.41'** **CHORD N 81° 53' 06" W 138.87'** to an iron pin set, a new corner, said pin being the point of compound curvature, said compound curve having a **RADIUS** of **25.00'** and a **DELTA** of **68° 40' 49"**; thence with five new division lines, with the **ARC** of said compound curve a distance of **29.97'** **CHORD S 54° 59' 50" W 28.21'** to an iron pin set, said pin being the point of reverse curvature; said reverse curve having a **RADIUS** of **60.00'** and a **DELTA** of **285° 11' 08"**; thence with the **ARC** of said reverse curve a distance of **298.64'** **CHORD N 16° 45' 01" W 72.90'** to an iron pin set, said pin being the point of reverse curvature, said reverse curve having a **RADIUS** of **25.00'** and a **DELTA** of **39° 36' 01"**; thence with the **ARC** of said reverse curve a distance of **17.28'** **CHORD S 73° 57' 28" E 16.94'** to an iron pin set, said pin being the point of reverse curvature, said reverse curve having a **RADIUS** of **505.00'** and **DELTA** of **15° 09' 23"**; thence with the **ARC** of said reverse curve a distance of **133.59'** **CHORD S 86° 10' 47" E 133.20'** to an iron pin set; thence **N 11° 23' 55" E 189.42'** to an iron pin set in the line of Martha Ann Eagle France; thence with said France **N 86° 04' 07" E 571.32'** to an iron pin found, said pin being a common corner to said France and the aforementioned Overbrook Subdivision, Phase 1; thence leaving said France and with said Overbrook Subdivision, Phase 1 **N 76° 36' 56" E 115.21'** to an iron pin found; thence **S 00° 22' 54" E 87.60'** to an iron pin found; thence **S 04° 09' 42" W 87.60'** to an iron pin found; thence **S 08° 42' 18" W 87.60'** to an iron pin found; thence **S 13° 14' 53" W 87.60'** to an iron pin found; thence **S 17° 47' 29" W 149.12'** to the **BEGINNING** containing **5.687 ACRES of LAND.**

March 18, 2005,
Revised April 20, 2005,
Revised May 24, 2005

6897J8-MB1

File #6897-3, Exp. #6897-3

Sheet 8 of 15



METES & BOUNDS DESCRIPTION - 2.041 ACRES of LAND

(CONSISTING of LOTS 10 thru 14, LOT 59, OPEN SPACE "2C", and
RIGHT-of-WAY for BARROWS COURT

BEGINNING at an iron pin found in the existing southwestern right-of-way line of Overbrook Drive, said pin being a corner to Overbrook Subdivision, Phase 1; thence with the said southwestern right-of-way line of Overbrook Drive **S 68° 53' 38" E 578.42'** to an iron pin set, a new corner; thence with four new division lines **S 20° 46' 22" W 245.00'** to an iron pin set; thence **N 68° 53' 38" W 155.00'** to an iron pin set; thence **N 20° 46' 22" E 125.00'** to an iron pin set; thence **N 68° 53' 38" W 425.53'** to an iron pin found in the line of Overbrook Subdivision, Phase 1; thence with said Overbrook Subdivision, Phase 1 **N 21° 46' 43" E 120.01'** to the **BEGINNING** containing **2.041 ACRES of LAND**.

METES & BOUNDS DESCRIPTION - 13,200 Square Feet (0.303 ACRES of LAND)

(CONSISTING of LOT 53 and LOT 54)

BEGINNING at an iron pin set in the eastern right-of-way line of Coltsfoot Lane; thence with the said eastern right-of-way line of Coltsfoot Lane **N 21° 46' 43" E 110.00'** to an iron pin found, said pin being a corner to Overbrook Subdivision, Phase 1; thence leaving Coltsfoot Lane and with said Overbrook Subdivision, Phase 1 **S 68° 13' 17" E 120.00'** to an iron pin found; thence with with two new division lines **S 21° 46' 43" W 110.00'** to an iron pin set; thence **N 68° 13' 17" W 120.00'** to the **BEGINNING** containing **13,200 Square Feet (0.303 ACRES) of LAND**.

OWNERS CONSENT & DEDICATION

KNOW ALL MEN BY THESE PRESENTS that (a) the subdivision of land containing **8.031 ACRES of LAND** in aggregate, as shown on plat entitled "**FINAL PLAT OVERBROOK SUBDIVISION, PHASE 2**", situated in Stonewall District, Rockingham County, Virginia, is with the free consent and in accordance with the desires of the undersigned owner thereof, and (b) the portions of the property designated on the plat as "Overbrook Drive (Extended), Barrows Court and Skyrock Court" are hereby dedicated to public use, and (c) that all lots within the subdivision will be subject to certain restrictions, reservations, stipulations and covenants for Overbrook Subdivision to be recorded prior to the first lot conveyance.

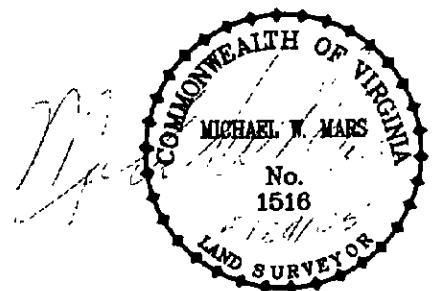
The land subdivided by the final plat is a portion of the land acquired by Faraway Farms, Inc. as to a 1/3 interest, and by W. Keith Sheets, as to a 1/3 interest, by deed dated June 18, 1998 of record in the Office of the Clerk of the Circuit Court of Rockingham County, Virginia in Deed Book 1649, Page 704 and by Faraway Farms, Inc. as to an additional 1/3 interest by deed dated October 7, 1998 of record in the aforesaid Clerk's Office in Deed Book 1649, Page 707.

March 18, 2005,
Revised April 20, 2005,
Revised May 24, 2005

6897J8-MB2

File #6897-3, Exp. #6897-3

Sheet 9 of 15



The owner reserves to itself and its assigns, a **PERPETUAL, NON-EXCLUSIVE EASEMENT** in, through and under the public roads as shown hereon, which easement may be used for the construction, use, maintenance, repair and reconstruction of underground water and sewer utilities by the owner and its assigns. In addition, the owner reserves to itself and its assigns and hereby grants, dedicates and conveys to the County of Rockingham, Virginia, a **TEMPORARY, NON-EXCLUSIVE EASEMENT** in, through and across that portion of the property designated hereon as "Temporary Turn-Around Easement", which may be used for law enforcement and emergency vehicle access and the construction, maintenance, repair and use of temporary roadway improvements, provided that this temporary easement shall be void and deemed vacated upon the extension of Barrows Court into a new section of the subdivision.

The owner reserves to itself and its assigns and hereby grants to Rockingham County, Virginia, for public use, a **PERPETUAL, NON-EXCLUSIVE EASEMENT** in, through and under those portions of the property designated hereon as easements containing the words "Utility & Drainage", which easements may be used for constructing, using, maintaining, repairing and reconstructing utility and drainage facilities of any type or kind, provided that public utilities installed or operated by Rockingham County, Virginia shall be limited to water, sanitary sewer and drainage facilities. No permanent structures shall be constructed over such easements, provided that paved driveways shall be permitted to cross an easement to afford access to improvements on a given lot.

The owner reserves to itself and its assigns and hereby grants, dedicates and conveys to the County of Rockingham, Virginia, for public use, a **PERPETUAL, NON-EXCLUSIVE EASEMENT** in, through and under those portions of the property designated hereon as an easement for "Sanitary Sewer or Water", which easements may be used only for constructing, using, maintaining, repairing and reconstructing underground sewer or water improvements, in each case consistent with the designated purpose of such easement by its name, and appurtenant manholes and pumps if and as required.

The owner reserves to itself and its assigns a **PERPETUAL, NON-EXCLUSIVE EASEMENT** in, through and under those portions of the property designated hereon as Open Spaces containing the words "Open Space", which easements may be used for the construction, use, maintenance, repair and reconstruction of utility facilities of any type or kind by the owner and its assigns. At a future date, such Open Spaces shall be conveyed to an owner's association, but the easements described in this paragraph shall continue to run in favor of the owner.

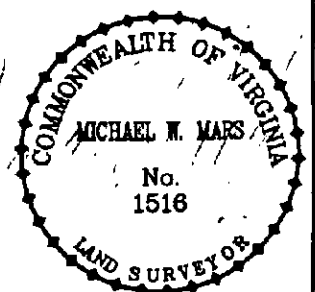
The owner reserves to itself and its assigns a **PERPETUAL, NON-EXCLUSIVE EASEMENT** in, through and under that portion of the property designated hereon as an easement for a "Detention Pond", which easement may be used for constructing, using, maintaining, repairing and reconstructing a stormwater detention pond and for discharging stormwater into and from such detention pond.

No permanent structures shall be constructed over any of the easements granted above, excluding road-related improvements within the road rights-of-way and excluding paved driveways affording access to improvements on a given lot, related drainage improvements, mailboxes, signs and similar, removable structures. Subject to the foregoing limitation as to permanent structures, if use or work within an

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casement results in damage to the subject property including paved driveways, then the entity responsible for such work shall promptly repair such damage and restore the subject property to its condition prior to such damage. Work within the roadways shall minimize, to the extent practical, disruption of use of the roadways for access to and from lots within the subdivision.

The owner grants to the owner of Lot 59, as shown hereon, and such owner's successors and assigns, a non-exclusive perpetual easement for vehicular and pedestrian ingress and egress to and from Lot 59 across, over, under and through that portion of the property designated on the Plat as "New 40' Private Access Easement (Cross-hatched)", as well as the installation, maintenance, repair, and use of utility improvements as deemed appropriate by the owner of Lot 59 from time to time, subject to any restrictions under applicable law or regulations.

Given under our hands this 2nd day of June, 2005.

Faraway Farms, Inc.,
a Virginia corporation

By: W. Keith Sheets

W. Keith Sheets,
General Manager and Vice President

W. Keith Sheets
W. Keith Sheets

STATE of VIRGINIA,

COUNTY/CITY of Harrisonburg VIRGINIA

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 2nd day of June, 2005 by W. Keith Sheets, of Faraway Farms, Inc., a Virginia corporation, on behalf of said company.

My commission expires 11/31/08.

Martha M. Munson

Notary Public

STATE of VIRGINIA,

COUNTY/CITY of Harrisonburg VIRGINIA

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 2nd day of June, 2005 by W. Keith Sheets.

My commission expires 11/31/08.

Martha M. Munson

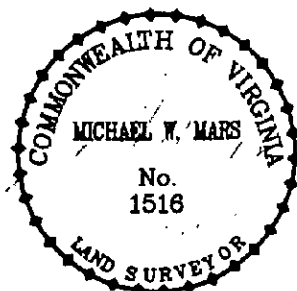
Notary Public

March 18, 2005,
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Revised May 24, 2005

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TRUSTEES:

B 2703 P.780

The property shown on "**FINAL PLAT OVERBROOK SUBDIVISION, PHASE 2**" is subject to the lien of the Deed of Trust dated July 15, 1999, of record in the Office of the Clerk of the Circuit Court of Rockingham County, Virginia in Deed Book 1717, Page 97, as amended by amendment of record in the aforesaid Clerk's Office in Deed Book 2588, Page 380. That for and in further consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged the Trustees, as authorized to act by the Beneficiary, as shown by its execution hereto, freely agree that the lien of said Deed of Trust be and the same is hereby subordinated to the "**FINAL PLAT OVERBROOK SUBDIVISION, PHASE 2**".

Larry E. Powell, Trustee
Larry E. Powell
Scot E. Lilly, Trustee
Scot E. Lilly

Farm Credit of the Virginias, ACA

By: Larry E. Powell
Its: Authorized Representative

STATE of VIRGINIA,
COUNTY/CITY of Harrisonburg, VIRGINIA

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 1st day of June, 2005 by Larry E. Powell, Trustee.

My commission expires 09/30/05

Katherine M. Runion
Notary Public

STATE of VIRGINIA,
COUNTY/CITY of Harrisonburg, VIRGINIA

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 1st day of June, 2005 by Scot E. Lilly, Trustee.

My commission expires 09/30/05

Katherine M. Runion
Notary Public

STATE of VIRGINIA,
COUNTY/CITY of Harrisonburg, VIRGINIA

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 1st day of June, 2005 by

Larry E. Powell, of Farm Credit of the Virginias, ACA, Beneficiary,
on behalf of said company.

My commission expires 09/30/05

Katherine M. Runion
Notary Public

March 18, 2005,
Revised April 20, 2005,
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TRUSTEES: (Continued)

B 2703 P. 781

The property shown on "FINAL PLAT OVERBROOK SUBDIVISION, PHASE 2" is subject to the lien of the Deed of Trust dated July 27, 2004, of record in the Office of the Clerk of the Circuit Court of Rockingham County, Virginia in Deed Book 2524, Page 505. That for and in further consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged the Trustees, as authorized to act by the Beneficiary, as shown by its execution hereto, freely agree that the lien of said Deed of Trust be and the same is hereby subordinated to the "FINAL PLAT OVERBROOK SUBDIVISION, PHASE 2".

Larry E. Powell, Trustee
Larry E. Powell

Scot E. Lilly, Trustee
Scot E. Lilly

Farm Credit of the Virginias, ACA

By: Larry E. Powell

Its: Authorized Representative

STATE of VIRGINIA,

COUNTY/CITY of Harrisonburg, VIRGINIA

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this

1st day of June, 2005 by Larry E. Powell, Trustee.

My commission expires 09/30/05

Katherine M. Ransom
Notary Public

STATE of VIRGINIA,

COUNTY/CITY of Harrisonburg, VIRGINIA

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this

1st day of June, 2005 by Scot E. Lilly, Trustee.

My commission expires 09/30/05

Katherine M. Ransom
Notary Public

STATE of VIRGINIA,

COUNTY/CITY of Harrisonburg, VIRGINIA

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this

1st day of June by Larry E. Powell,
2005 of Farm Credit of the Virginias, ACA, Beneficiary, on behalf of said company.

My commission expires 09/30/05

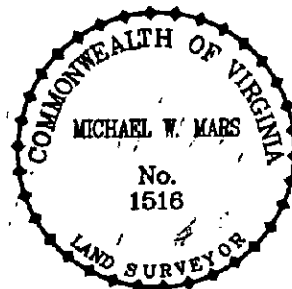
Katherine M. Ransom
Notary Public

March 18, 2005,
Revised April 20, 2005,
Revised May 24, 2005

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TRUSTEES: (Continued)

B 2703 P. 782

The property shown on "FINAL PLAT OVERBROOK SUBDIVISION, PHASE 2" is subject to the lien of the Deed of Trust dated December 22, 2004, of record in the Office of the Clerk of the Circuit Court of Rockingham County, Virginia in Deed Book 2599, Page 393. That for and in further consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, the Trustees, as authorized to act by the Beneficiary, as shown by its execution hereto, freely agree that the lien of said Deed of Trust be and the same is hereby subordinated to the "FINAL PLAT OVERBROOK SUBDIVISION, PHASE 2".

Stephen T. Heitz, Trustee
Stephen T. Heitz

J. Jay Litten, Trustee
J. Jay Litten

Rockingham Heritage Bank

By: Joseph S. Harten
Its: Senior Vice President

STATE of VIRGINIA,
COUNTY/CITY of Harrisonburg, VIRGINIA

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 1 day of June, 2005 by Stephen T. Heitz, Trustee.

My commission expires 12-31-08

William L. Pope
Notary Public

STATE of VIRGINIA,
COUNTY/CITY of Harrisonburg, VIRGINIA

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 1 day of June, 2005 by J. Jay Litten, Trustee.

My commission expires 12-31-08

William L. Pope
Notary Public

STATE of VIRGINIA,
COUNTY/CITY of Harrisonburg, VIRGINIA

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 15 day of June, 2005 by Joseph S. Harten, Senior Vice Pres., of Rockingham Heritage Bank, Beneficiary, on behalf of said company.

My commission expires December 31, 2008

Thomas J. Brennan
Notary Public



March 18, 2005,
Revised April 20, 2005,
Revised May 24, 2005

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APPROVALS:

2703P78

This subdivision known as **"FINAL PLAT OVERBROOK SUBDIVISION, PHASE 2"** is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

6/1/05

(Date)

D. F. Romaco
VDOT - Highway Engineer

7/8/05

(Date)

J. M. Heo
Rockingham County Public Works

7/13/05

(Date)

Deana Cobb Stutz
Rockingham County Subdivision Agent

Witnessed 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 this
25 day of July, 2005 at 4:29 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 _____ Copies 7.50 TESTE
L. WAYNE HARPER
Clerk

Deed Book No. 2703 Page 764



March 18, 2005,
Revised April 20, 2005,
Revised May 24, 2005

6897J8-MB7

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