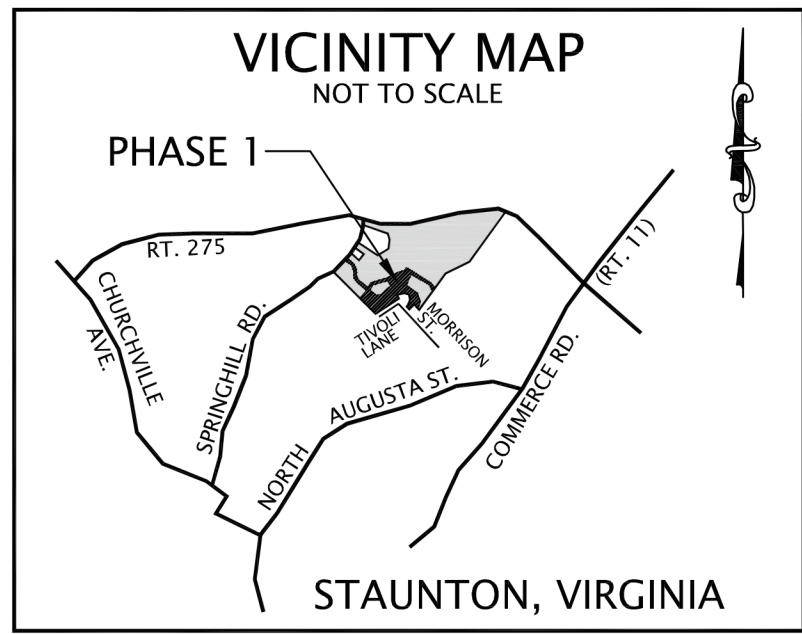




LEGEND	
	PROPERTY BOUNDARY
	ADJOINER PROPERTY LINE
	PHASE 1 LOT LINE
	PHASE 1 STREET RIGHT-OF-WAY
	PHASE 1 STREET MONUMENT
	PHASE 1 LOT CORNER (IRON PIN)
	IRON FOUND

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS CARRSBROOK, PHASE 1, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

PLANNING COMMISSION _____ DATE _____

CITY COUNCIL _____ DATE _____

THIS PLAT IS VOID UNLESS RECORDED WITHIN 6 MONTHS OF APPROVAL BY CITY COUNCIL.

OWNER: PARCEL ID=9949
MITCHELL O. CARR, TR.
A.C. D.B. 699, P. 339
A.C. D.B. 281, P. 495 (DESC)

OWNER: PARCEL ID=10919
SHENANDOAH PROPERTIES, LLC.
CITY INSTR. #040001980

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND BY THE PLAT SHOWN ON THESE PAGES IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

MITCHELL O. CARR _____ DATE _____

_____ HAS APPEARED BEFORE ME AND ACKNOWLEDGED THE ABOVE THIS _____ DAY OF _____.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

AFTER RECORDATION OF THIS SUBDIVISION PLAT, IF THE CITY OF STAUNTON DETERMINES THAT PIPES, CABLES, POLES, EQUIPMENT, OR OTHER FACILITIES INSTALLED BY OR FOR ANY UTILITY IN ANY STREET RIGHT OF WAY OR STORMWATER MANAGEMENT EASEMENT SHOWN ON THIS PLAT MUST BE RELOCATED OR REMOVED, THE OWNER OR OPERATOR OF SUCH FACILITIES SHALL RELOCATE OR REMOVE THE SAME AT ITS EXPENSE IN ACCORDANCE WITH THE CITY OF STAUNTON.

CERTIFICATION

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

COMMONWEALTH OF VIRGINIA
DAVID L. COLLINS
Lic. No. 1521
LAND SURVEYOR

MITCHELL O. CARR, TR.
PARCEL ID=9949
A.C. D.B. 699, P. 339
A.C. D.B. 281, P. 495 (DESC)

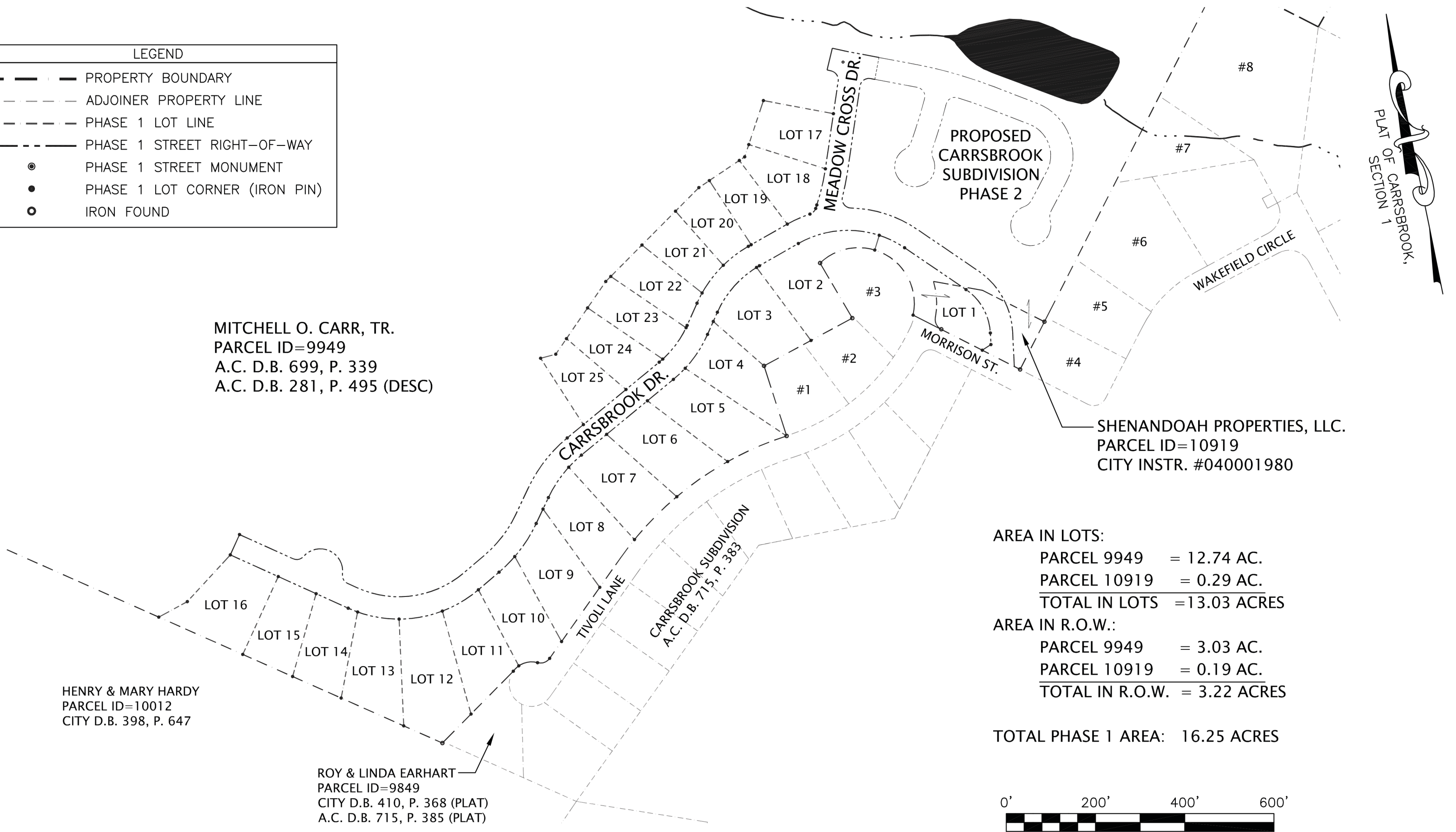
HENRY & MARY HARDY
PARCEL ID=10012
CITY D.B. 398, P. 647

ROY & LINDA EARHART
PARCEL ID=9849
CITY D.B. 410, P. 368 (PLAT)
A.C. D.B. 715, P. 385 (PLAT)

MAP REFERENCES	MAP REFERENCES (CONT.)
#1 TIMOTHY & RHONDA HARRISON PARCEL ID=10460 CITY D.B. 361, P. 708 CITY D.B. 297, P. 829 (PLAT)	#5 CAROLYN FINLEY, ETAL PARCEL ID=326 CITY INSTR. #010005169 CITY D.B. 157, P. 444 (PLAT)
#2 CITY COUNTY PROPERTIES PARCEL ID=9660 CITY INSTR. #030001310 A.C. D.B. 715, P. 383 (PLAT)	#6 HERBERT & LILLIAN WALGE PARCEL ID=1983 CITY D.B. 282, P. 735 CITY D.B. 311, P. 471 (PLAT) CITY D.B. 278, P. 520 (PLAT)
#3 MICHAEL & JENNIFER CAMPBELL PARCEL ID=10918 CITY D.B. 319, P. 630 (PLAT)	#7 DONALD AND SHARLENE FOWLER PARCEL ID=285 CITY INSTR. #000002147 CITY INSTR. #010000569
#4 ANNE MITCHELL PARCEL ID=3099 CITY D.B. 353, P. 122 CITY D.B. 157, P. 444 (PLAT)	#8 TODD & SARAH FOWLER PARCEL ID=11469 CITY INSTR. #010003398 CITY INSTR. #010000569 (PLAT)

NOTES:

- LOT 1 IS COMPRISED OF PORTIONS OF PARCEL ID 9949 AND PARCEL ID 10919.
- LOTS 2 THROUGH 25 ARE PORTIONS OF PARCEL ID 9949.
- ZONING: R-3, MEDIUM DENSITY RESIDENTIAL (CONDITIONAL).
- THIS PLAT IS VOID UNLESS RECORDED WITHIN 6 MONTHS OF APPROVAL.



PAGE INDEX
PAGE 1: COVER SHEET
PAGE 2: PLAT OF LOTS 1 TO 8 AND 17 TO 25
PAGE 3: PLAT OF LOTS 9 TO 16
PAGE 4: EASEMENT PLAT

PLAT OF SUBDIVISION
CARRSBROOK, PHASE 1
CITY OF STAUNTON, VIRGINIA
JULY 8, 2005

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Consulting Engineers

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