

SCALE: 1"=100'

- = IRON PIN TO BE SET
- = FOUND PIN
- ◻ = FOUND VDOT PIN & CAP
- △ = POINT

--- = PROPERTY LINE HEREBY VACATED BETWEEN [A], [B], AND [C]

[A] = TM 125 (A) 20F, DB 6064/86

[B] = TM 125 (A) 20E1, DB 2064/86

[C] = TM 125 (A) 20E, DB 2064/82

----- = PRIVATE 50' ACCESS EASEMENT

(A) = UTILITY EASEMENT FOR SHENANDOAH VALLEY ELECTRIC, VERIZON SOUTH, SHENANDOAH TELEPHONE, AND NIELOS. DB 3548/320

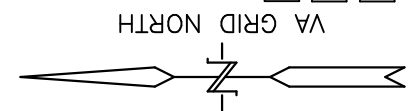
(B) = UTILITY EASEMENT FOR SHENANDOAH VALLEY ELECTRIC AND VERIZON SOUTH. DB 3548/320

(C) = NEW 20' SANITARY SEWER EASEMENT

(D) = NEW 20' WATER EASEMENT

(E) = NEW 20' STORM AND DETENSION POND EASEMENT

(F) = NEW 10' GENERAL UTILITY EASEMENT, UNLESS OTHERWISE NOTED.



PORT REPUBLIC ROAD
RT. 659
VARIABLE WIDTH
(50' OR GREATER)

STONE SPRING ROAD
SOUTHEAST CONNECTOR

LOT 5
1.200 ACRES

LOT 4
1.023 ACRES

LOT 6
1.163 ACRES

LOT 3
1.000 ACRES

LOT 2
1.016 ACRES

LOT 1
1.132 ACRES

LOT 7
1.055 ACRES

RIDGE GALE ROAD
RT. 710

RT. 709
AUTUMN LANE

RESIDUE AREA
3.393 ACRES

LOCATION OF
ASBESTOS
ABSORPTION
TESTING

PROPERTY LINE

J.A. BOYD
DB: 2511/753
TM 125 (A) 22C

DB 4101/743
TM 125 (A)
22C1

M&N REAL ESTATE, LLC
DB 3156/593
TM 125 (A) 22D

TEMP.
CULD-A-SAC
30' RADIUS

H.A. ABDUL
DB 2459/718
TM 125 (A) 22

27,250 SQ. FT.
DRAINAGE
DITCH TO
PUBLIC USE

- NOTES:
- 35' SETBACK FROM ALL VDOT ROAD RIGHT-OF-WAYS.
 - 0' SETBACK FROM ALL PRIVATE ROADS, EXCEPT WHERE EASEMENTS ARE.
 - 15' REAR SETBACK FROM RESIDENTIAL PROPERTY.
 1. PUBLIC ROAD THROUGH PROPERTY IS CONSIDERED A VDOT ROAD.
 2. ALL OTHER ROADS THROUGH PROPERTY ARE PRIVATE ROADS.
 3. SOME OF THE EASEMENTS FALL OUTSIDE THE PRIVATE ROAD AND THEREFOR REPRESENT A BUILDING LIMIT.



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 REF# 100913
 DRAWING: 100913 SUBDIVISION.DWG