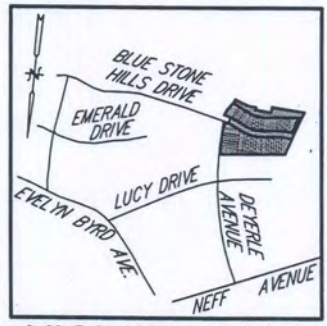
COPY

FINAL PLAT

THE TOWNES at BLUESTONE, SECTION ONE

OWNER / DEVELOPER –
ROCKTOWN DEVELOPMENTS, INC

CITY of HARRISONBURG, VIRGINIA



VICINITY MAP
SCALE 1" = 1,000'

JULY 28, 2006
REVISED SEPTEMBER 18, 2006

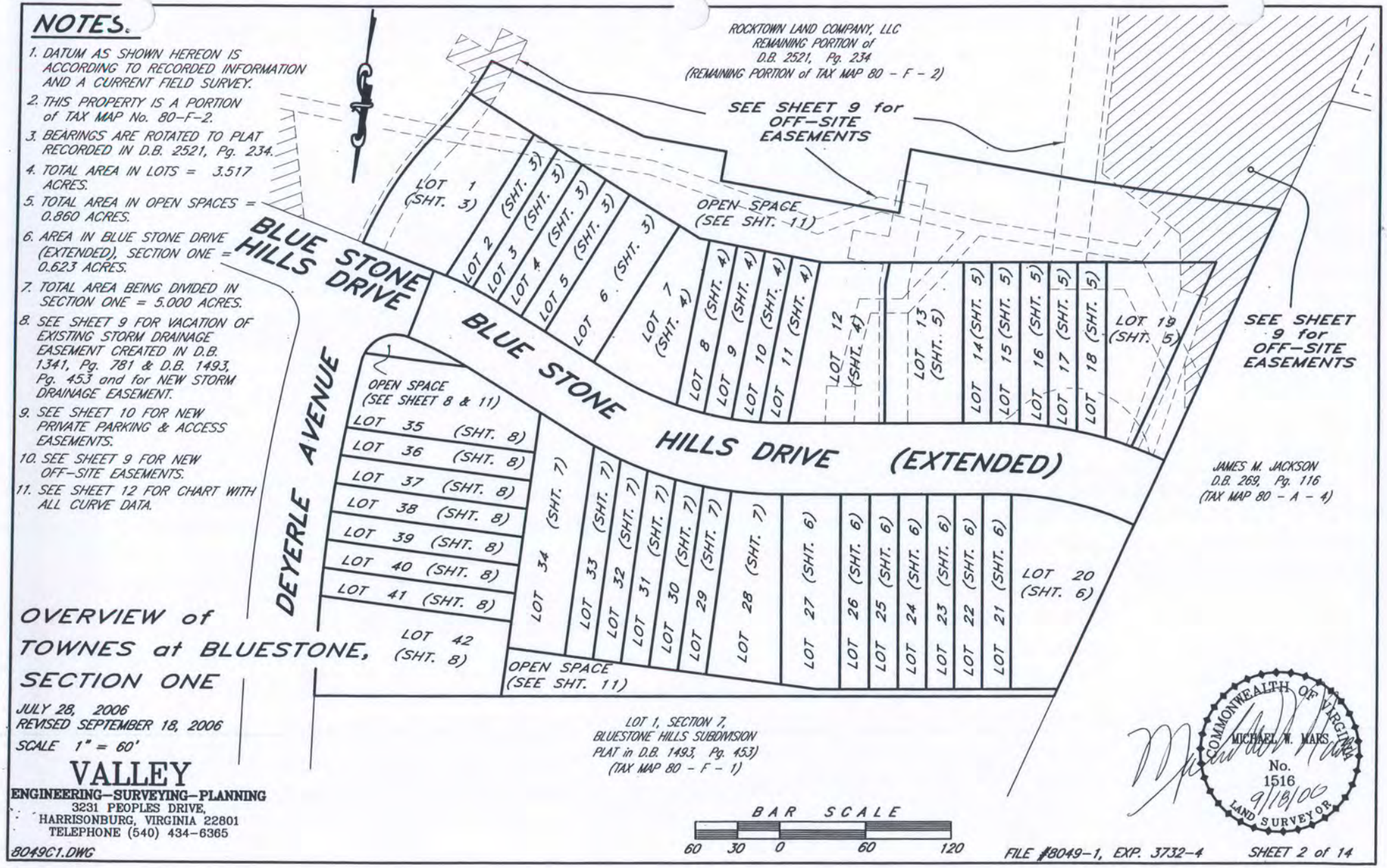
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION, CITY COUNCIL AND ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

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

COMMONWEALTH OF VIRGINIA
MICHAEL W. MARS
No. 1516
9/18/06
LAND SURVEYOR

8049C1.DWG

FILE #8049-1, EXP. #3732-4



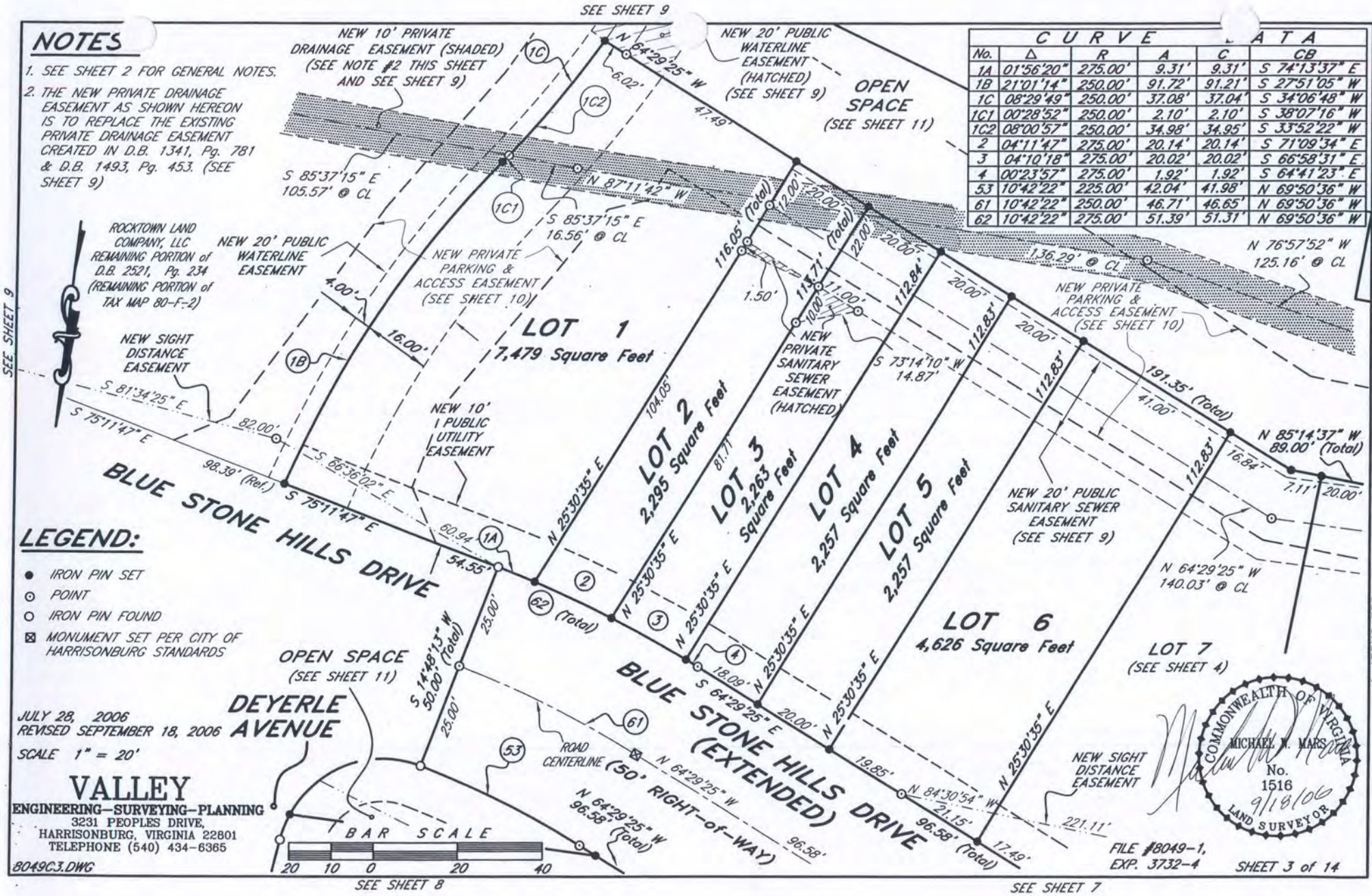
OVERVIEW of TOWNES at BLUESTONE, SECTION ONE

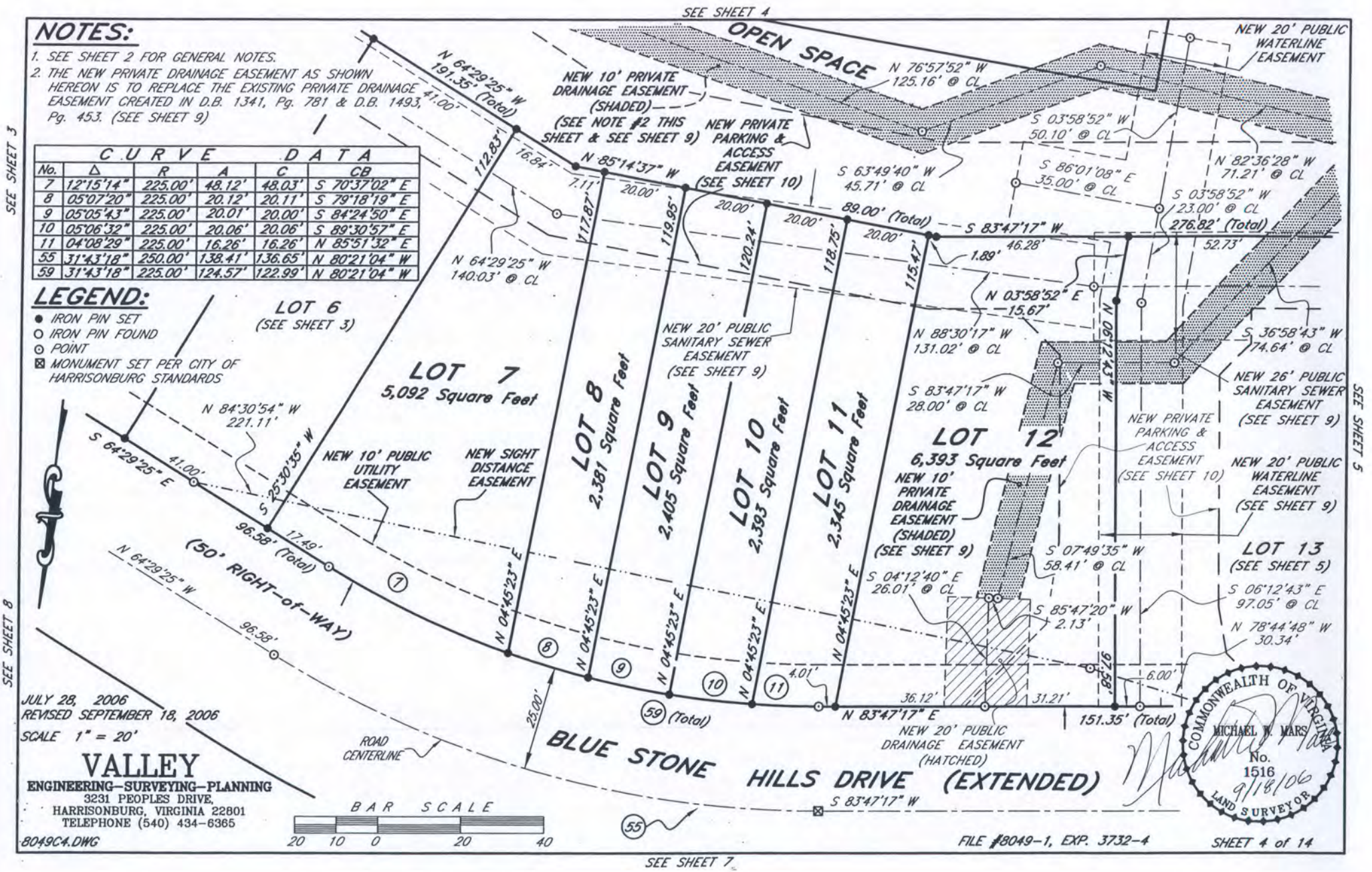
JULY 28, 2006
REVISED SEPTEMBER 18, 2006
SCALE 1" = 60'

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

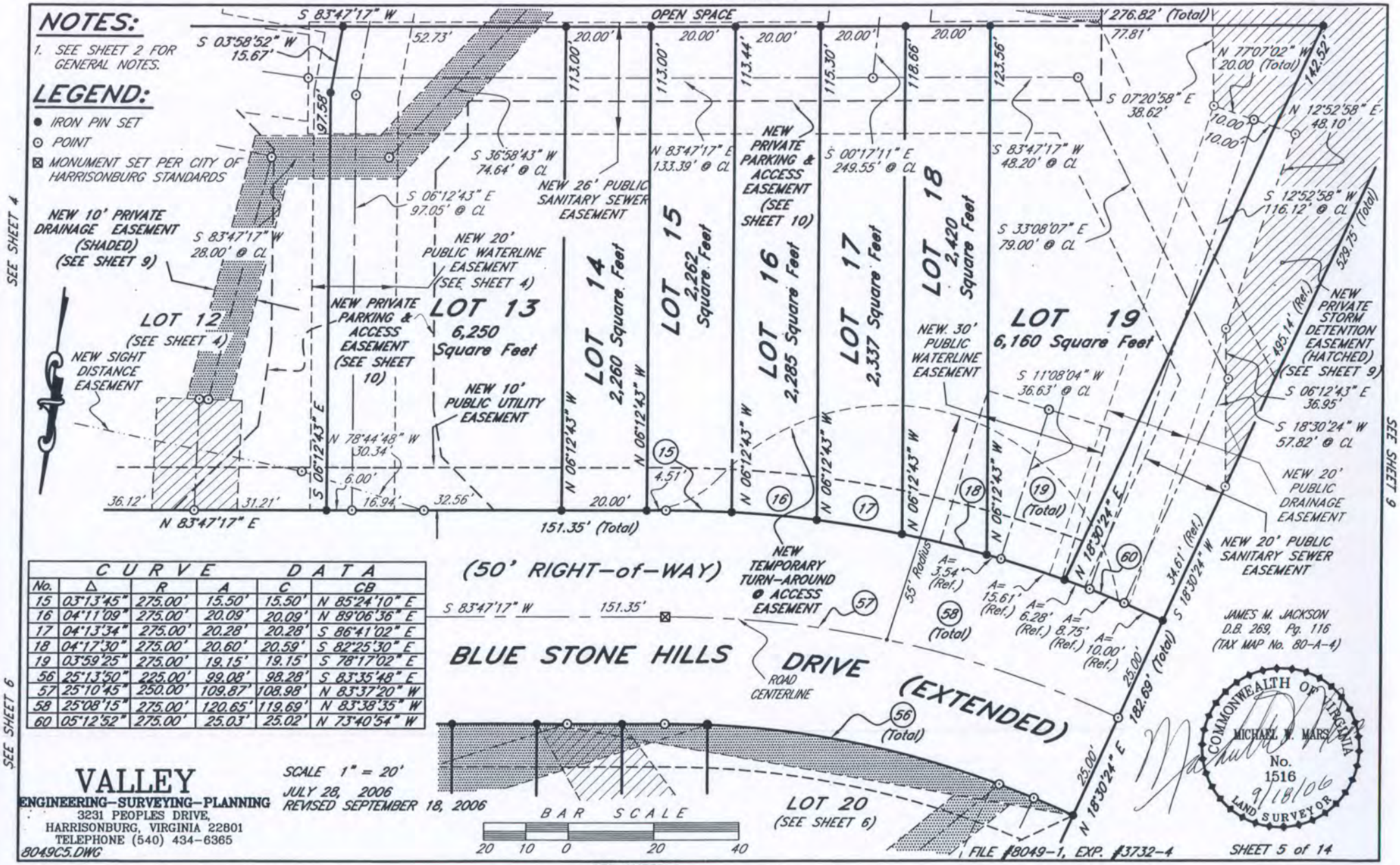
8049C1.DWG

FILE #8049-1, EXP. 3732-4


SEE SHEET 9
NOTES
1. SEE SHEET 2 FOR GENERAL NOTES.
2. THE NEW PRIVATE DRAINAGE EASEMENT AS SHOWN HEREON IS TO REPLACE THE EXISTING PRIVATE DRAINAGE EASEMENT CREATED IN D.B. 1341, Pg. 781 & D.B. 1493, Pg. 453. (SEE SHEET 9)
NEW 10' PRIVATE DRAINAGE EASEMENT (SHADED) (SEE NOTE #2 THIS SHEET AND SEE SHEET 9)
NEW 20' PUBLIC WATERLINE EASEMENT (HATCHED) (SEE SHEET 9)
OPEN SPACE (SEE SHEET 11)
CURVE DATA
No. | Δ | R | A | C | CB
1A | 01°56'20" | 275.00' | 9.31' | 9.31' | S 74°13'37" E
1B | 21°01'14" | 250.00' | 91.72' | 91.21' | S 27°51'05" W
1C | 08°29'49" | 250.00' | 37.08' | 37.04' | S 34°06'48" W
1C1 | 00°28'52" | 250.00' | 2.10' | 2.10' | S 38°07'16" W
1C2 | 08°00'57" | 250.00' | 34.98' | 34.95' | S 33°52'22" W
2 | 04°11'47" | 275.00' | 20.14' | 20.14' | S 71°09'34" E
3 | 04°10'18" | 275.00' | 20.02' | 20.02' | S 66°58'31" E
4 | 00°23'57" | 275.00' | 1.92' | 1.92' | S 64°41'23" E
53 | 10°42'22" | 225.00' | 42.04' | 41.98' | N 69°50'36" W
61 | 10°42'22" | 250.00' | 46.71' | 46.65' | N 69°50'36" W
62 | 10°42'22" | 275.00' | 51.39' | 51.31' | N 69°50'36" W
N 64°29'25" W 47.49'
6.02'
S 85°37'15" E 105.57' @ CL
N 87°11'42" W
S 85°37'15" E 16.56' @ CL
ROCKTOWN LAND COMPANY, LLC REMAINING PORTION of D.B. 2521, Pg. 234 (REMAINING PORTION of TAX MAP 80-F-2)
NEW 20' PUBLIC WATERLINE EASEMENT
NEW PRIVATE PARKING & ACCESS EASEMENT (SEE SHEET 10)
4.00'
16.00'
NEW SIGHT DISTANCE EASEMENT
S 81°34'25" E
S 75°11'47" E
82.00'
98.39' (Ref.)
S 86°36'02" E
NEW 10' PUBLIC UTILITY EASEMENT
LOT 1
7,479 Square Feet
116.05' (Total)
12.00'
20.00'
22.00'
136.29' @ CL
N 76°57'52" W 125.16' @ CL
1.50'
115.71'
11.00'
10.00'
NEW PRIVATE SANITARY SEWER EASEMENT (HATCHED)
S 73°14'10" W 14.87'
NEW PRIVATE PARKING & ACCESS EASEMENT (SEE SHEET 10)
LOT 2
2,295 Square Feet
LOT 3
2,263 Square Feet
LOT 4
2,257 Square Feet
LOT 5
2,257 Square Feet
LOT 6
4,626 Square Feet
LOT 7
(SEE SHEET 4)
104.05'
81.71'
N 25°30'35" E
112.84'
112.83'
191.35' (Total)
41.00'
N 85°14'37" W 89.00' (Total)
16.84'
7.11'
NEW 20' PUBLIC SANITARY SEWER EASEMENT (SEE SHEET 9)
N 64°29'25" W 140.03' @ CL
BLUE STONE HILLS DRIVE
60.94'
54.55'
S 14°48'13" W 50.00' (Total)
25.00'
62 (Total)
OPEN SPACE (SEE SHEET 11)
DEYERLE AVENUE
BLUE STONE HILLS DRIVE (EXTENDED)
S 64°29'25" E
18.09'
20.00'
19.85'
N 84°30'54" W 21.15'
96.58' (Total)
17.49'
221.11'
NEW SIGHT DISTANCE EASEMENT
ROAD CENTERLINE (50' RIGHT-of-WAY)
N 64°29'25" W 96.58'
N 64°29'25" W 96.58' (Total)
LEGEND:
IRON PIN SET
POINT
IRON PIN FOUND
MONUMENT SET PER CITY OF HARRISONBURG STANDARDS
JULY 28, 2006
REVISED SEPTEMBER 18, 2006
SCALE 1" = 20'
BAR SCALE
20 10 0 20 40
VALLEY
ENGINEERING—SURVEYING—PLANNING
3231 PEOPLES DRIVE,
HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 434-6365
8049C3.DWG
COMMONWEALTH OF VIRGINIA
MICHAEL N. MARS
No. 1516
9/18/06
LAND SURVEYOR
FILE #8049-1,
EXP. 3732-4
SHEET 3 of 14
SEE SHEET 8
SEE SHEET 7
SEE SHEET 9
SEE SHEET 9
SEE SHEET 4


SEE SHEET 4
SEE SHEET 3
SEE SHEET 5
SEE SHEET 8
SEE SHEET 7
NOTES:
1. SEE SHEET 2 FOR GENERAL NOTES.
2. THE NEW PRIVATE DRAINAGE EASEMENT AS SHOWN HEREON IS TO REPLACE THE EXISTING PRIVATE DRAINAGE EASEMENT CREATED IN D.B. 1341, Pg. 781 & D.B. 1493, Pg. 453. (SEE SHEET 9)
CURVE DATA
No. | Δ | R | A | C | CB
7 | 12°15'14" | 225.00' | 48.12' | 48.03' | S 70°37'02" E
8 | 05°07'20" | 225.00' | 20.12' | 20.11' | S 79°18'19" E
9 | 05°05'43" | 225.00' | 20.01' | 20.00' | S 84°24'50" E
10 | 05°06'32" | 225.00' | 20.06' | 20.06' | S 89°30'57" E
11 | 04°08'29" | 225.00' | 16.26' | 16.26' | N 85°51'32" E
55 | 31°43'18" | 250.00' | 138.41' | 136.65' | N 80°21'04" W
59 | 31°43'18" | 225.00' | 124.57' | 122.99' | N 80°21'04" W
LEGEND:
IRON PIN SET
IRON PIN FOUND
POINT
MONUMENT SET PER CITY OF HARRISONBURG STANDARDS
OPEN SPACE
NEW 20' PUBLIC WATERLINE EASEMENT
NEW 10' PRIVATE DRAINAGE EASEMENT (SHADED) (SEE NOTE #2 THIS SHEET & SEE SHEET 9)
NEW PRIVATE PARKING & ACCESS EASEMENT (SEE SHEET 10)
LOT 6 (SEE SHEET 3)
LOT 7 5,092 Square Feet
LOT 8 2,381 Square Feet
LOT 9 2,405 Square Feet
LOT 10 2,393 Square Feet
LOT 11 2,345 Square Feet
LOT 12 6,393 Square Feet
NEW 20' PUBLIC SANITARY SEWER EASEMENT (SEE SHEET 9)
NEW 26' PUBLIC SANITARY SEWER EASEMENT (SEE SHEET 9)
NEW 10' PUBLIC UTILITY EASEMENT
NEW SIGHT DISTANCE EASEMENT
NEW 10' PRIVATE DRAINAGE EASEMENT (SHADED) (SEE SHEET 9)
NEW 20' PUBLIC DRAINAGE EASEMENT (HATCHED)
LOT 13 (SEE SHEET 5)
(50' RIGHT-of-WAY)
BLUE STONE HILLS DRIVE (EXTENDED)
ROAD CENTERLINE
N 64°29'25" W 191.35' (Total)
N 85°14'37" W
S 83°47'17" W 276.82' (Total)
N 83°47'17" E 151.35' (Total)
S 83°47'17" W
N 64°29'25" W 140.03' @ CL
N 84°30'54" W 221.11'
S 64°29'25" E 41.00'
S 25°30'35" W
N 64°29'25" W 96.58'
96.58' (Total)
N 04°45'23" E
N 76°57'52" W 125.16' @ CL
S 03°58'52" W 50.10' @ CL
S 63°49'40" W 45.71' @ CL
S 86°01'08" E 35.00' @ CL
N 82°36'28" W 71.21' @ CL
S 03°58'52" W 23.00' @ CL
N 03°58'52" E 15.67'
N 88°30'17" W 131.02' @ CL
S 83°47'17" W 28.00' @ CL
S 36°58'43" W 74.64' @ CL
N 06°12'43" W
S 07°49'35" W 58.41' @ CL
S 04°12'40" E 26.01' @ CL
S 85°47'20" W 2.13'
S 06°12'43" E 97.05' @ CL
N 78°44'48" W 30.34'
JULY 28, 2006
REVISED SEPTEMBER 18, 2006
SCALE 1" = 20'
VALLEY
ENGINEERING—SURVEYING—PLANNING
3231 PEOPLES DRIVE,
HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 434-6365
BAR SCALE
20 10 0 20 40
8049C4.DWG
COMMONWEALTH OF VIRGINIA
MICHAEL W. MARS
No. 1516
9/18/06
LAND SURVEYOR
FILE #8049-1, EXP. 3732-4
SHEET 4 of 14

SEE SHEET 9



CURVE DATA					
No.	Δ	R	A	C	CB
15	03°13'45"	275.00'	15.50'	15.50'	N 85°24'10" E
16	04°11'09"	275.00'	20.09'	20.09'	N 89°06'36" E
17	04°13'34"	275.00'	20.28'	20.28'	S 86°41'02" E
18	04°17'30"	275.00'	20.60'	20.59'	S 82°25'30" E
19	03°59'25"	275.00'	19.15'	19.15'	S 78°17'02" E
56	25°13'50"	225.00'	99.08'	98.28'	S 83°35'48" E
57	25°10'45"	250.00'	109.87'	108.98'	N 83°37'20" W
58	25°08'15"	275.00'	120.65'	119.69'	N 83°38'35" W
60	05°12'52"	275.00'	25.03'	25.02'	N 73°40'54" W

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

SCALE 1" = 20'
JULY 28, 2006
REVISED SEPTEMBER 18, 2006

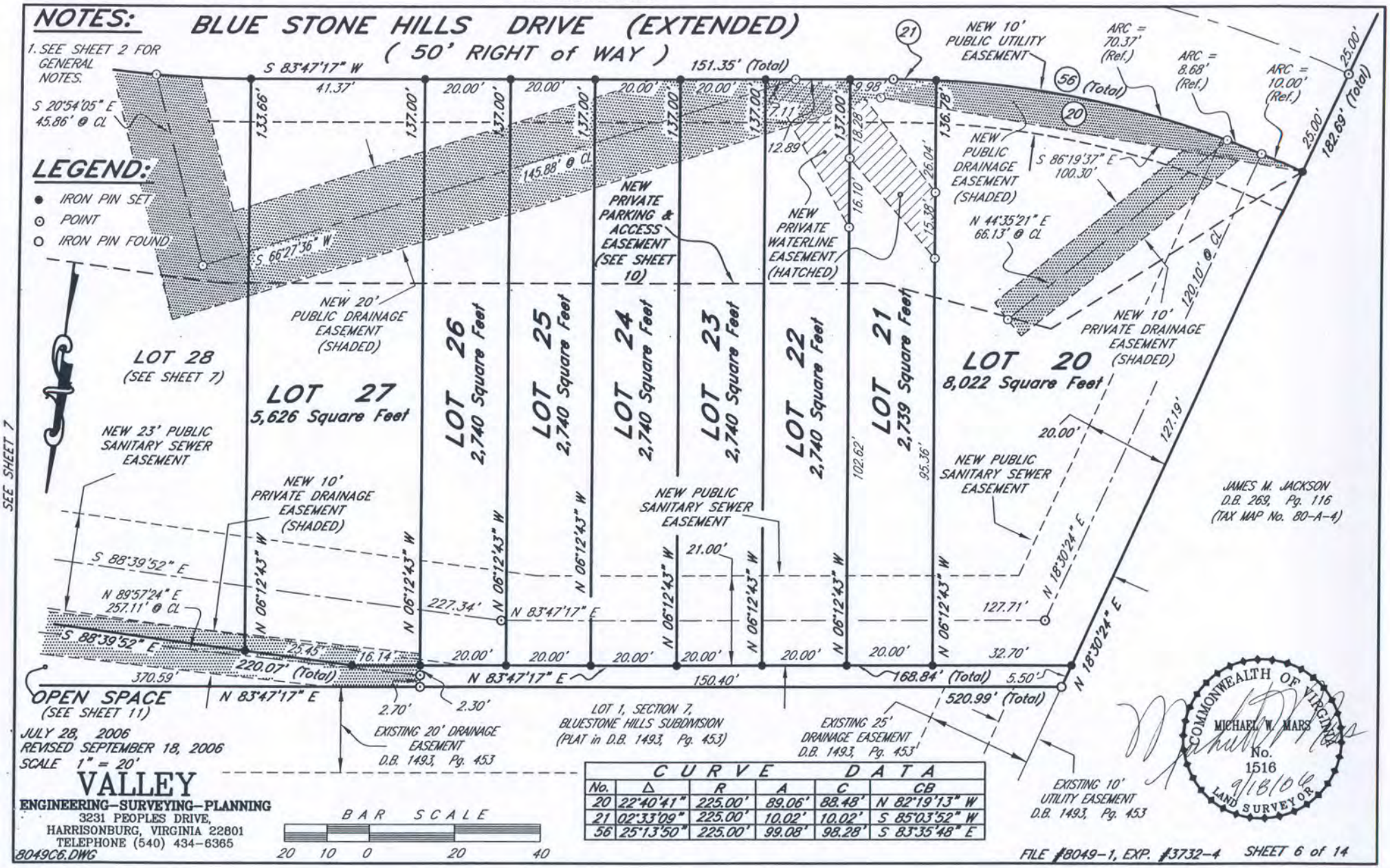
COMMONWEALTH OF VIRGINIA
MICHAEL W. MARSH
No. 1516
9/18/06
LAND SURVEYOR

8049C5.DWG

FILE #8049-1, EXP. #3732-4

SEE SHEET 6

SEE SHEETS 4 & 5



CURVE DATA					
No.	Δ	R	A	C	CB
20	22°40'41"	225.00'	89.06'	88.48'	N 82°19'13" W
21	02°33'09"	225.00'	10.02'	10.02'	S 85°03'52" W
56	25°13'50"	225.00'	99.08'	98.28'	S 83°35'48" E

JULY 28, 2006
REVISED SEPTEMBER 18, 2006
SCALE 1" = 20'

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

BAR SCALE
20 10 0 20 40

COMMONWEALTH OF VIRGINIA
MICHAEL W. MARS
No. 1516
9/18/06
LAND SURVEYOR

8049C6.DWG

SEE SHEETS 3 & 4

NOTES:

1. SEE SHEET 2 FOR GENERAL NOTES.

LEGEND:

- ● IRON PIN SET
- ⊙ POINT

CURVE DATA					
No.	Δ	R	A	C	CB
28	07°32'04"	275.00'	36.16'	36.14'	S 87°33'19" W
29	04°10'14"	275.00'	20.02'	20.01'	N 86°35'32" W
30	04°11'34"	275.00'	20.12'	20.12'	N 82°24'37" W
31	04°14'18"	275.00'	20.34'	20.34'	N 78°11'41" W
32	04°18'35"	275.00'	20.69'	20.68'	N 73°55'14" W
33	04°24'39"	275.00'	21.17'	21.17'	N 69°33'37" W
34	02°51'52"	275.00'	13.75'	13.75'	N 65°55'21" W
54	31°43'18"	275.00'	152.25'	150.32'	S 80°21'04" E
55	31°43'18"	250.00'	138.41'	136.65'	N 80°21'04" W

COMMONWEALTH OF VIRGINIA
MICHAEL W. MARS
No. 1516
9/18/06
LAND SURVEYOR

JULY 28, 2006
REVISED SEPTEMBER 18, 2006
SCALE 1" = 20'

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

8049C7.DWG

FILE #8049-1, EXP. #3732-4

SEE SHEET 8
SEE SHEET 8
SEE SHEET 6

SEE SHEET 3

NOTES:

1. SEE SHEET 2 FOR GENERAL NOTES.

LEGEND:

- ● IRON PIN SET
- ⊙ POINT
- ○ IRON PIN FOUND

CURVE DATA					
No.	Δ	R	A	C	CB
35A	02°39'14"	1025.00'	47.48'	47.47'	S 06°40'49" W
35B	14°15'43"	25.00'	6.22'	6.21'	S 15°08'19" W
36	01°07'12"	1025.00'	20.04'	20.04'	S 04°47'38" W
37	01°07'08"	1025.00'	20.02'	20.02'	S 03°40'28" W
38	01°07'06"	1025.00'	20.01'	20.01'	S 02°33'21" W
39	01°07'05"	1025.00'	20.00'	20.00'	S 01°26'15" W
40	01°07'05"	1025.00'	20.00'	20.00'	S 00°19'10" W
41	01°07'08"	1025.00'	20.00'	20.00'	S 00°47'56" E
42	02°20'41"	1025.00'	41.95'	41.95'	S 02°31'51" E
50	11°42'39"	1025.00'	209.50'	209.14'	S 02°09'08" W
51	82°32'02"	25.00'	36.01'	32.98'	S 63°32'12" W
52	96°47'45"	25.00'	42.23'	37.39'	S 56°24'20" W
53	10°42'22"	225.00'	42.04'	41.98'	N 69°50'36" W

OPEN SPACE 738 Square Feet

S 11°45'13" W 50.00' (Total) 25.00' 25.00'

(52) (Total) (51) A= 10.57' (Ref.) A= 25.44' (Ref.) (53)

BLUE STONE HILLS DRIVE (EXTENDED)

(50' RIGHT-of-WAY)

N 88°39'52" W 4.48' N 64°29'25" W 73.00' 29.50' 96.58' (Total)

(35B) NEW SIGHT DISTANCE EASEMENT

NEW 10' PUBLIC UTILITY EASEMENT

S 70°07'02" E 108.42'

S 25°30'35" W 12.75' @ CL

LOT 35 6,351 Square Feet

(35A) NEW 20' PUBLIC WATERLINE EASEMENT

31.55' 66.89' N 89°22'06" E 20.19' @ CL

N 01°20'08" E 28.30' NEW SIGHT DISTANCE EASEMENT 134.60' (Total)

N 88°39'52" W 9.17' 20.33' 105.10'

(36) LOT 36 2,705 Square Feet

N 88°39'52" W

S 11°40'38" W 64.95'

(37) LOT 37 2,725 Square Feet 135.81'

S 01°20'08" W 20.00' N 88°39'52" W 35.00' @ CL 20.00'

(50) (Total) AVENUE

N 88°39'52" W

NEW 20' PUBLIC SANITARY SEWER EASEMENT

(38) LOT 38 2,737 Square Feet 136.62'

NEW PRIVATE PARKING & ACCESS EASEMENT (SEE SHEET 10)

N 88°39'52" W

ARC = 3.89' (Ref.)

(39) LOT 39 2,742 Square Feet 137.05'

85.40'

ARC = 16.11' (Ref.)

N 11°40'38" E 113.75'

NEW PRIVATE PARKING & ACCESS EASEMENT (SEE SHEET 10)

NEW 20' PUBLIC WATERLINE EASEMENT

N 88°39'52" W

(40) LOT 40 2,739 Square Feet 137.09'

LOT 34 (SEE SHEET 7)

N 88°39'52" W

(41) NEW PRIVATE SANITARY SEWER EASEMENT (HATCHED) LOT 41 2,728 Square Feet 136.73'

DEYERLE

8.99'

N 88°39'52" W 116.80'

NEW 23' PUBLIC SANITARY SEWER EASEMENT (SEE SHEET 6)

N 11°40'38" E 121.98' (Total) 113.73' 8.23' N 15°46'13" W 11.80' 8.99' 10.20' 116.80'

NEW PRIVATE PARKING & ACCESS EASEMENT (SEE SHEET 10)

S 01°20'08" W 135.98' N 88°39'52" W 31.50' @ CL 18.65'

S 89°57'24" W 257.11' @ CL

(42) 5.44' N 88°39'52" W 220.07'

S 03°42'11" E 28.42' (Total) S 80°05'23" W 114.20' @ CL

OPEN SPACE 5,158 Square Feet

LOT 42 8,242 Square Feet

NEW 10' PUBLIC UTILITY EASEMENT

NEW 10' PRIVATE DRAINAGE EASEMENT (SHADED)

22.98' 131.80' 34.20' (Total) 201.15' 238.79'

N 83°47'17" E 520.99' (Total)

SEE SHEET 7

COMMONWEALTH OF VIRGINIA MICHAEL N. MARS No. 1516 9/18/06 LAND SURVEYOR

VALLEY

ENGINEERING—SURVEYING—PLANNING

3231 PEOPLES DRIVE, HARRISONBURG, VIRGINIA 22801

TELEPHONE (540) 434-6365

JULY 28, 2006

REVISED SEPTEMBER 18, 2006

SCALE 1" = 20'

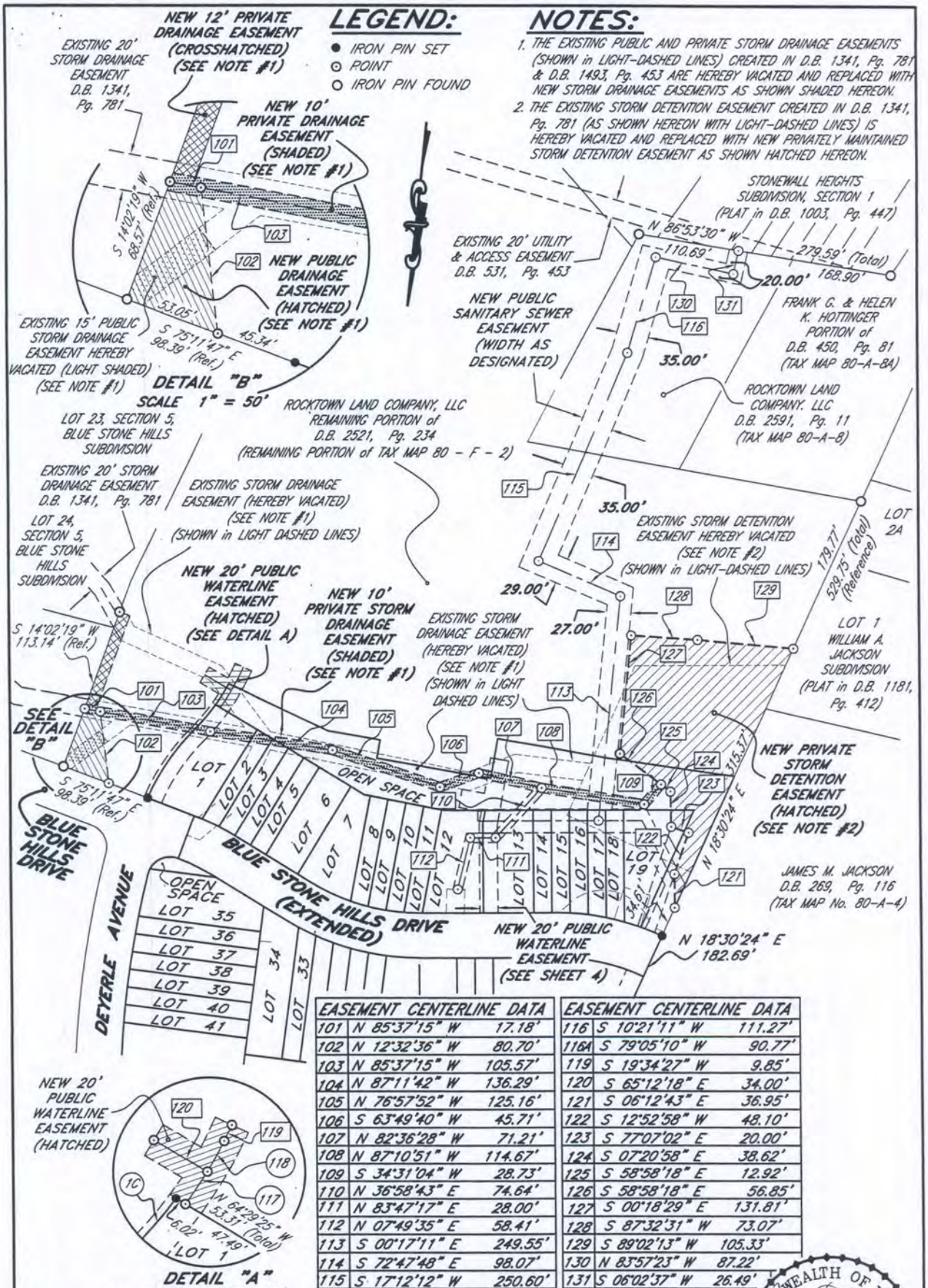
BAR SCALE 20 10 0 20 40

LOT 1, SECTION 7, BLUESTONE HILLS SUBDIVISION PLAT in D.B. 1493, Pg. 453) (TAX MAP 80 - F - 1)

8049C8.DWG

FILE #8049-1, EXP. #3732-4

SHEET 8 of 14



EASEMENT CENTERLINE DATA		
101	N 85°37'15" W	17.18'
102	N 12°32'36" W	80.70'
103	N 85°37'15" W	105.57'
104	N 87°11'42" W	136.29'
105	N 76°57'52" W	125.16'
106	S 63°49'40" W	45.71'
107	N 82°36'28" W	71.21'
108	N 87°10'51" W	114.67'
109	S 34°31'04" W	28.73'
110	N 36°58'43" E	74.64'
111	N 83°47'17" E	28.00'
112	N 07°49'35" E	58.41'
113	S 00°17'11" E	249.55'
114	S 72°47'48" E	98.07'
115	S 17°12'12" W	250.60'

EASEMENT CENTERLINE DATA		
116	S 10°21'11" W	111.27'
116A	S 79°05'10" W	90.77'
119	S 19°34'27" W	9.85'
120	S 65°12'18" E	34.00'
121	S 06°12'43" E	36.95'
122	S 12°52'58" W	48.10'
123	S 77°07'02" E	20.00'
124	S 07°20'58" E	38.62'
125	S 58°58'18" E	12.92'
126	S 58°58'18" E	56.85'
127	S 00°18'29" E	131.81'
128	S 87°32'31" W	73.07'
129	S 89°02'13" W	105.33'
130	N 83°57'23" W	87.22'
131	S 06°02'37" W	26.49'

CURVE DATA					
No.	Δ	R	A	C	CB
1C	08°29'49"	250.00'	37.08'	37.04'	S 34°06'48" W
117	04°58'03"	256.00'	22.20'	22.19'	S 27°16'44" W
118	04°20'55"	256.00'	19.43'	19.42'	S 22°37'15" W

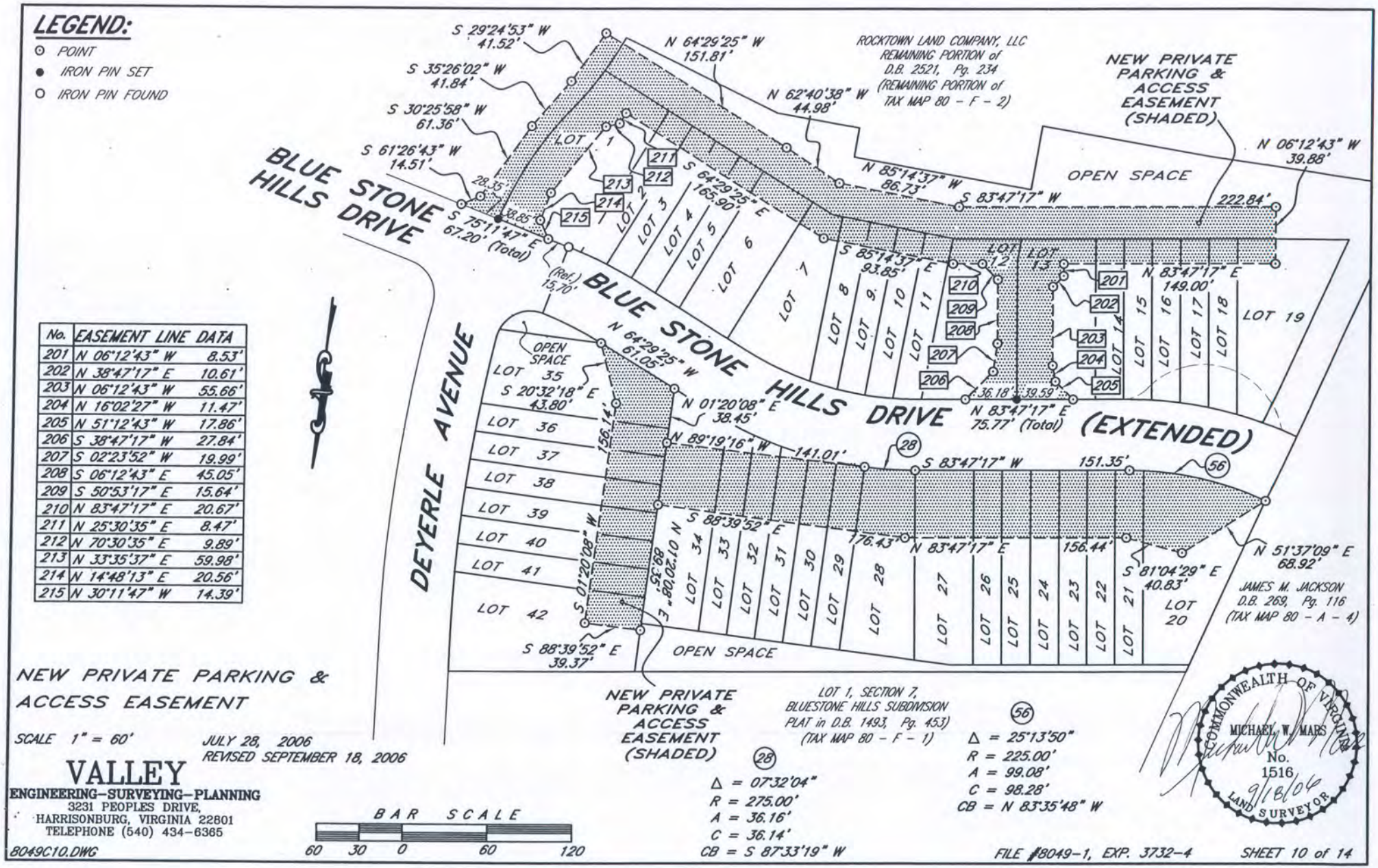
JULY 28, 2006
REVISED SEPTEMBER 18, 2006
SCALE 1" = 100'

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

BAR SCALE
100 50 0 100 200

COMMONWEALTH OF VIRGINIA
MICHAEL W. MARS
No. 1516
9/18/06
LAND SURVEYOR

8049C9.DWG
FILE #8049-1, EXP. 3732-4



No.	EASEMENT LINE DATA	
201	N 06°12'43" W	8.53'
202	N 38°47'17" E	10.61'
203	N 06°12'43" W	55.66'
204	N 16°02'27" W	11.47'
205	N 51°12'43" W	17.86'
206	S 38°47'17" W	27.84'
207	S 02°23'52" W	19.99'
208	S 06°12'43" E	45.05'
209	S 50°53'17" E	15.64'
210	N 83°47'17" E	20.67'
211	N 25°30'35" E	8.47'
212	N 70°30'35" E	9.89'
213	N 33°35'37" E	59.98'
214	N 14°48'13" E	20.56'
215	N 30°11'47" W	14.39'

NEW PRIVATE PARKING & ACCESS EASEMENT

SCALE 1" = 60'

JULY 28, 2006
REVISED SEPTEMBER 18, 2006

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

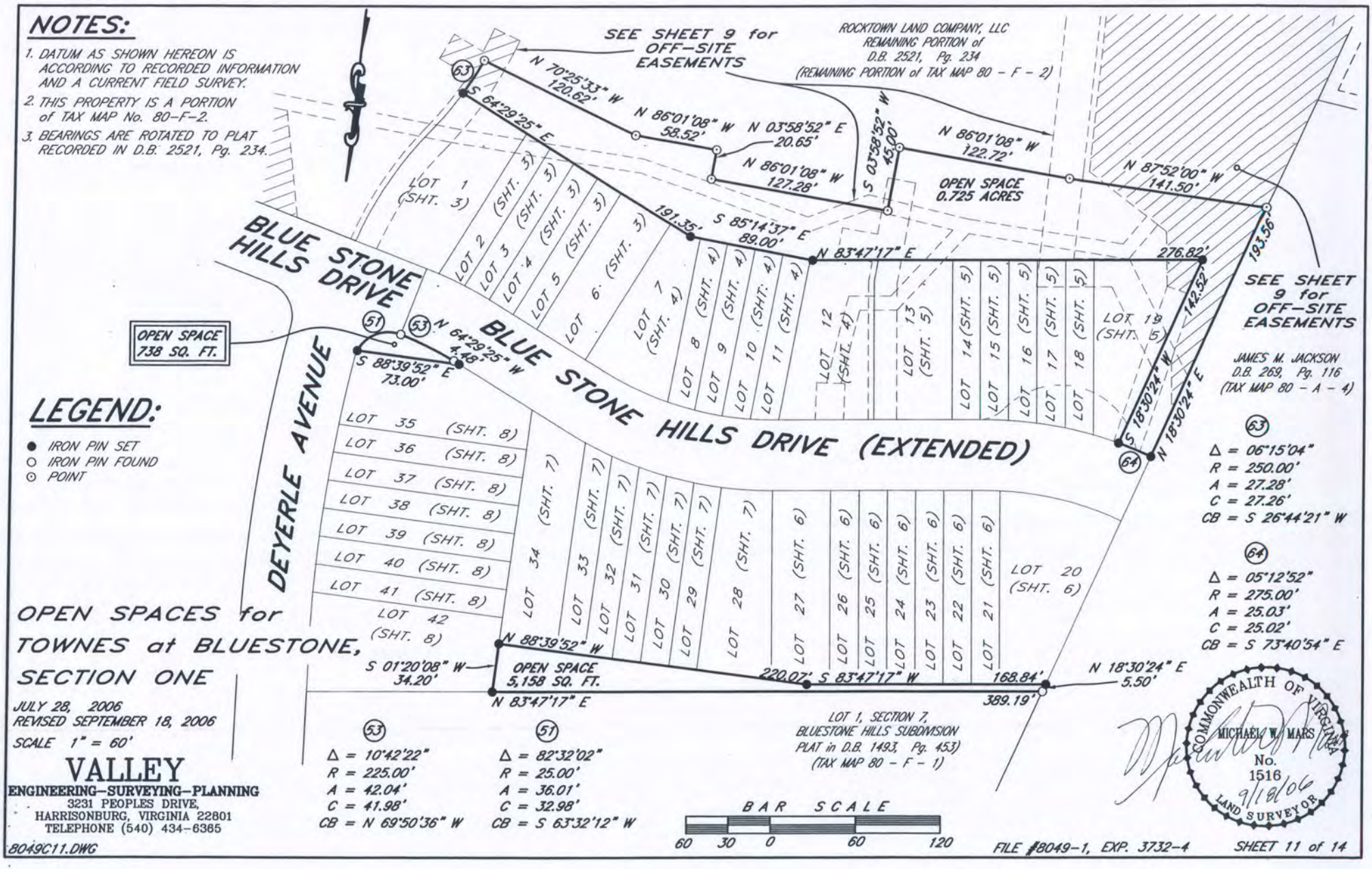
COMMONWEALTH OF VIRGINIA
MICHAEL W. MARS
No. 1516
9/18/06
LAND SURVEYOR

8049C10.DWG

FILE #8049-1, EXP. 3732-4

NOTES:

1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. THIS PROPERTY IS A PORTION of TAX MAP No. 80-F-2.
3. BEARINGS ARE ROTATED TO PLAT RECORDED IN D.B. 2521, Pg. 234.



LEGEND:

- ● IRON PIN SET
- ○ IRON PIN FOUND
- ⊙ POINT

(63)
Δ = 06°15'04"
R = 250.00'
A = 27.28'
C = 27.26'
CB = S 26°44'21" W

(64)
Δ = 05°12'52"
R = 275.00'
A = 25.03'
C = 25.02'
CB = S 73°40'54" E

(53)
Δ = 10°42'22"
R = 225.00'
A = 42.04'
C = 41.98'
CB = N 69°50'36" W

(51)
Δ = 82°32'02"
R = 25.00'
A = 36.01'
C = 32.98'
CB = S 63°32'12" W

OPEN SPACES for TOWNES at BLUESTONE, SECTION ONE

JULY 28, 2006
REVISED SEPTEMBER 18, 2006
SCALE 1" = 60'

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8049C11.DWG