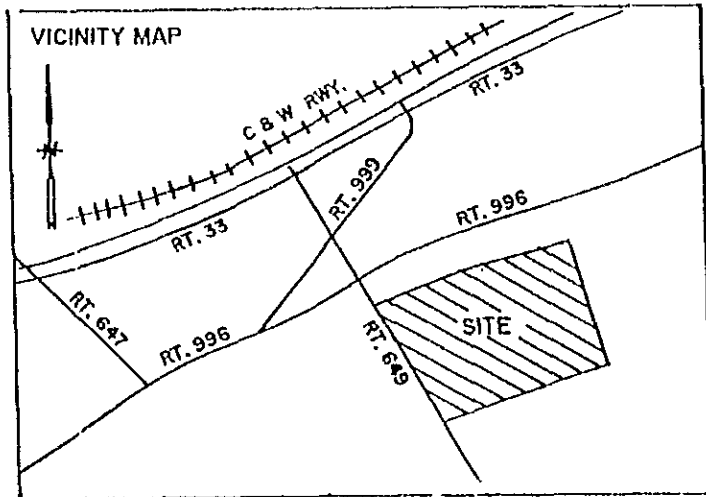


B1559P212

WHISPERING PINES

SECTION 1



PROPERTY SETBACK REQUIREMENTS:

FRONT (FRONTING 40' R/W) = 60' FROM CENTER LINE OF ROAD

FRONT (FRONTING 50' R/W) = 35'

REAR = 35'

SIDE = 10'

ZONED: R2

TAX MAP: 142A2-A-5 (PORTION OF)

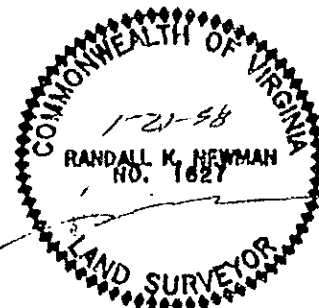
TOTAL ACREAGE IN SUBDIVISION (INCLUDING STREET AREA)
= 11.833 ACRES

ACREAGE IN STREET = 1.827 ACRES

TOTAL LOT AREA = 10.006 ACRES

LOCATED AT MCGAHEYSVILLE, IN THE STONEWALL
DISTRICT OF ROCKINGHAM COUNTY, VIRGINIA.

OWNER: BPMI PROPERTIES, L.L.C.
REFERENCE: DEED BOOK H1517, PAGE H132

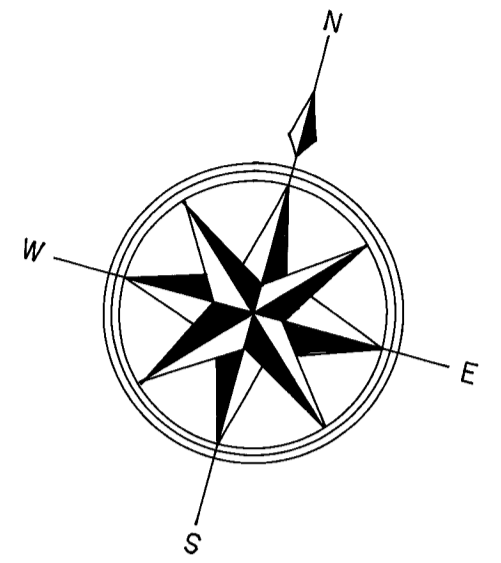


JOB NO. R142A2-A-5

JANUARY 21, 1998

MORRIS AND NEWMAN
Licensed Land Surveyors
Mt. Jackson, Virginia 22842
(540) 477-3730

- LEGEND
- = IRON PIN FOUND
 - = IRON PIN SET
 - = POST
 - ▲ = POINT
 - = PROPOSED FIRE HYDRANT



- 1 = BEARINGS ARE MAGNETIC
 2 = SCALE: 1" = 60'
 3 = OTHER RIGHTS OF WAYS AND EASEMENTS IF ANY, ARE NOT SHOWN
 4 = TAX MAP 142A2-(A)-5 (PORTION OF)
 5 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY

NOTES: 10' DRAINAGE & UTILITY EASEMENT ALONG EACH SIDE AND REAR LOT LINES

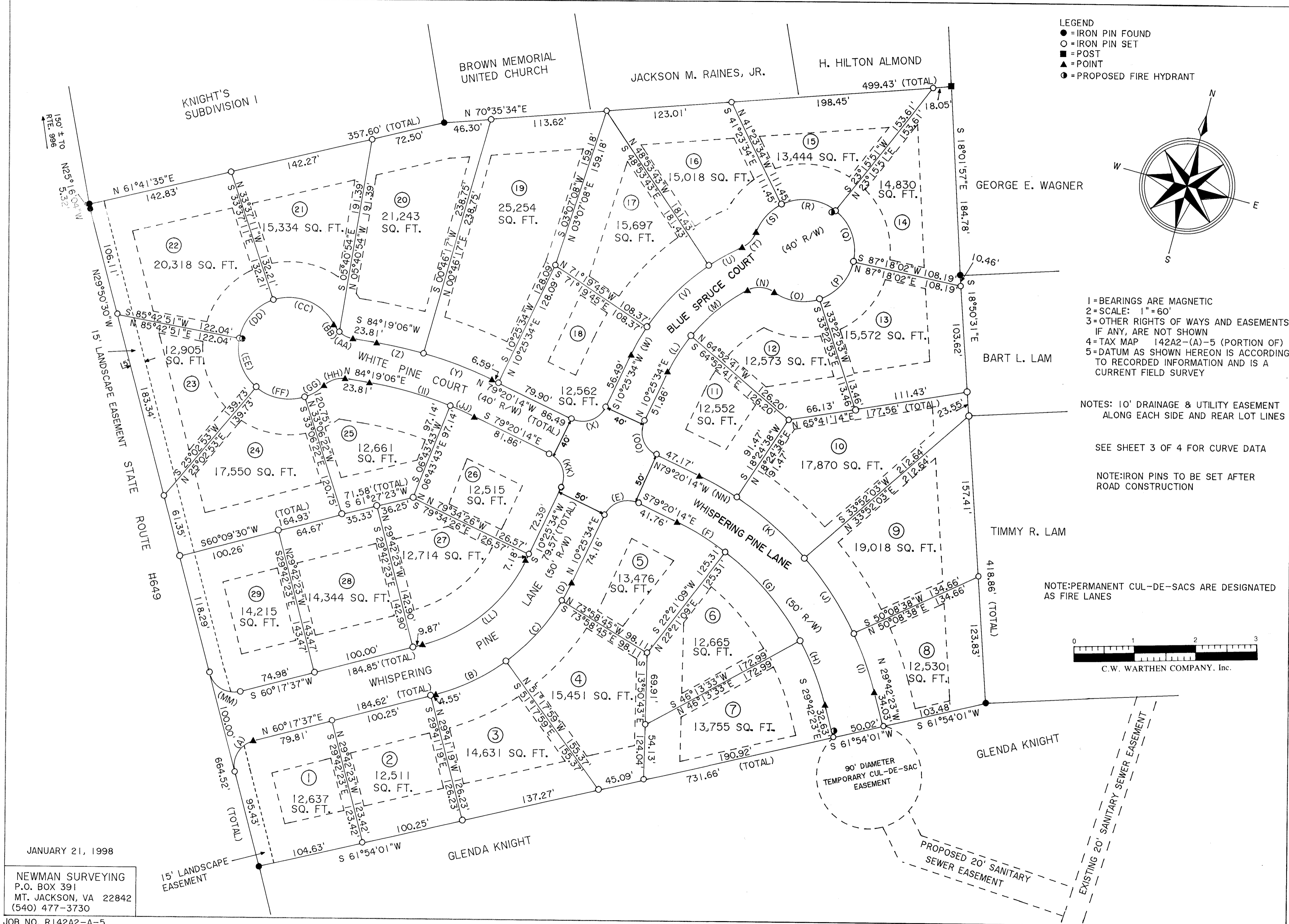
SEE SHEET 3 OF 4 FOR CURVE DATA

NOTE: IRON PINS TO BE SET AFTER ROAD CONSTRUCTION

NOTE: PERMANENT CUL-DE-SACS ARE DESIGNATED AS FIRE LANES



C.W. WARTHEN COMPANY, Inc.



JANUARY 21, 1998

NEWMAN SURVEYING
 P.O. BOX 391
 MT. JACKSON, VA 22842
 (540) 477-3730

CURVE DATA

D1559P213

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
A	25.00'	39.33'	35.40'	N 15°13'33"E
B	205.00'	77.26'	76.80'	N 49°29'49"E
C	205.00'	81.15'	80.62'	N 27°21'38"E
D	205.00'	20.02'	20.01'	N 13°13'24"E
E	25.00'	39.37'	35.43'	N 55°32'40"E
F	275.00'	56.11'	56.01'	S 73°29'32"E
G	275.00'	114.58'	113.76'	S 55°42'39"E
H	275.00'	67.52'	67.35'	S 36°44'25"E
I	325.00'	61.31'	61.22'	N 35°06'40"W
J	325.00'	88.58'	88.31'	N 48°19'27"W
K	325.00'	89.08'	88.80'	N 63°59'05"W
L	180.00'	43.00'	42.89'	N 17°16'08"E
M	180.00'	71.86'	71.39'	N 35°32'58"E
N	25.00'	27.63'	26.24'	N 78°38'55"E
O	50.00'	46.85'	45.16'	N 83°27'55"E
P	50.00'	51.76'	49.48'	N 26°57'35"E
Q	50.00'	55.88'	53.02'	N 34°43'04"W
R	50.00'	56.42'	53.48'	S 80°56'09"W
S	50.00'	38.05'	37.14'	S 26°48'24"W
T	25.00'	20.04'	19.51'	S 27°57'52"W
U	220.00'	37.72'	37.68'	S 46°01'01"W
V	220.00'	86.30'	85.74'	S 29°52'03"W
W	220.00'	31.50'	31.48'	S 14°31'42"W
X	25.00'	39.37'	35.43'	S 55°32'40"W
Y	420.00'	72.51'	72.42'	N 84°16'58"W
Z	420.00'	47.30'	47.28'	S 87°32'42"W
AA	25.00'	14.91'	14.69'	N 78°35'31"W
BB	25.00'	8.27'	8.23'	N 52°01'37"W
CC	50.00'	70.75'	64.99'	N 83°05'09"W
DD	50.00'	52.94'	50.50'	S 26°02'50"W
EE	50.00'	52.94'	50.50'	S 34°37'08"E
FF	50.00'	50.75'	48.60'	N 85°58'15"E
GG	50.00'	22.43'	22.24'	N 44°02'28"E
HH	25.00'	23.18'	22.36'	N 57°45'12"E
II	380.00'	82.31'	82.15'	S 88°28'35"E
JJ	380.00'	26.09'	26.09'	S 81°18'15"E
KK	25.00'	39.17'	35.28'	S 34°27'20"E
LL	155.00'	134.80'	130.69'	S 35°21'35"W
MM	25.00'	39.21'	35.31'	N 74°46'27"W
NN	325.00'	42.54'	42.51'	N 75°35'13"W
OO	25.00'	39.17'	35.28'	N 34°27'20"W

JANUARY 21, 1988

MORRIS AND NEWMAN
 Licensed Land Surveyors
 Mt. Jackson, Virginia 22842
 (540) 477-3730

JOB NO. R142A2-A-5

OWNERS CONSENT AND DEDICATION

B 1559 P 214

KNOWN BY ALL MEN BY THESE PRESENT, that the subdivision of land as shown on this plat, containing 11.833 acres, more Section 1 or less and designated as Whispering Pines Subdivision, situated in the Stonewall District in the County of Rockingham, Virginia, is with free consent and in accordance with the desires of the undersigned owners thereof; that all streets shown 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 February 20, 1998, and recorded in the Clerk's Office Rockingham County, Virginia, in Deed Book 1559, Page 216. The said 11.833 acres of land hereby subdivided having been conveyed to BPML Properties, L.L.C. by Glenda A. Knight by deed dated August 25, 1997 and recorded in the Clerk's Office of Shenandoah County, Virginia, in Deed Book 1517, Page 132.

Given under my hand this 24 day of February, 1998.

Peter A. Bonavita

[Signature]
[Signature]

COMMONWEALTH OF VIRGINIA AT LARGE

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid, this 24 day of Feb., 1998.

My commission expires October 31, 2001.

Amy E. Merica
Notary Public

Surveyor's Certificate

I hereby certify that to the best of my knowledge and belief all of the requirements of the County of Rockingham, Virginia, and ordinances of the County of Rockingham, Virginia have been complied with.

Given under my hand this 21st day of January, 1998.

[Signature]
Randall K. Newman,
Licensed Land Surveyor

Certificate of Approval

This subdivision known as Whispering Pines, Section 1, is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

02-19-98
Date

G. A. Lineberry
VDOT Official

2/19/98
Date

[Signature]
Rockingham County Director
of Public Works

2-24-98
Date

Diane M. Cobb
Agent for Rockingham County

MORRIS AND NEWMAN



B1559P215

P.O. Box 391
Mt. Jackson, VA 22842

Randy Newman
LICENSED LAND SURVEYOR

Office: (540) 477-3730
Fax: (540) 477-9798
Home: (540) 249-4940

The following is the metes and bounds description of an 11.833 acre tract of land, located in the Town of McGheysville, Stonewall District of Rockingham County, Virginia...

Beginning at an iron pin found in the northeastern boundary line of State Route 649 and being a corner to Glenda Knight; thence leaving Glenda Knight and running with said boundary line

N29°50'30"W 664.52 feet

to an iron pin found; thence

N25°16'04"W 5.32 feet

to an iron pin found, a corner to Knight's Subdivision I; thence leaving State Route 649 and running with Knight's Subdivision I

N61°41'35"E 357.60 feet

to an iron pin found, a corner to Brown Memorial United Church; thence leaving Knight's Subdivision I and running with Brown Memorial United Church, Jackson M. Raines, Jr. and H. Hilton Almond

N70°35'34"E 499.43 feet

to a post in the line of George E. Wagner; thence leaving H. Hilton Almond and running with George E. Wagner

S18°01'57"E 184.78 feet

to an iron pin found, a corner to Bart L. Lam; thence leaving George E. Wagner and running with Bart L. Lam and Timmy R. Lam

S18°50'31"E 418.86 feet

to an iron pin found, a corner to Glenda Knight's Remaining Land; thence leaving Timmy R. Lam and running with Glenda Knight's Remaining Land

S61°54'01"W 731.66 feet

to the point of beginning and enclosing an area of 11.833 acres.....

To View PLAT see
Plat Cabinet B
Slide 90

98 FEB 25 AM 9:35

ROCKINGHAM COUNTY
CIRCUIT COURT
L. WAYNE HARPER, CLERK

004032

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
25 day of February, 1998 at 9:35 A.M. I certify that
taxes were paid when applicable:
Sec. 58-54 - State _____ County _____ City _____
Sec. 58-54.1 - State _____ County _____ City _____ Transfer _____
Recording 28 : 0
TESTE
L. WAYNE HARPER
CLERK
Deed Book No. 1559 Page 212