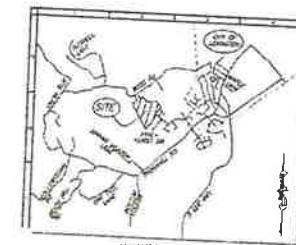


Field showing measured by W. J. ... of ...



VICINITY MAP
1" = 400'

OWNER'S CONSENT AND DEDICATION
Know all men by the presents, that the subdivision of land as shown on this plat, containing 34.435 acres, more or less, and designated as 'The Meadows at Woods Creek' subdivision, situated in the Buffalo District in the County of Rockbridge, Virginia, is with the free consent and in accordance with the desires of the undersigned owners thereof, that of streets shown on said plat are hereby dedicated to the public use, the said 34.435 acres of land hereby subdivided being then conveyed to the Plotted Creek, Inc. by John G. & Jan D. Shannon, Jan D. Shannon, John D. Shannon and Lynn C. Shannon by Instrument #040000153 dated November 4, 2004 and recorded in the Clerk's Office of the Circuit Court of Rockbridge County, Virginia.

Given under our hands this 11 day of MARCH, 2005

By: John D. Shannon
DATE: 3/11/2005

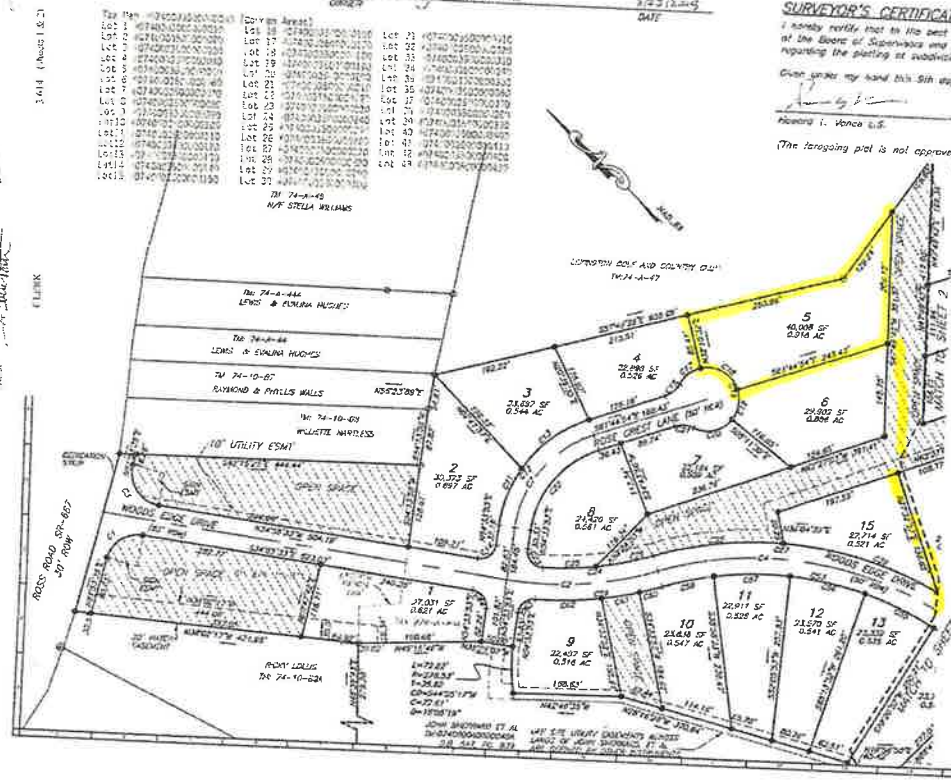
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Rockbridge to wit:
The foregoing instrument was acknowledged before me this 11 day of MARCH, 2005, by:
My Commission expires April 29, 2007
Notary John D. Shannon

CERTIFICATE OF APPROVAL
This subdivision known as 'The Meadows at Woods Creek' Subdivision is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.
DATE 3/11/2005 Virginia Department of Transportation
DATE 3/11/2005 County or Agent
Board of Supervisors
DATE 3/11/2005 Representative for the
Public Service Authority

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, all of the requirements at the Board of Supervisors and Ordinances of the County of Rockbridge, Virginia, regarding the platting of subdivisions within the county have been complied with.
Given under my hand this 5th day of February, 2005.

Notary Howard L. Vance L.S.
(The foregoing plat is not approved until all signatures have been obtained.)



NOTES

- 1) OWNER/SUBDIVIDER: THE PENNION GROUP, INC., 67 E. HUNTER (R052 RD) MT. SHENY, VA 24467, PST: #040000153, DAY: #74-10-011 & DAY: #74-1-004
- 2) The Subdivider shall within 6 months after official notification by the commission in respect to the final subdivision plat.
- 3) Total area of proposed subdivision is 34.435 Acres. Total number of lots: 15. Total lot acres: 35.000 Acres. Total road acres: 4.000 Acres. Total open space: 4.029 Acres.
- 4) Easements shall be established along the sides and rear property lines of each property of a 7.5 ft. width for the purposes of utilities and drainage.
- 5) ZONING: R-1
- 6) WATER: public
- 7) SEWER: public
- 8) The temporary turnaround easement located on lots 34 & 35 shall terminate upon acceptance of existing Final Plat (within 'The Meadows', Section 2), by the Virginia Department of Transportation.
- 9) All lots in this subdivision are subject to certain restrictions, reservations, easements, and covenants that are not shown or obligated with the reservation on this plat.

BALZER
The Meadows at Woods Creek
SUBDIVISION
BUFFALO DISTRICT
ROCKBRIDGE COUNTY, VIRGINIA
DRAWN BY: PKG
DESIGNED BY:
CHECKED BY:
DATE: 02-16-2004
REVISIONS: 2-6-05
SCALE: 1" = 100'
1 OF 2
JOB NO. S0400010