

Chaz W. Haywood, Clerk of Court  
Rockingham County, VA

**NOTES:**

- 1) THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH. ALL EXISTING EASEMENTS MAY NOT BE SHOWN.
- 3) ALL PROPERTY CORNERS ARE IRON RODS TO BE SET UNLESS NOTED OTHERWISE.
- 4) SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA DEFINED FLOOD ZONE "X" PER FLOOD MAP 5165C03940, DATED FEBRUARY 6, 2008.
- 5) SETBACKS:  
FRONT - 15'  
SIDE - 8'  
REAR - 10'
- 6) SUBJECT OWNER/DEVELOPER INFORMATION:  
**WINGATE LLC**  
TAX MAP# 124-A-98  
DB:5649 PG:651  
DB:5605 PG:352  
DB:5517 PG:17  
ZONED R5

**CERTIFICATE OF APPROVAL:**

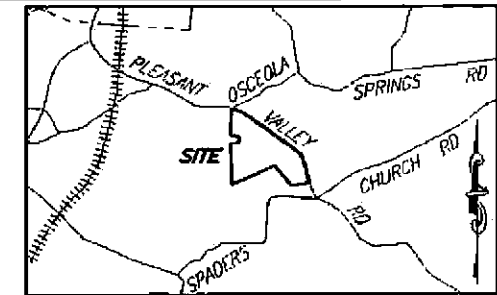
THIS SUBDIVISION KNOWN AS "FINAL PLAT WINGATE MEADOWS, SECTION 1, LOTS 24-39, 120-133, 162-173, & 210-225" IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

6/6/2023 *[Signature]*  
DATE HEALTH DEPARTMENT AND/OR AGENT OF  
A WATER AND SEWER SYSTEM

6/6/2023 *[Signature]*  
DATE STORMWATER MANAGEMENT PROGRAM ADMINISTRATOR

6/6/23 *[Signature]*  
DATE SUBDIVISION AGENT

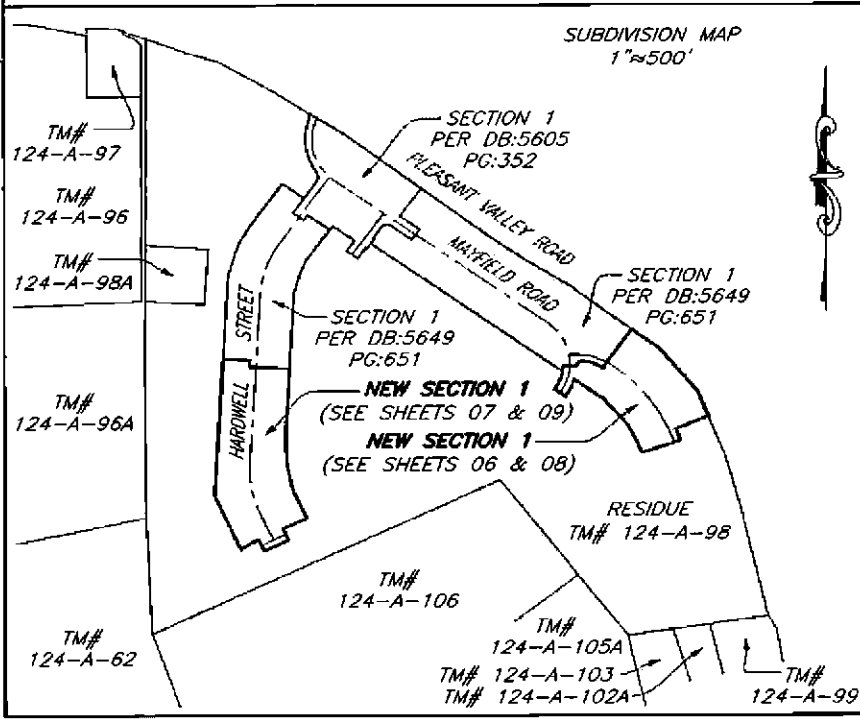
4/27/23 *[Signature]*  
DATE VDOT



VICINITY MAP  
1" = 4,000'

**AREA TABLE:**

AREA IN LOTS:	5.625 ACS
AREA IN PUBLIC ROADS:	1.026 ACS
AREA IN PRIVATE ROADS:	0.471 ACS
TOTAL AREA:	7.122 ACS



**SURVEYOR'S CERTIFICATE:**

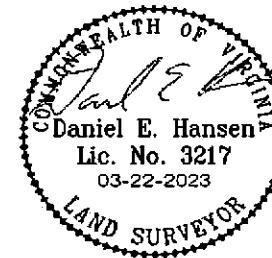
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF ROCKINGHAM, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY, HAVE BEEN COMPLIED WITH.  
GIVEN UNDER MY HAND THIS 22ND DAY OF MARCH, 2023.

DATE: 03-22-2023  
SCALE: 1" = 50'  
JOB: 44200017.01  
DRAWN BY: DEN

SHEET 01 OF 09

**FINAL PLAT  
WINGATE MEADOWS, SECTION 1,  
LOTS 24-39, 120-133,  
162-173, & 210-225**

ASHBY DISTRICT  
COUNTY OF ROCKINGHAM, VIRGINIA  
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY  
104 Industry Way, Suite 102 / Staunton, Virginia 24401 / Phone (540) 248-3220 / www.balzer.cc



OWNERS' CONSENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 7.122 ACRES, MORE OR LESS, AND DESIGNATED AS "FINAL PLAT WINGATE MEADOWS, SECTION 1, LOTS 24-39, 120-133, 162-173, & 210-225," SITUATED IN ASHBY DISTRICT IN THE COUNTY OF ROCKINGHAM, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF; AND THAT ALL EASEMENTS SHOWN ON SAID PLAT ARE PUBLIC AND ARE HEREBY DEDICATED TO THE PUBLIC USE, UNLESS OTHERWISE NOTED. NEW RIGHTS-OF-WAY SHOWN ON SAID PLAT ARE PUBLIC AND ARE HEREBY DEDICATED TO THE PUBLIC USE, UNLESS OTHERWISE NOTED. THE STREETS WITHIN THESE PUBLIC RIGHTS-OF-WAY WILL BE CONSTRUCTED TO CURRENT STATE HIGHWAY STANDARDS AT NO COST TO THE COMMONWEALTH AND WILL BE ELIGIBLE TO BE BROUGHT INTO THE STATE HIGHWAY SYSTEM. THE SAID 7.122 ACRES OF LAND HEREBY SUBDIVIDED IS A PORTION OF THE LANDS CONVEYED TO WINGATE LLC FROM PLEASANT RUN LC, BY DEED DATED DECEMBER 8TH, 2021 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 5517 PAGE 17 AND SUBDIVIDED BY WINGATE LLC BY PLAT RECORDED AT DEED BOOK 5605 PAGE 352 AND FURTHER SUBDIVIDED BY WINGATE LLC BY PLAT RECORDED AT DEED BOOK 5649 PAGE 651. THERE ARE DEEDS OF TRUST AFFECTING THE PROPERTY HEREON: TO FARMERS & MERCHANTS BANK RECORDED IN DEED BOOK 5517 PAGE 20, DEED BOOK 5517 PAGE 33, AND TO NVR INC DEED BOOK 5517 PAGE 46, DEED BOOK 5517 PAGE 58, AND DEED BOOK 5517 PAGE 66. AMENDMENTS TO THESE DEEDS OF TRUST ARE RECORDED AT DEED BOOK 5668 PAGE 666 AND DEED BOOK 5668 PAGE 675.

GIVEN UNDER MY HAND:

[Signature] 5-18-23  
WINGATE LLC DATE  
(AGENT)

COMMONWEALTH OF VIRGINIA

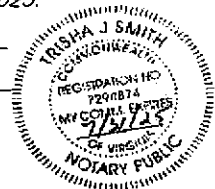
CITY/COUNTY OF Rockingham, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 18<sup>th</sup> DAY OF MAY, 2023.

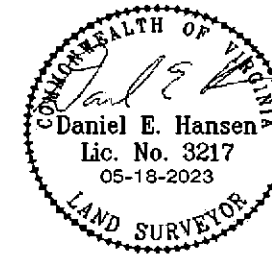
BY: Robert J. Lynch

NOTARY: [Signature]



REV: 05-18-2023  
DATE: 03-22-2023  
SCALE: 1" = 50'  
JOB: 44200017.01  
DRAWN BY: DEN

SHEET 02 OF 09



**BALZER & ASSOCIATES**

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY  
104 Industry Way, Suite 102 / Staunton, Virginia 24401 / Phone (540) 248-3220 / www.balzer.co

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GIVEN UNDER MY HAND:

[Signature] 5/24/23  
FARMERS & MERCHANTS BANK DATE

GIVEN UNDER MY HAND:

[Signature] 5/24/2023  
RED OAK TRUSTEE, LLC DATE  
(AS TRUSTEES)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Rockingham TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF May, 2023.

BY: Kevin Nixon Vice President

NOTARY: Ashley R Lam

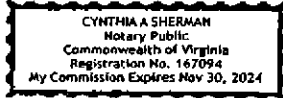
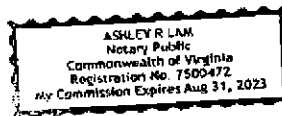
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Rockingham TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF May, 2023.

BY: Barton Black, member of Red Oak Trustee LLC

NOTARY: Cynthia A Sherman



REV: 05-18-2023  
DATE: 03-22-2023  
SCALE: 1" = 50'  
JOB: 44200017 01  
DRAWN BY: DEN



SHEET 03 OF 09



OWNERS' CONSENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 7.122 ACRES, MORE OR LESS, AND DESIGNATED AS "FINAL PLAT WINGATE MEADOWS, SECTION 1, LOTS 24-39, 120-133, 162-173, & 210-225," SITUATED IN ASHBY DISTRICT IN THE COUNTY OF ROCKINGHAM, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF, AND THAT ALL EASEMENTS SHOWN ON SAID PLAT ARE PUBLIC AND ARE HEREBY DEDICATED TO THE PUBLIC USE, UNLESS OTHERWISE NOTED. NEW RIGHTS-OF-WAY SHOWN ON SAID PLAT ARE PUBLIC AND ARE HEREBY DEDICATED TO THE PUBLIC USE, UNLESS OTHERWISE NOTED. THE STREETS WITHIN THESE PUBLIC RIGHTS-OF-WAY WILL BE CONSTRUCTED TO CURRENT STATE HIGHWAY STANDARDS AT NO COST TO THE COMMONWEALTH AND WILL BE ELIGIBLE TO BE BROUGHT INTO THE STATE HIGHWAY SYSTEM. THE SAID 7.122 ACRES OF LAND HEREBY SUBDIVIDED IS A PORTION OF THE LANDS CONVEYED TO WINGATE LLC FROM PLEASANT RUN LC, BY DEED DATED DECEMBER 8TH, 2021 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 5517 PAGE 17 AND SUBDIVIDED BY WINGATE LLC BY PLAT RECORDED AT DEED BOOK 5605 PAGE 352 AND FURTHER SUBDIVIDED BY WINGATE LLC BY PLAT RECORDED AT DEED BOOK 5649 PAGE 651. THERE ARE DEEDS OF TRUST AFFECTING THE PROPERTY HEREON: TO FARMERS & MERCHANTS BANK RECORDED IN DEED BOOK 5517 PAGE 20, DEED BOOK 5517 PAGE 33, AND TO NVR INC DEED BOOK 5517 PAGE 46, DEED BOOK 5517 PAGE 56, AND DEED BOOK 5517 PAGE 66. AMENDMENTS TO THESE DEEDS OF TRUST ARE RECORDED AT DEED BOOK 5668 PAGE 666 AND DEED BOOK 5668 PAGE 675.

GIVEN UNDER MY HAND:

David C. Branch 5/19/23  
NVR INC DATE

COMMONWEALTH OF VIRGINIA

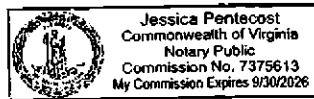
CITY/COUNTY OF Crasterfield TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 19 DAY OF May, 2023.

BY: David C. Branch

NOTARY: Jessica Pentecost



GIVEN UNDER MY HAND:

David C. Branch 5/19/23  
NVR INC DATE  
(TRUSTEE)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Crasterfield TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 19 DAY OF May, 2023.

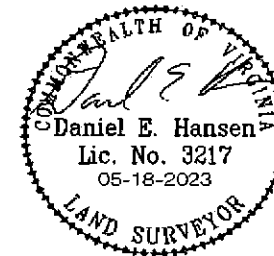
BY: David C. Branch

NOTARY: Jessica Pentecost



REV: 05-18-2023  
DATE: 03-22-2023  
SCALE: 1" = 50'  
JOB: 44200017.01  
DRAWN BY: DEN

SHEET 04 OF 09



**BALZER**  
& ASSOCIATES

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
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CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	175.00'	22.70'	N07°02'00"E	22.68'	7°25'50"
C2	21.50'	35.00'	N49°57'22"E	31.26'	93°16'33"
C3	175.00'	81.49'	S70°04'00"E	80.75'	26°40'43"
C4	200.00'	9.96'	S55°18'03"E	9.96'	2°51'10"
C5	600.00'	373.57'	S36°02'16"E	367.57'	35°40'24"
C6	600.00'	53.73'	S15°38'09"E	53.71'	5°07'50"
C7	200.00'	114.52'	S19°43'18"W	112.96'	32°48'27"
C8	225.00'	11.20'	S55°18'03"E	11.20'	2°51'10"
C9	625.00'	389.14'	S36°02'16"E	382.88'	35°40'24"
C10	575.00'	358.01'	N36°02'16"W	352.25'	35°40'24"
C11	175.00'	8.71'	N55°18'03"W	8.71'	2°51'10"
C12	225.00'	128.83'	S19°43'18"W	127.08'	32°48'27"
C13	175.00'	77.51'	N23°26'13"E	76.88'	25°22'37"
C14	625.00'	11.78'	S53°20'04"E	11.78'	1°04'48"
C15	625.00'	20.01'	S51°52'37"E	20.01'	1°50'05"
C16	625.00'	29.99'	S49°35'07"E	29.98'	2°44'56"
C17	625.00'	29.97'	S46°50'13"E	29.97'	2°44'52"
C18	625.00'	20.02'	S44°32'43"E	20.02'	1°50'08"
C19	625.00'	20.00'	S42°42'38"E	20.00'	1°50'02"
C20	625.00'	20.00'	S40°52'36"E	20.00'	1°50'02"
C21	625.00'	20.02'	S39°02'31"E	20.02'	1°50'08"
C22	625.00'	29.97'	S36°45'01"E	29.97'	2°44'52"
C23	625.00'	29.97'	S34°00'10"E	29.97'	2°44'52"
C24	625.00'	20.02'	S31°42'40"E	20.02'	1°50'08"
C25	625.00'	20.00'	S29°52'35"E	20.00'	1°50'02"
C26	625.00'	20.00'	S28°02'33"E	20.00'	1°50'02"
C27	625.00'	20.02'	S26°12'28"E	20.02'	1°50'08"
C28	625.00'	29.97'	S23°54'58"E	29.97'	2°44'52"
C29	625.00'	47.36'	S20°22'18"E	47.34'	4°20'29"
C30	575.00'	37.16'	N20°03'09"W	37.16'	3°42'11"
C31	575.00'	20.01'	N22°54'05"W	20.01'	1°59'40"
C32	575.00'	20.00'	N24°53'42"W	20.00'	1°59'35"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C33	575.00'	20.01'	N26°53'19"W	20.01'	1°59'39"
C34	575.00'	20.05'	N28°53'04"W	20.05'	1°59'51"
C35	575.00'	39.32'	N31°50'32"W	39.31'	3°55'05"
C36	575.00'	37.76'	N35°40'57"W	37.76'	3°45'46"
C37	575.00'	20.02'	N38°33'41"W	20.02'	1°59'43"
C38	575.00'	20.00'	N40°33'20"W	20.00'	1°59'35"
C39	575.00'	20.01'	N42°32'56"W	20.01'	1°59'37"
C40	575.00'	20.03'	N44°32'38"W	20.03'	1°59'47"
C41	575.00'	38.82'	N47°28'35"W	38.82'	3°52'07"
C42	575.00'	34.66'	N51°08'15"W	34.65'	3°27'13"
C43	575.00'	10.14'	N53°22'10"W	10.14'	1°00'37"
C44	175.00'	2.84'	N54°20'24"W	2.84'	0°55'51"
C45	175.00'	5.87'	N55°45'59"W	5.87'	1°55'20"
C46	225.00'	52.37'	S09°59'10"W	52.25'	13°20'10"
C47	225.00'	76.46'	S26°23'24"W	76.10'	19°28'16"
C48	375.00'	9.08'	S64°46'47"W	9.08'	1°23'16"
C49	425.00'	59.73'	S60°03'35"W	59.68'	8°03'08"
C50	400.00'	199.49'	S10°14'21"E	197.43'	28°34'27"
C51	400.00'	9.69'	S64°46'47"W	9.69'	1°23'16"
C52	375.00'	187.02'	S10°14'21"E	185.09'	28°34'27"
C53	25.00'	39.27'	S69°31'35"E	35.36'	90°00'00"
C54	25.00'	38.66'	N19°46'47"E	34.92'	88°36'43"
C55	425.00'	211.95'	N10°14'21"W	209.76'	28°34'27"
C56	375.00'	19.06'	S02°35'32"W	19.05'	2°54'42"
C57	375.00'	62.09'	S03°36'24"E	62.01'	9°29'10"
C58	375.00'	62.72'	S13°08'29"E	62.65'	9°35'00"
C59	375.00'	43.15'	S21°13'47"E	43.13'	6°35'36"
C60	425.00'	23.24'	N22°57'35"W	23.24'	3°08'00"
C61	425.00'	50.00'	N18°01'21"W	49.97'	6°44'26"
C62	425.00'	50.00'	N11°16'55"W	49.97'	6°44'26"
C63	425.00'	50.00'	N04°32'28"W	49.97'	6°44'26"
C64	425.00'	38.71'	N01°26'19"E	38.70'	5°13'08"

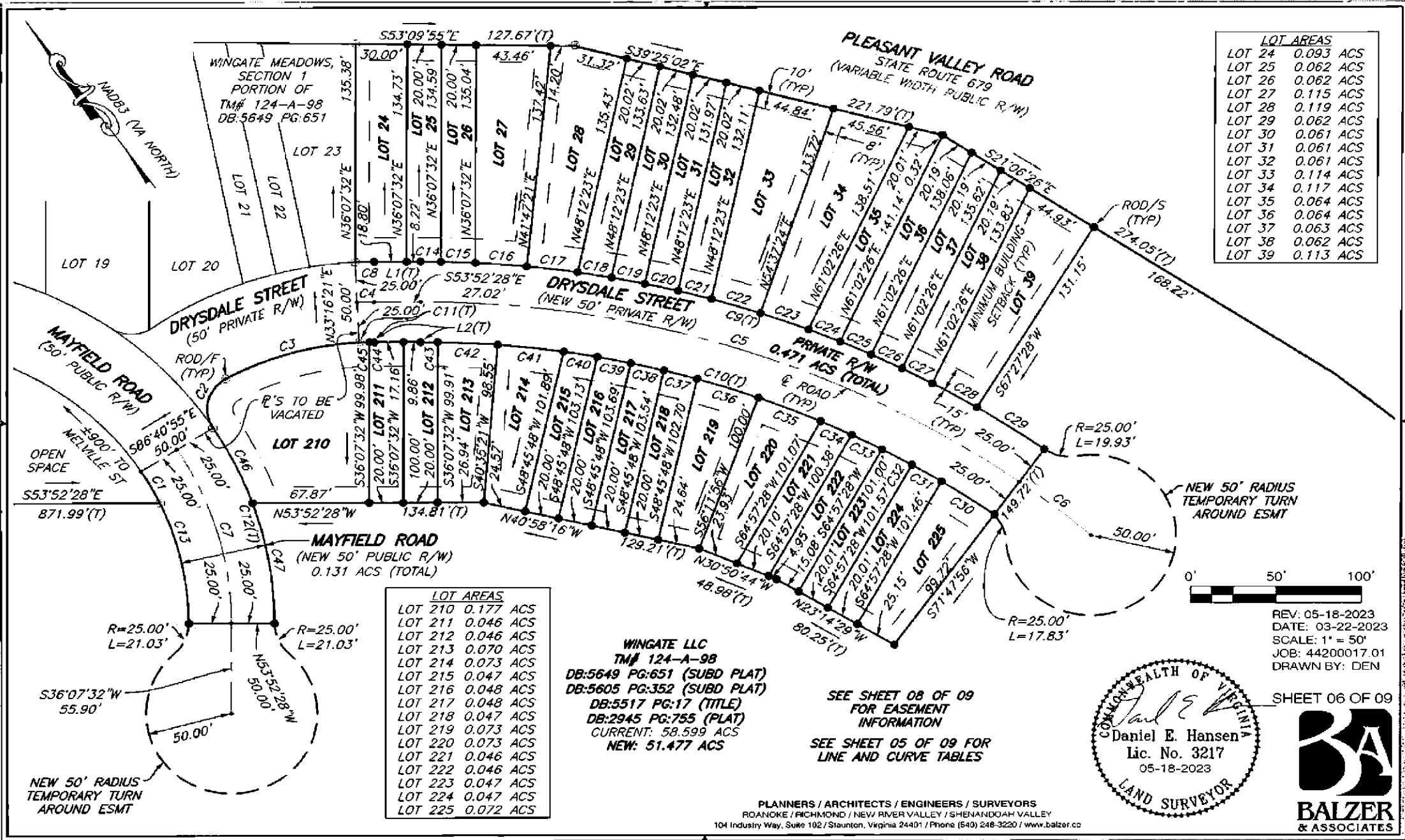
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S53°52'28"E	27.02'
L2	N53°52'28"W	27.02'
L3	N25°54'51"W	50.00'
L4	S56°02'01"W	16.41'

DATE: 03-22-2023  
 SCALE: 1" = 50'  
 JOB: 44200017.01  
 DRAWN BY: DEN

SHEET 05 OF 09



PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
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LOT AREAS	
LOT 24	0.093 ACS
LOT 25	0.062 ACS
LOT 26	0.062 ACS
LOT 27	0.115 ACS
LOT 28	0.119 ACS
LOT 29	0.062 ACS
LOT 30	0.061 ACS
LOT 31	0.061 ACS
LOT 32	0.061 ACS
LOT 33	0.114 ACS
LOT 34	0.117 ACS
LOT 35	0.064 ACS
LOT 36	0.064 ACS
LOT 37	0.063 ACS
LOT 38	0.062 ACS
LOT 39	0.113 ACS

LOT AREAS	
LOT 210	0.177 ACS
LOT 211	0.046 ACS
LOT 212	0.046 ACS
LOT 213	0.070 ACS
LOT 214	0.073 ACS
LOT 215	0.047 ACS
LOT 216	0.048 ACS
LOT 217	0.048 ACS
LOT 218	0.047 ACS
LOT 219	0.073 ACS
LOT 220	0.073 ACS
LOT 221	0.046 ACS
LOT 222	0.046 ACS
LOT 223	0.047 ACS
LOT 224	0.047 ACS
LOT 225	0.072 ACS

WINGATE LLC  
 TM# 124-A-98  
 DB:5649 PG:651 (SUBD PLAT)  
 DB:5605 PG:352 (SUBD PLAT)  
 DB:5517 PG:17 (TITLE)  
 DB:2945 PG:755 (PLAT)  
 CURRENT: 58.599 ACS  
 NEW: 51.477 ACS

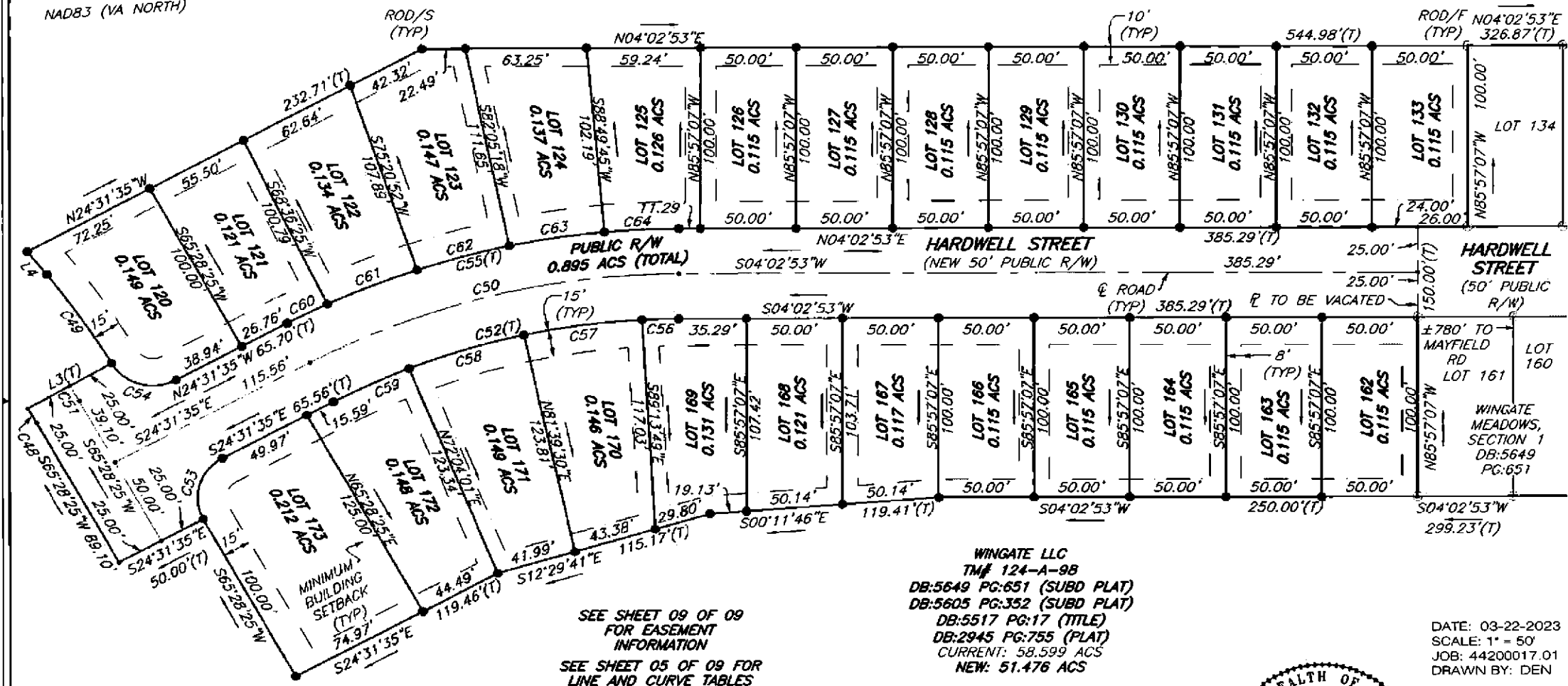
SEE SHEET 08 OF 09  
 FOR EASEMENT  
 INFORMATION  
 SEE SHEET 05 OF 09 FOR  
 LINE AND CURVE TABLES



REV: 05-18-2023  
 DATE: 03-22-2023  
 SCALE: 1" = 50'  
 JOB: 44200017.01  
 DRAWN BY: DEN

SHEET 06 OF 09

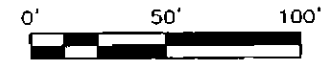




SEE SHEET 09 OF 09 FOR EASEMENT INFORMATION  
SEE SHEET 05 OF 09 FOR LINE AND CURVE TABLES

WINGATE LLC  
TM# 124-A-98  
DB:5649 PG:651 (SUBD PLAT)  
DB:5605 PG:352 (SUBD PLAT)  
DB:5517 PG:17 (TITLE)  
DB:2945 PG:755 (PLAT)  
CURRENT: 58.599 ACS  
NEW: 51.476 ACS

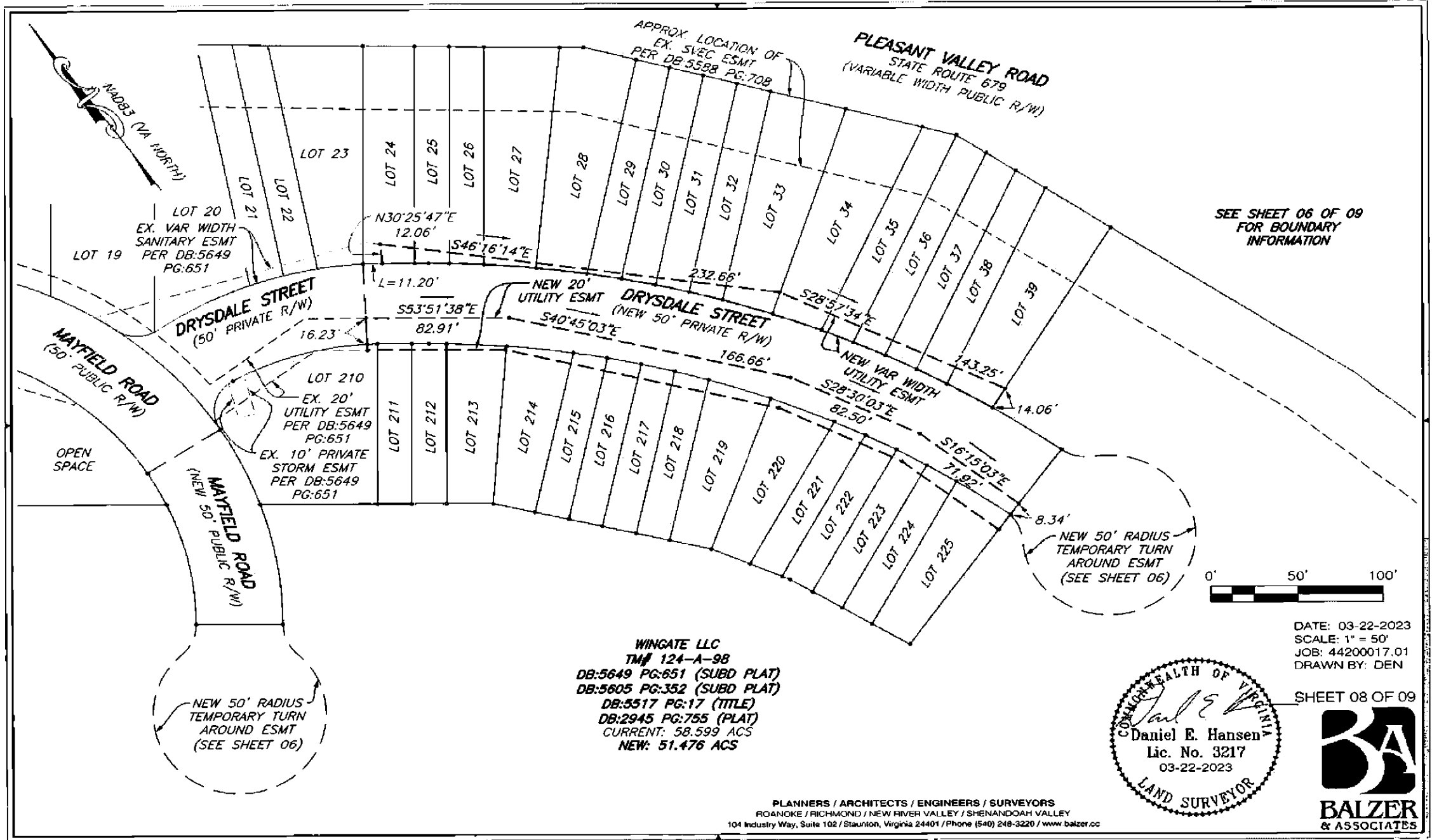
DATE: 03-22-2023  
SCALE: 1" = 50'  
JOB: 44200017.01  
DRAWN BY: DEN



SHEET 07 OF 09



PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY  
104 Industry Way, Suite 102 / Staunton, Virginia 24401 / Phone (540) 248-3220 / www.balzer.com



SEE SHEET 06 OF 09 FOR BOUNDARY INFORMATION

LOT 19  
LOT 20  
EX. VAR WIDTH SANITARY ESMT PER DB:5649 PG:651

LOT 210  
EX. 20' UTILITY ESMT PER DB:5649 PG:651  
EX. 10' PRIVATE STORM ESMT PER DB:5649 PG:651

WINGATE LLC  
TM# 124-A-98  
DB:5649 PG:651 (SUBD PLAT)  
DB:5605 PG:352 (SUBD PLAT)  
DB:5517 PG:17 (TITLE)  
DB:2945 PG:755 (PLAT)  
CURRENT: 58.599 ACS  
NEW: 51.476 ACS

NEW 50' RADIUS TEMPORARY TURN AROUND ESMT (SEE SHEET 06)

NEW 50' RADIUS TEMPORARY TURN AROUND ESMT (SEE SHEET 06)



DATE: 03-22-2023  
SCALE: 1" = 50'  
JOB: 44200017.01  
DRAWN BY: DEN

SHEET 08 OF 09

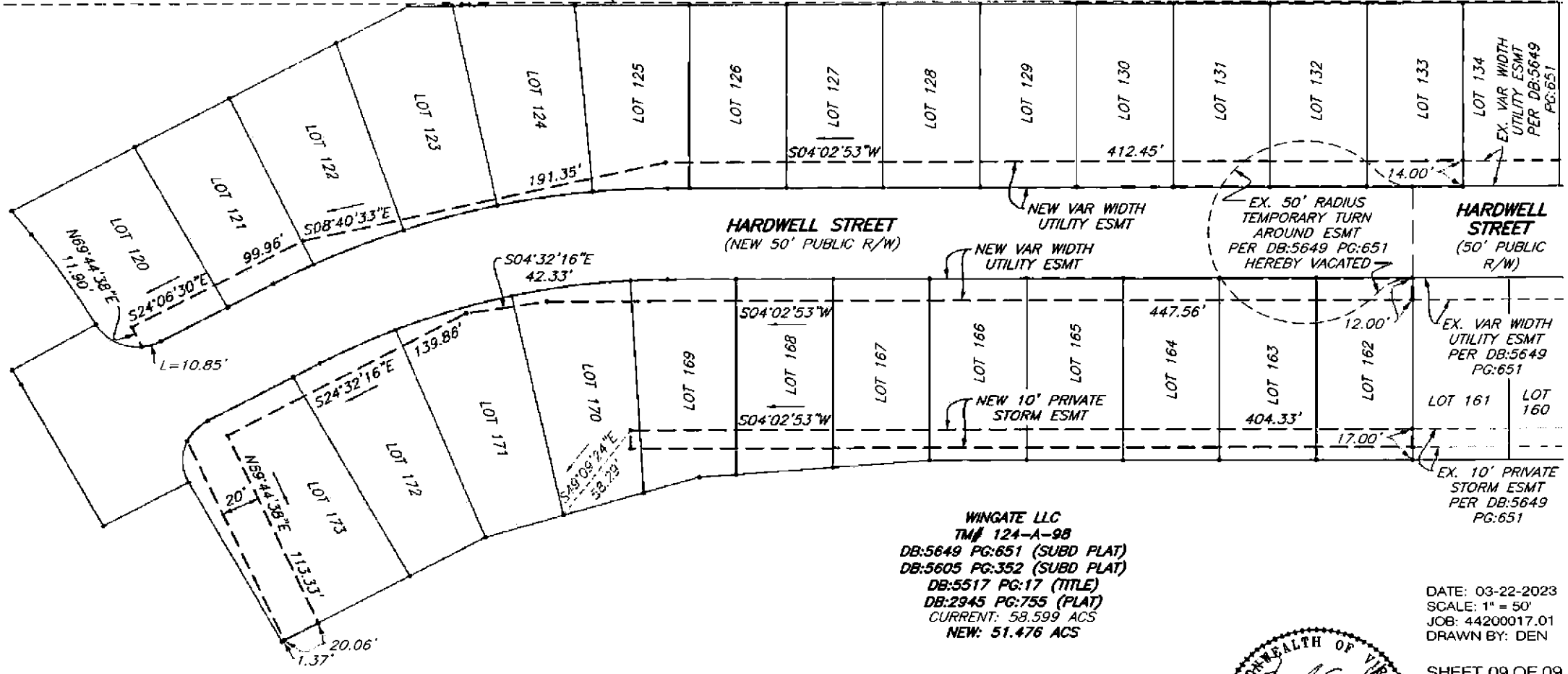
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
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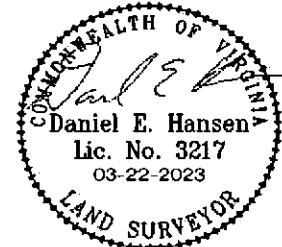
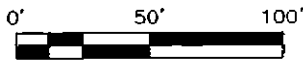
EX. 100' DOMINION  
VEPCO EASEMENT  
PER DB:264 PG:25

SEE SHEET 07 OF 09  
FOR BOUNDARY  
INFORMATION



WINGATE LLC  
TM# 124-A-98  
DB:5649 PG:651 (SUBD PLAT)  
DB:5605 PG:352 (SUBD PLAT)  
DB:5517 PG:17 (TITLE)  
DB:2945 PG:755 (PLAT)  
CURRENT: 58.599 ACS  
NEW: 51.476 ACS

DATE: 03-22-2023  
SCALE: 1" = 50'  
JOB: 44200017.01  
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SHEET 09 OF 09



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