

EXAMINED

JUL 3 1970

Mailed to
William Layman
Route 5
Harrisonburg, Va.
M. Dumas

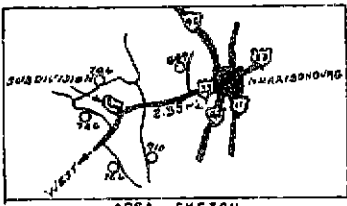
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GRANDVIEW HILLS

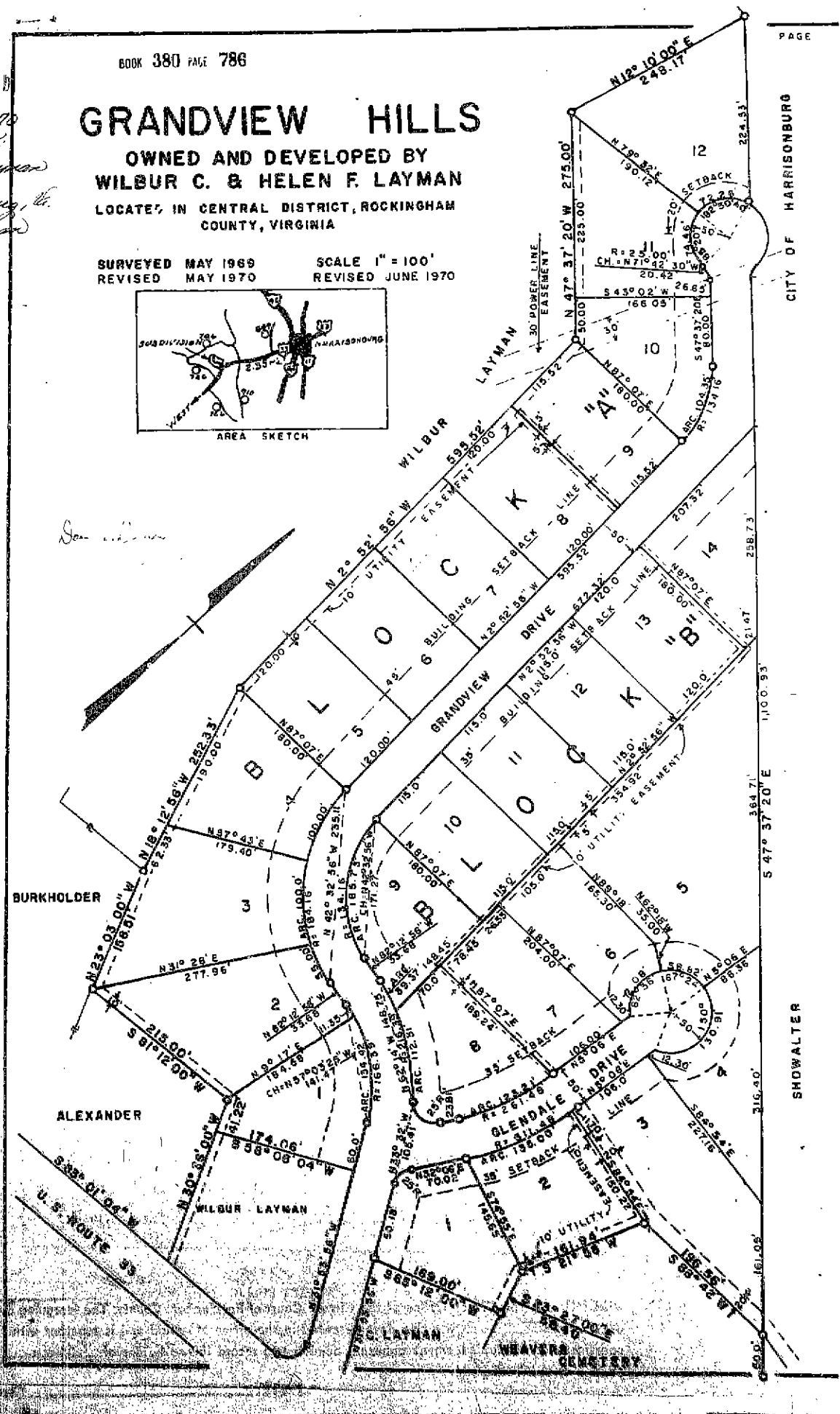
OWNED AND DEVELOPED BY
WILBUR C. & HELEN F. LAYMAN
LOCATED IN CENTRAL DISTRICT, ROCKINGHAM
COUNTY, VIRGINIA

SURVEYED MAY 1969
REVISED MAY 1970

SCALE 1" = 100'
REVISED JUNE 1970



AREA SKETCH

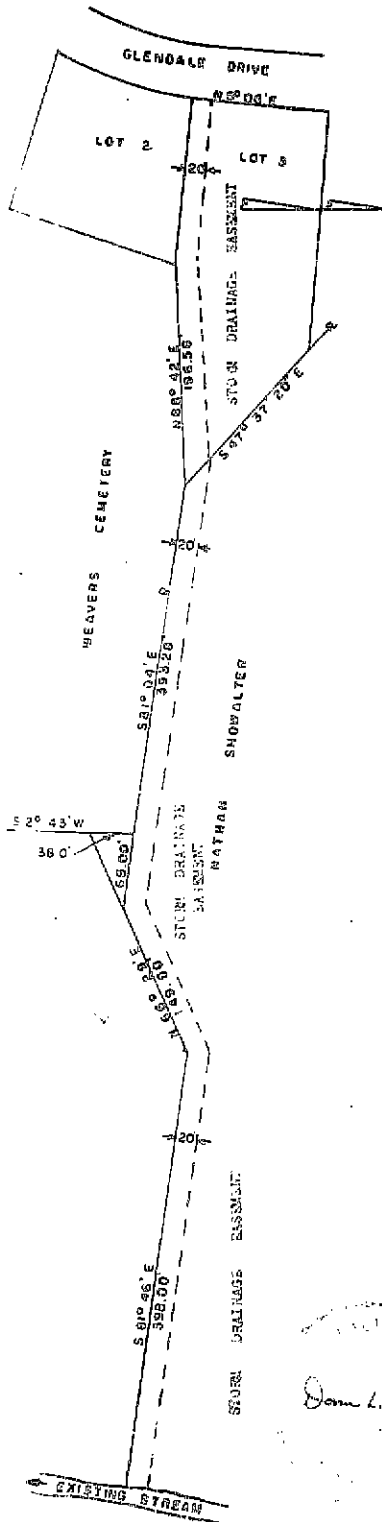


PAGE

CITY OF HARRISONBURG

SHOWALTER

GRANDVIEW HILLS



BOUNDARY DESCRIPTION OF BLOCK A

Beginning at an iron pin in the western line of Grandview Drive, the northeastern corner of Wilbur Layman's dwelling lot; thence along the line of said dwelling lot, S 58° 06' 04" W, 174.85 feet to an iron pin in Alexander's line; thence along Alexander's line, N 30° 36' 00" W, 41.22 feet to an iron pin; thence along Alexander's line, S 81° 12' 00" W, 215.00 feet to an iron pin in Burkholder's line; thence along Burkholder's line, N 23° 03' 00" W, 158.51 feet to an iron pin; thence making a new line through Wilbur Layman, N 18° 12' 56" W, 252.33 feet to an iron pin; thence N 20° 52' 56" W, 595.52 feet to an iron pin; thence N 47° 37' 20" W, 275.00 feet to an iron pin; thence, N 12° 10' 00" E, 248.17 feet to an iron pin in the City of Harrisonburg line; thence along said City line, S 47° 37' 20" E, 224.55 feet to a point in a cul-du-sac in Grandview Drive; thence around the line of said cul-du-sac with a radius of 50.00 feet (chord = S 30° 57' W, 66.15 feet) to a point; thence (chord = S 53° 08' E, 67.77 feet) to a point; thence around a curve with a radius of 25.00 feet, (chord = S 71° 42' 30" E, 20.42 feet) to a point; thence along the south line of Grandview Drive, S 47° 37' 20" E, 106.65 feet to an iron pin; thence on a curve to the right with a radius of 134.16 feet for an arc distance of 104.35 feet (chord = S 25° 15' E, 102.10 feet) to an iron pin; thence continuing along the line of Grandview Drive, S 20° 52' 56" E, 595.52 feet to an iron pin; thence around a curve to the left with a radius of 184.16 feet for an arc distance of 255.00 feet (chord = S 42° 3' 56" E, 235.11 feet) to an iron pin; thence, S 82° 12' 56" E, 33.68 feet to an iron pin; thence around a curve to the right with a radius of 166.39 feet for an arc distance of 145.77 feet (chord = S 57° 03' 26" E, 141.47 feet) to an iron pin; thence continuing along Grandview Drive, S 31° 53' 56" E, 60.00 feet to the beginning.

Block A contains 6.747 acres more or less.

BOUNDARY DESCRIPTION OF BLOCK B

Beginning at an iron pin in the eastern line of Grandview Drive, the northwestern corner of a Layman lot; thence along the eastern line of Grandview Drive, N 31° 53' 56" W, 90.18 feet to an iron pin at the corner of Glendale Drive; thence crossing Glendale Drive and along the line of Grandview Drive, N 33° 32' W, 105.41 feet to an iron pin; thence around a curve to the left with a radius of 216.39 feet for an arc distance of 151.68 feet (chord = N 62° 14' W, 148.75 feet) to an iron pin; thence along the eastern line of said street, N 82° 12' 56" W, 33.68 feet to an iron pin; thence around a curve to the right with a radius of 134.16 feet for an arc distance of 185.75 feet to an iron pin; thence along said street line, N 20° 52' 56" W, 672.32 feet to an iron pin in Showalter's line; thence along Showalter's line, S 47° 37' 20" E, 1100.93 feet to an iron pin, the corner of the Weavers Memorial Church cemetery; thence along the line of said cemetery, S 80° 42' W, 196.56 feet to an iron pin; thence along said cemetery, S 21° 58' W, 161.84 feet to an iron pin; thence along said cemetery, S 23° 27' 00" E, 58.40 feet to an iron pin in the cemetery line, Layman's corner; thence along Layman's line, S 65° 12' 00" W, 169.00 feet to the beginning.

Block B contains 6.263 acres more or less.

NOTE:

This subdivision will be served by a approved public water supply.

All lots are 20,000 square feet in area or greater.

Don L. Davis

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GRANDVIEW HILLS GRANDVIEW HILLS

OWNERS' CONSENT AND DEED OF GIFT

Know all men by these present, that the subdivision of land as shown on this plat, containing 14.970 acres more or less, and designated as Grandview Hills, situated in Central District, Rockingham County, Virginia, is with the free consent and in accordance with the desires of the undersigned owners thereof; that all streets on said plat are hereby dedicated to the public use, and that all lots within the subdivision are subject to certain restrictions, reservations, stipulations, and covenants as contained in the writing, executed by the undersigned under date of June 24, 1970, and recorded in the Clerk's Office of Rockingham County in Deed Book 380, Page 1970, attached hereto. The herein subdivided land is a portion of a larger tract conveyed to Wilbur C. Layman and Helen F. Layman, by deed dated October 1, 1968, and recorded in the Clerk's Office in Deed Book 364, on Page 244.

Given under our hands this 24th day of June, 1970

Wilbur C. Layman
 Wilbur C. Layman

Helen F. Layman
 Helen F. Layman

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, all the requirements of the Board of Supervisors, County of Rockingham, Virginia, regarding the platting of subdivisions within the County have been complied with.

Given under my hand this 23rd day of December, 1970

Denn L. Decker
 Denn L. Decker, C. L. S.

CERTIFICATE OF APPROVAL

This subdivision, known as Grandview Hills, is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

Jan 8, 1970
 Date

Mr. B. W. W. W. W.
 Rockingham County, Virginia Department

June 22, 1970
 Date

W. F. O'Connell
 Virginia Department of Highways

June 22, 1970
 Date

George R. Quinn
 Agent, Board of Supervisors

Denn L. Decker

CERTIFICATE OF DEDICATION
OF
GRANDVIEW HILLS

The annexed or foregoing Subdivision, owned by Wilbur C. Layman and Helen F. Layman, husband and wife, located about two miles west of the City of Harrisonburg, in Central District, Rockingham County, Virginia, on the northern side of U. S. Route No. 33, and is a portion of the real estate conveyed unto Wilbur C. Layman and Helen F. Layman, husband and wife, and Abram W. Hershberger and Thelma M. Hershberger, husband and wife, by deed of Joseph A. Brunk and Hannah L. Brunk, his wife, dated February 28, 1963, which deed is of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 304, page 6; the interest of said Abram W. Hershberger and Thelma M. Hershberger, husband and wife, having been acquired by Wilbur C. Layman and Helen F. Layman by deed dated October 1, 1968, which deed is of record in the Clerk's Office aforesaid in Deed Book 364, page 244; and the portion hereby dedicated is more particularly described by metes and bounds upon the attached plat of said Subdivision which is annexed hereto and incorporated herein by reference as though fully described herein.

The Subdivision as it appears upon said plat is designated as GRANDVIEW HILLS, and is with the full consent and in accordance with the desire of the undersigned, Wilbur C. Layman and Helen F. Layman, being the sole owners of said Subdivision and is to be recorded in the Clerk's Office aforesaid to effect a statutory dedication to public use of all of the streets shown on said plat.

The land herein subdivided, as shown upon the aforesaid plat designated as GRANDVIEW HILLS, is subject to the following covenants which shall run with the land and shall be binding on all the owners of lots in said subdivision and all persons claiming under or through them from the date hereof until November 1, 1989, at which time such covenants shall terminate:

(1) That all lots in said subdivision shall be used for residential purposes only and for no other purpose. No building shall be erected, placed or permitted to remain on any of said lots other than one detached, single-family dwellings not to exceed two stories in height and a private garage. No tent, trailer, garage, or outbuilding that may be constructed or placed on any of said lots and used as a residence, temporary or permanent, shall constitute

compliance with the covenant herein contained that all of said lots shall be used for residential purposes. (Provided, however, the present barn and shop located upon Lot 1 shall be allowed to remain thereon, but will be removed by the undersigned no later than December 1, 1974).

(2) That only one residence may be constructed upon each of said lots.

(3) No dwelling shall be erected or placed on any lots which has an exterior construction of stucco or concrete block aggregate, basement and foundation walls excepted; however, no concrete block shall show above grade on any basement or foundation walls. No concrete block used in the construction of any retaining walls or other walls shall show above grade.

(4) No dwelling shall be constructed or erected upon any lot which has a main, ground floor area, exclusive of porches, garages and breezeways, of less than twelve hundred (1200) square feet for a one-story dwelling; nor a first floor area, exclusive of porches, garages and breezeways, of less than one thousand (1,000) square feet for a dwelling of more than one story.

(5) That no dwelling shall be constructed or erected upon any lot nearer to any street in this Subdivision than the setback line as shown upon the annexed plat, and no dwelling shall be constructed or erected within fifteen (15) feet of the boundary line of any adjoining lot.

(6) No animals, livestock or poultry of any kind shall be kept on any lot, except dogs, cats or other household pets, provided that such excepted pets shall not be kept for any commercial purposes and shall be kept in such manner as not to become an annoyance or nuisance to the other residents of said subdivision.

(7) No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale.

(8) No vegetable garden shall be planted or permitted on any vacant lot or plot nearer than eighty (80) feet to the front line, and each lot shall be kept clean and clear of rubbish. Any weeds, tall grass or other wild growth shall be kept mowed so as not to detract from the other properties.

(9) Each dwelling shall have modern sewage and bath facilities which shall be connected to a sewage disposal system which has been inspected and improved by the Virginia State Health Department.

(10) All utility lines, pipes and other such conduits shall be placed underground; and no overhead electric, telephone or other utility lines or

pipes shall be permitted.

(11) In a case of any violation or attempted violation of the covenants herein contained, any owner or owners of lots in said Grandview Hills shall have the right to file a bill in equity against any person or persons violating or attempting to violate any of said covenants and to obtain a perpetual injunction against the same.

(12) That the invalidation of any of the foregoing covenants by a Court of competent jurisdiction shall not operate to invalidate any other of said covenants.

The parties herein do hereby reserve unto themselves, their heirs, personal representatives and assigns, perpetual easements over, across and through the tract hereby dedicated for the installation, maintenance and repair of utilities, said easements being shown and described upon the annexed plat of said Subdivision. Further, it is to be understood that the aforesaid reserved utility easements shall include easements to be granted to Virginia Electric and Power Company and the Harrisonburg Telephone Company.

WITNESS the following signatures and seals this 24th day of June, 1970.

Wilbur C. Layman (SEAL) ✓
Wilbur C. Layman
Helen F. Layman (SEAL) ✓
Helen F. Layman

STATE OF VIRGINIA,

COUNTY OF ROCKINGHAM, to-wit:

I, Mary W. Wine, a notary public in and for the County aforesaid, in the State of Virginia, whose commission expires on the 24th day of April, 1972, hereby certify that Wilbur C. Layman and Helen F. Layman, husband and wife, whose names are signed to the foregoing writing bearing date on the 24th day of June, 1970, have this day personally appeared before me in my said County and acknowledged the same.

Given under my hand this 24th day of June, 1970.

Mary W. Wine
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Rockingham County. The foregoing ~~acknowledgment~~ acknowledgment was this day presented in the office aforesaid and is together with the certificate of acknowledgement annexed, admitted to record this 25th day of June, 1970 at 10:27 A.M.

TESTE: George W. Lempke Clerk