

BOOK 539 PAGE 571

D E E D

MASSANUTTEN DEVELOPMENT COMPANY &  
MASSANUTTEN VILLAGE, INC.

to)

MASSANUTTEN PROPERTY OWNERS ASSOCIATION,  
INC.

May 1, 1978

THIS DEED, made this 1st day of May, 1978, by and between MASSANUTTEN DEVELOPMENT COMPANY, a joint venture of Massanutten Inc. (a Virginia corporation) and Del E. Webb Virginia, Inc. (an Arizona corporation), sometimes referred to as "MDC", party of the first part, MASSANUTTEN PROPERTY OWNERS ASSOCIATION, INC. (a Virginia corporation), sometimes called "MPOA", party of the second part, and MASSANUTTEN VILLAGE, INC. (also a Virginia corporation), sometimes referred to as "Village", party of the third part,

P R E A M B L E

A. MDC owned large tracts of land in Stonewall and Central Districts of Rockingham County, Virginia, in and around the Massanutten Mountain which were developed into a recreationally-oriented first and second home development;

B. By contract of April 16, 1977, to be recorded in the Clerk's Office of Rockingham County, Virginia, prior to the recordation hereof, MDC agreed to convey certain real and personal property from such development to MPOA;

C. By deed dated April 26, 1977, recorded in said Clerk's Office in Deed Book 495, at page 448, MDC conveyed to Village the bulk of MDC's remaining acreage and improvements making up such development, excluding by general terms those real assets to be later conveyed to MPOA, under the contract of April 16, 1977;

D. Surveys have now been completed for the tracts to be conveyed to MPOA which has requested a deed;

E. Throughout this instrument reference will be made to plats already recorded in the Clerk's Office of Rockingham County, Virginia. There follows a compilation of recording data for such plats.

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<u>Subdivision</u>	<u>Deed Book</u>	<u>Page</u>
Unit One	396	99
Unit Two	397	556
Unit Three	399	390
Unit Four	405	505
Unit Five	411	141
Unit Six	451	439
Unit Nine	458	364
Unit Ten	516	250
Piney Mountain Acres	417	429
Village Woods	416	5
Skiside Courts East	421	778
Skiside Courts	471	132
Greenvew Hills	448	765
Grenoble Woods	430	94

NOW, THEREFORE, in consideration of the premises and One Dollar paid by each of the parties to the others, receipt acknowledged, the party of the first part hereby grants and conveys, with General Warranty of title, subject to the restrictions, covenants, reservations and conditions hereafter set forth, unto the party of the second part the following described real estate, easements, rights, privileges and licenses, such real estate being located in and near the Massanutten Mountain in Stonewall District, Rockingham County, Virginia.

1. Open Area or Open Space

The following parcels of land known as "open space" or "open area", shown on recorded plats of subdivisions or otherwise:

§ 1.01 Unit Five: All land designated as open space on a parcel known as "5A" shown on the plat of Unit Five, excluding streets and a sewage pump station, the gross area of such open space being 21.25 acres, with 4.71 acres thereof being in streets and .21 of an acre in the pump station, leaving 16.33 acres now conveyed by this deed. A plat of the sewage pump station is attached as "Exhibit 1".

§ 1.02 Piney Mountain Acres: The land designated as open space on the plat of Piney

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Mountain Acres, excluding streets and a sewage pumping station, the gross area of such open space being 36.13 acres, with 8.63 acres thereof being in streets and .23 of an acre in the pump station, leaving 27.27 acres conveyed by this deed. A plat of the sewage pumping station is attached as "Exhibit 2".

§ 1.03 Village Woods: All of the land designated as open space on the plat of Village Woods, excluding streets, the gross area of such open space being 44.10 acres, with 10.49 acres thereof being in streets, leaving 33.61 acres now conveyed by this deed.

§ 1.04 Skiside Courts East: The open space shown on the plat of Massanutten Skiside Courts East (excluding streets), the gross area of such open space being .12 of an acre, less 2,403 square feet (.055) conveyed therefrom by the party of the first part to Miller and Smith, Inc. by deed dated December 19, 1975, recorded in Deed Book 470, at page 105, leaving .065 of an acre conveyed by this deed.

§ 1.05 Unit Six: All of the open space shown on the plat of Unit Six, excluding streets, the gross area of such open space being 10.42 acres, with 3.86 acres thereof being in streets, leaving 6.56 acres now conveyed by this deed.

§ 1.06 Greenview Hills: All of the land designated as open space on the plat of Greenview Hills, excluding streets, a sewage pumping station, and a water booster station,

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the gross area of such open space being 67.28 acres, with 20.97 acres thereof being in streets, .18 of an acre in the sewage pumping station, and .11 of an acre in the water booster station, leaving 46.02 acres now conveyed by this deed. A plat of the sewage pumping station is attached as "Exhibit 3" and a plat of the water booster station as "Exhibit 3A".

§ 1.07 Covenants and Restrictions: The foregoing conveyance of such open space or open area is made subject to such of the protective covenants and restrictions affecting the various subdivisions as are applicable to such open space or open area, a copy of said covenants and restrictions being recorded with the plats of each of said subdivisions and reference being now made thereto for further particulars.

§ 1.08 Limitation to Zoning Conditions: Additionally, the conveyance of such open space or open area is made subject to the condition that the same shall be used only for the purposes permitted under the R-4 classification (Residential Planned Community) of the zoning ordinance of Rockingham County, Virginia, as now in effect or hereafter amended.

§ 1.09 Release by MDC of Previous Reservations: MDC has previously conveyed to MPOA the open space within four subdivisions known as Units One, Two, Three and Four, by three deeds, the first dated January 31, 1974, recorded in Deed

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Book 433, at page 376, conveying the open space or open area in Units One and Two; the second dated August 12, 1974, recorded in Deed Book 445, at page 774, conveying the open space in Unit Three, and the last being dated November 29, 1975, recorded in Deed Book 464, at page 344, conveying the open space in Unit Four. In the first two mentioned deeds conveying the open space in Units One, Two and Three, MDC reserved certain rights to use the land conveyed by the following language: *"Said party of the first part further reserves unto itself, its successors, assigns, and licensees, the right to use the land hereby conveyed for bridal trails, or for such recreational purposes as are not in conflict with the aforesaid zoning."* MDC and Village desire to release such reservation and do hereby release unto the said party of the second part the reservation above recited to the same extent as though the same had never been reserved in the two deeds referred to, one conveying the open space in Units One and Two and the other conveying the open space in Unit Three.

§ 1.10 Easement Reservation; Right to

Drill Water Wells: In all of said three deeds, MDC reserved an easement in the following language: *"The party of the first part expressly reserves unto itself, its*

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*successors and assigns, a perpetual,  
alienable and releasable easement  
over, upon, across and under the property  
hereby conveyed for the erection,  
maintenance, installation and use  
of electrical and telephone poles,  
wires, cables, conduits, sewers, water  
mains, gas or other public conveniences  
or utilities, as presently existing or  
as may hereafter be constructed."*

The party of the first part hereby  
reserves unto Village the same easement  
in this deed over and across the open  
space conveyed hereby, in the same  
language as that quoted above from the  
said three deeds. Additionally, MDC  
reserves for Village, its successors  
and assigns the specific right to drill  
additional water wells on such open  
areas as may be necessary to provide  
a source of water for the Massanutten  
project, but in drilling such wells,  
Village shall take care not to harm  
improvements already placed upon the  
properties by the party of the second  
part or its successors. MPOA hereby  
agrees that this right to drill water  
wells shall extend to the open space  
in Units One, Two, Three and Four  
previously conveyed to it, and MPOA  
does now, therefore, grant and convey

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unto Village, its successors and assigns, such right to drill additional water wells on the open areas of Units One, Two, Three and Four, subject to the same reservation to take care not to harm improvements already placed upon the properties by the party of the second part or its successors.

§ 1.11 Limitation of Easements and

Rights: Additionally, MDC, MPOA and Village agree that the easements across all of the open space, including that conveyed by this deed and the previous three deeds, together with the right to drill additional water wells, shall be subject to the following limitations and conditions: (a) Upon installation of any of the utilities permitted by the blanket utility easements, the blanket easement shall terminate and the width of said easements shall be limited to thirty feet, fifteen feet on each side of the line or structure, and a survey thereof shall be furnished by Village to MPOA for the purposes of location and identification by all parties, and upon installation or repairs in connection with such easements, the ground surface shall be returned by Village to its original condition as near as practical;

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(b) The right to drill additional wells and the blanket utility easements shall cease and terminate twenty years from the date of this deed, excepting only that wells drilled prior to such date and utilities actually installed prior thereto shall not be subject to such termination but continue in effect into perpetuity, but no further wells may be drilled and no further utilities installed at the expiration of such time.

## 2. Streets

§ 2.01 Massanutten Drive: That portion of this street from its entrance at the public highway onto the development known as "Massanutten" or "Massanutten Village" to a point adjoining a recreational complex of tennis courts, swimming pools, etc. within the "Kettle" of the mountain, the portion of this street hereby conveyed containing approximately 26.017 acres. The legal description of this conveyance is made up of the following attached exhibits:

## § 2.02 Explanation of Exhibits:

<u>Exhibit No.</u>	<u>Explanation</u>
4	Metes and bounds for a portion of this street (1.79 acres), which also describes the entrance area later conveyed herein
4A	Plat showing the area described in Exhibit 4 (as well as the entrance area, Hopkins Park and Cabin)

- 4B Metes and bounds for a portion of this street (.457 of an acre), which crosses land designated as "open area" or "open space" in Unit One, which open space was previously conveyed to MPOA by MDC by deed dated January 31, 1974, recorded in Deed Book 433, at page 376, such deed reciting a conveyance of 24.75 acres, excluding streets, of open space in Unit One, which acreage is now reduced by said .457 of an acre, leaving 24.293 acres now held by MPOA as open space in Unit One. MPOA joins in this conveyance to show its consent to all matters set forth herein, including its acceptance of this portion of Massanutten Drive over such open space.
- 4C Plat showing the area described in Exhibit 4B
- 5 Metes and bounds description of a portion of Massanutten Drive designated as "Parcel 4C" on the plat of Unit Four (3.45 acres)
- 6 Metes and bounds description of that portion of Massanutten Drive shown within the boundaries of "Parcel 4A" on the said plat of Unit Four (5.95 acres)
- 7 Metes and bounds of another portion of Massanutten Drive designated as "Parcel 4B" shown on said recorded plat of Unit Four (4.07 acres)
- 8 Metes and bounds of another portion of this street (4.13 acres)
- 8A Plat of the description contained in Exhibit 8
- 9 Metes and bounds description of the portion of Massanutten Drive within the subdivision known as "Skiside Courts" and "Skiside Courts East" (2.36 acres)
- 10 Metes and bounds for final portion of this street (3.81 acres)
- 10A Plat of description set forth in Exhibit 10 (also shows portion of Peak Drive)

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§ 2.03 Reservations re: Massanutten Drive:

MDC reserves the ownership of the facilities hereinafter mentioned as well as easements of access thereto, such facilities consisting of the following: (a) a sewage pumping station situate on .05 of an acre, more or less, a portion of which is within the right of way of said street, described by metes and bounds in Exhibit 11 and shown on a plat marked Exhibit 11A; (b) a water booster station also located on a parcel of .05 of an acre, more or less, within such right of way, described by metes and bounds in Exhibit 12 and shown on a plat marked Exhibit 12A.

§ 2.04 Del Webb Drive: That portion of

this street from its intersection with Massanutten Drive to the scenic overlook later described herein, the portion of the street hereby conveyed containing approximately 25.68 acres. A description of this conveyance consists of the following:

§ 2.05 Explanation of Exhibits:

<u>Exhibit No.</u>	<u>Explanation</u>
13	Metes and bounds of portion thereof containing 10.72 acres
13A	Plat of a portion of the land described under Exhibit 13

Note: Reference is also made to the plat of Greenview Hills showing another portion of the street described in Exhibit 13.

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<u>Exhibit No.</u>	<u>Explanation</u>
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14	Metes and bounds of another section thereof, containing 7.22 acres
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Note: Reference is made to the plats of Units Nine and Ten for descriptions of a portion of this street.

Note: Reference is again made to the plat of Greenview Hills and to the plat of Unit Nine for other portions of the street described in Exhibit 14.

15	Metes and bounds of the final 7.74 acres of this street conveyed hereby
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15A	Plat showing portion of land described under Exhibit 15, as well as scenic overlook, later referred to herein
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§ 2.06 Peak Drive: From its intersection with Massanutten Drive to its present terminus, containing approximately 7.22 acres. The following describe this conveyance:

§ 2.07 Explanation of Exhibits:

<u>Exhibit No.</u>	<u>Explanation</u>
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16	Metes and bounds description for the entire conveyance
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Note: Reference is made to Exhibit 10A and to the plat of Village Woods

§ 2.08 Litten Lane: From its intersection with Massanutten Drive to its present terminus, containing approximately 4.11 acres. The following describe this conveyance: Plat of Massanutten Skiside Courts East; Exhibit 17 which is a plat showing portion of Litten Lane adjoining Skiside Courts East, and the plat of Grenoble Woods showing portion adjoining Exhibit 17.

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§ 2.09 Other Streets in Recorded Subdivisions:

	<u>Name of Street</u>	<u>Acreage</u>
(a) <u>Grenoble Woods</u>	Kidd Court	1.44 *
	Rieder Lane	.78
(b) <u>Skiside Courts East</u>	Killy Court	.43 *
(c) <u>Skiside Courts</u>	Colo Road	.54
	Killy Court	1.25 *
	Eriksen Circle	1.40
(d) <u>Unit One</u>	Hawksbill Road	3.58 *
	Wayland Court	.21
	Runkle Court	.45
	Gatewood Court	.63
	Spring Lane	.70
	Kaylor Circle	.62
	Waterlick Court	.21
(e) <u>Unit Two</u>	Hawksbill Road	2.06 *
	Lanier Lane	3.77 *
	Shenandale Drive	1.78
	Fairfax Court	.40
	Burners Circle	.22
	Laird Place	.31
	Area shown as "Future Street" subsequently named "Long Glade Lane"	.16
(f) <u>Unit Three</u>	Long Glade Lane	.41
	Passage Lane	1.91
	Fridley Court	.45
	Seawright Circle	.23
	Melrose Court	.76
	Cub Lane	2.63
	Lanier Lane	5.03 *
	Spotswood Lane	.83
	Yancey Court	.43
	Holiday Hill	.42
	Pleasant Lane	.79
	Cross Keys	.51
(g) <u>Unit Four</u>	Mountain Drive	2.72
	Boone Court	.77
	Smith Court	.35
	Martin Lane	.77
	Greenwood Court	.50
	Bonnie Court	.31
	Hartman Court	.49
	Hopkins Drive	5.62
	Elk Lane	.72 *
	Piney Lane	.83
	Page Court	.31
	Bethel Lane	.75
	Ashby Road	.51
	Quail Court	1.89
	Congers Lane	1.10
	Link Road	.55

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	<u>Name of Street</u>	<u>Acreage</u>
	Brook Court	.68
	Quarry Lane	.70
	Penn Court	.28
	Inglewood Court	1.24
(h) <u>Unit Five</u>	Lanier Lane	1.10 *
	Alleghany Drive	2.02
	Fort Road	.60
	Powell Place	.99
(i) <u>Unit Six</u>	Bobcat Lane	.89
	Pheasant Road	.91
	Elk Lane	.92 *
	Red Fox Court	1.14
(j) <u>Piney Mountain Acres</u>	Flower Drive	4.90
	Rhododendron Court	.90
	Jessamine Place	1.18
	Dogwood Circle	.28
	Magnolia Court	1.37
(k) <u>Village Woods</u>	Ranier Road	4.13
	Vancouver Court	.75
	Wilson Way	1.53
(l) <u>Greenview Hills</u>	Palmer Road	6.36
	Hogan Court	1.10
	Player Court	.31
	Nicklaus Lane	2.12
	Casper Court	.96
	Trevino Drive	2.57
	Snead Circle	.33

\* = portion shown on referred to plat only

§ 2.10 Reservation of Right to Use Roads and

Streets: MDC reserves unto Village the right for Village, its successors, assigns, and guests to use the roads and streets herein conveyed, subject to such reasonable rules and regulations as may be imposed on such use by MPOA. In this connection, MPOA shall have the right but not the obligation to ban or prohibit, in whole or in part, the use of such streets and roads by motorcycles, snowmobiles, or other vehicles making excessive (in the judgment of MPOA) noise, and without limiting the foregoing, MPOA shall have the right, except

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where prohibited by law, to impose such regulations as might be imposed by a municipal corporation of the Commonwealth of Virginia on the use of said streets and roads.

§ 2.11 Appurtenances Included: The conveyance of streets and roads shall be deemed to include all bridges, guard rails, pipe, and similar appurtenances within the boundaries of the descriptions set forth in this deed.

§ 2.12 Maintenance: MPOA agrees to provide reasonable maintenance to all of the streets and roads hereby conveyed provided that it shall not be obligated to maintain any road or street conveyed herein which has not been finished according to previous street standards of the project, such standards including but not being limited to a minimum of six inches compacted stone base, surface treated with prime and double seal coats and provided further that any damage done to streets or roads after acceptance by MPOA for maintenance by reason of construction activities of Village shall be promptly repaired at the expense of Village.

3. Recreational Facilities at Peak Drive

§ 3.01 Description: A tract of 8.40 acres, more or less, situate and fronting on Peak Drive and Massanutten Drive, improved by six tennis courts, swimming pool, and other improvements, including a restaurant or snack

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shop known as "Stonewall Terrace". described as Exhibit 18, metes and bounds description, and by Exhibit 18A, plat of these metes and bounds. Such plat does not show (although there is included in this conveyance) Stonewall Terrace which adjoins the pool area.

§ 3.02 Restriction on Use: The conveyance of the real estate described under § 3.01 hereof is subject to a covenant running with the land for a period of twenty years from the date of this deed that such real estate shall be used solely for recreational purposes, including existing and newly constructed facilities, roads, streets, utilities, parking, and those activities relating to or arising out of recreational use. No use shall be made within such period which allows housing or lodging either on a temporary or permanent basis, nor shall any commercial use be made thereof except in connection with or related to the recreational facilities located thereon.

§ 3.03 Reservation by MDC: MDC reserves unto Village the right to use the recreational facilities conveyed under § 3.01 hereof for sales and promotional purposes and MPOA further agrees that guests of hotel or rental units on the Massanutten project may also use said facilities but these reservations are subject to the condition that MPOA may charge normal guest rates for these uses and that their use shall be permitted only if space is available with first priority given to the members and guests of MPOA.

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4. Entrance Area

§ 4.01 Description: 3.30 acres, more or less, improved by guardhouse, "Massanutten Village" sign, spotlights, flag poles, and other improvements, situate and fronting on State Highway 644, the description for this conveyance being set forth in Exhibits 4 and 4A.

5. Hopkins Park and Cabin

§ 5.01 Description; Reservation of Life

Estates: 9.08 acres, more or less, with cabin, pond, fireplaces, and other improvements, extending along Massanutten Drive from the entrance area to Ianier Lane, the park area (excluding the cabin) enclosing approximately 8.10 acres (two parcels of 4.87 acres and 3.23 acres separated by the cabin lot) and the cabin lot containing approximately .98 of an acre. The conveyance of the .98 acre cabin lot and improvements is subject to the reserved life estates of John L. Hopkins, Jr. and Margaret F. Hopkins set forth in the deed from them to MDC, dated October 18, 1971, recorded in Deed Book 396, at page 303. Reference is made to Exhibit 4A for a plat showing the Hopkins Park and Cabin areas as well as the entire area and a portion of Massanutten Drive.

§ 5.02 Reservation of Right to Construct

Roads: MDC reserves to Village the right to construct a road or roads across the Hopkins Park and Cabin land described under § 5.01

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hereof, such road or roads to be at a location agreed upon by MPOA, constructed at Village's expense to the specifications currently used within the project for streets and after completion of construction to such standards, the same shall then be conveyed to MPOA. The right to construct such road or roads shall terminate twenty (20) years from the date of this conveyance.

6. Scenic Overlook

§ 6.01 Description: .84 of an acre, more or less, at the end of the portion of Del Webb Drive conveyed by this deed, described by metes and bounds according to Exhibit 19. Reference is also made to Exhibit 15A for a plat of this property.

7. Fishing Rights in Painters Pond

§ 7.01 License for Fishing: MDC hereby grants to MPOA, its members and guests, the irrevocable right to use the facility known as "Painters Pond" located on Palmer Road in the Kettle of the mountain for fishing purposes and to stock fish in such pond at the sole expense of MPOA and to regulate fishing activities at such facility.

8. Highway 644 Tract

§ 8.01 Description: 10.51 acres situate on the northeastern side of State Highway 644, approximately one-half mile north of the intersection of Highway No. 644 and Route

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33, described by metes and bounds according to Exhibit 20. Reference is also made to Exhibit 20A for a plat of this property.

9. Intent of Parties; Recapitulation of Acreage

§ 9.01 Intent of Parties: The parties declare that it is their intention to convey and accept (subject to § 2.12 hereof) all of the streets herein described as well as the open area and other described acreage and amenities and that this intention and declaration shall prevail over any discrepancies in acreage or errors in description which might exist.

§ 9.02 Acreage Summary: Excluding licenses, easements and rights, the approximate acreage conveyed by this deed may be summarized as follows:

§ 9.03 Open Space or Open Area:

<u>Subdivision</u>	<u>Acreage</u>
Unit Five	16.330
Piney Mountain Acres	27.270
Village Woods	33.610
Skiside Courts, East	.065
Unit Six	6.560
Greenview Hills	46.020

Total Open Space or Open Area -- 129.855 acres

§ 9.04 Streets:

<u>Name</u>	<u>Acreage</u>
Massanutten Drive	26.017
Del Webb Drive	25.68
Peak Drive	7.22
Litten Lane	4.11
Grenoble Woods Streets	2.22
Skiside Courts East Streets	.43
Skiside Courts Streets	3.19

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<u>Name</u>	<u>Acreage</u>
Unit One Streets	6.40
Unit Two Streets	8.70
Unit Three Streets	14.40
Unit Four Streets	21.09
Unit Five Streets	4.71
Unit Six Streets	3.86
Piney Mountain Acres Streets	8.63
Village Woods Streets	6.41
Greenview Hills Streets	13.75
Total Street acreage --	156.81

§ 9.05 Others:

<u>Name</u>	<u>Acreage</u>
Recreational facilities	
at Peak Drive	8.40
Entrance Area	3.30
Hopkins Park	8.10
Hopkins Cabin	.98
Scenic Overlook	.84
Highway 644 Tract	10.51

Total Acreage "Others" -- 32.13

§ 9.06 Total Acreage: 318.795

10. Incorporation by Reference

§ 10.01 Instruments Incorporated: All

of said recorded instruments and exhibits  
referred to herein are hereby incorporated  
as a part of this deed.

Village joins herein to show its consent to this conveyance  
and does hereby confirm the same and does convey unto MPOA any and all  
right, title, interest and estate it has in and to the rights, lands, and  
easements herein described and conveyed, reserving any and all rights,  
privileges, and easements which have been set forth herein. MPOA also  
executes this deed to confirm its approval of this conveyance and its  
acceptance of the lands, rights, and easements herein conveyed as well  
as its assumption of any liabilities or undertakings created hereby.

All of the parties hereby acknowledge their consent and  
approval to this deed under Paragraph 22 of the deed of April 26, 1977,  
from MDC to Village, recorded in Deed Book 495, at page 448; it being

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recognized that there still remains certain streets and open space to be conveyed at a later time, including, but not limited to, streets and open space in Units Nine and Ten.

WITNESS the following signatures and seals.

MASSANUTTEN DEVELOPMENT COMPANY,  
a joint venture

By MASSANUTTEN INC.,  
a joint venturer

By F.P. Venti  
President

(corporate seal)

ATTEST:

[Signature]  
Secretary

and

By DEL E. WEBB VIRGINIA, INC.,  
a joint venturer

By F.P. Venti  
President

(corporate seal)

ATTEST:

[Signature]  
Secretary

MASSANUTTEN PROPERTY OWNERS ASSOCIATION, INC.

By Peter A. Wessert  
President

(corporate seal)

ATTEST:

[Signature]  
Secretary

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MASSANUTTEN VILLAGE, INC.

By K. Stephen B. Brehm, V.P.  
Vice President

(corporate seal)

ATTEST:

H. C. Clark  
Secretary

STATE OF ARIZONA

COUNTY OF Marijuana

The foregoing instrument was acknowledged before me this  
21st day of September, 1978, by Fred P. Kuentz, President  
of Massanutten Inc., a Virginia corporation, on behalf of said corporation,  
which is a joint venturer of Massanutten Development Company, a joint venture.

My commission expires July 16, 1981.

M. J. Beck-Festing  
Notary Public

STATE OF ARIZONA

COUNTY OF Marijuana

The foregoing instrument was acknowledged before me this  
21st day of September, 1978, by Fred P. Kuentz, President of  
Del E. Webb Virginia, Inc., an Arizona corporation, on behalf of said  
corporation, which is a joint venturer of Massanutten Development Company,  
a joint venture.

My commission expires July 16, 1981.

M. J. Beck-Festing  
Notary Public

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STATE OF VIRGINIA  
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this  
1st day of December, 1978, by Peter F. Weaver, III, President  
of Massanutten Property Owners Association, Inc., a Virginia corporation,  
on behalf of said corporation.

My commission expires December 1980.

Michael J. Lee  
Notary Public

STATE OF VIRGINIA  
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this  
30th day of November, 1978, by V. STEPHEN BRADSHAW, Vice  
~~XXXXXXXXXXXX~~/President  
of Massanutten Village, Inc., a Virginia corporation, on behalf of said  
corporation.

My commission expires April 3, 1979.

Mary Lee Living  
Notary Public

LAW OFFICES  
CONRAD,  
LITTON, SIPE & MILLER

L/jac  
5/9/78

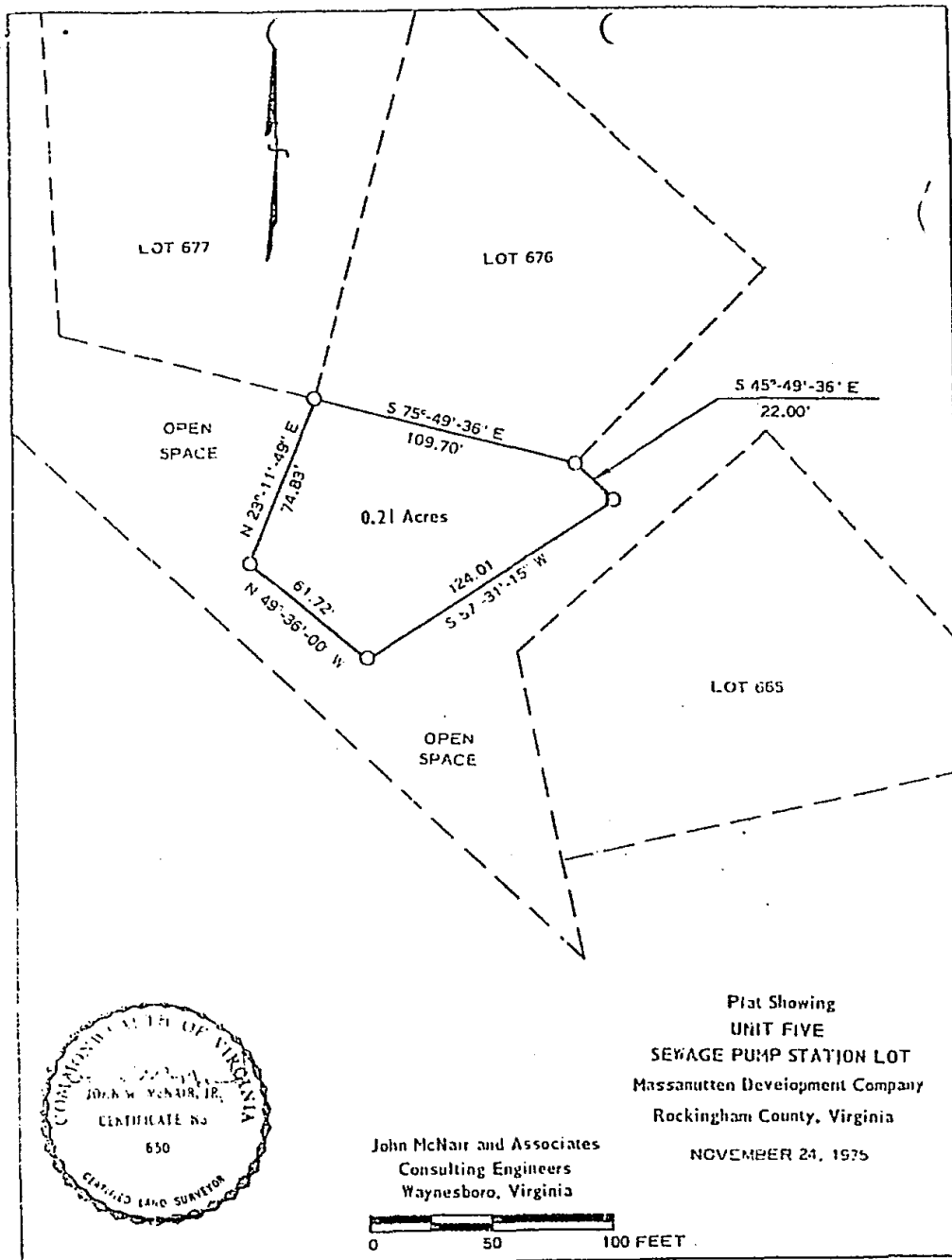
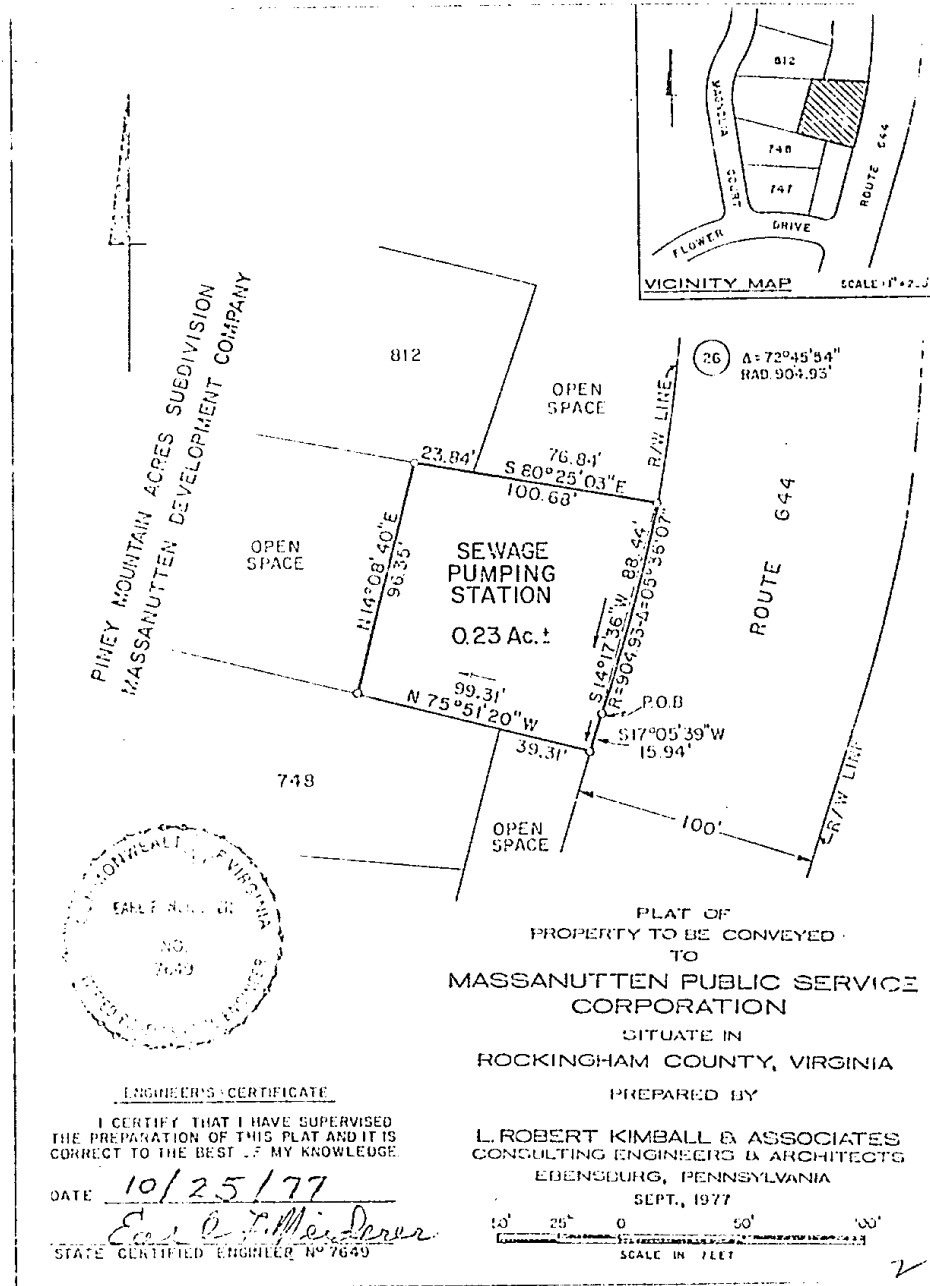
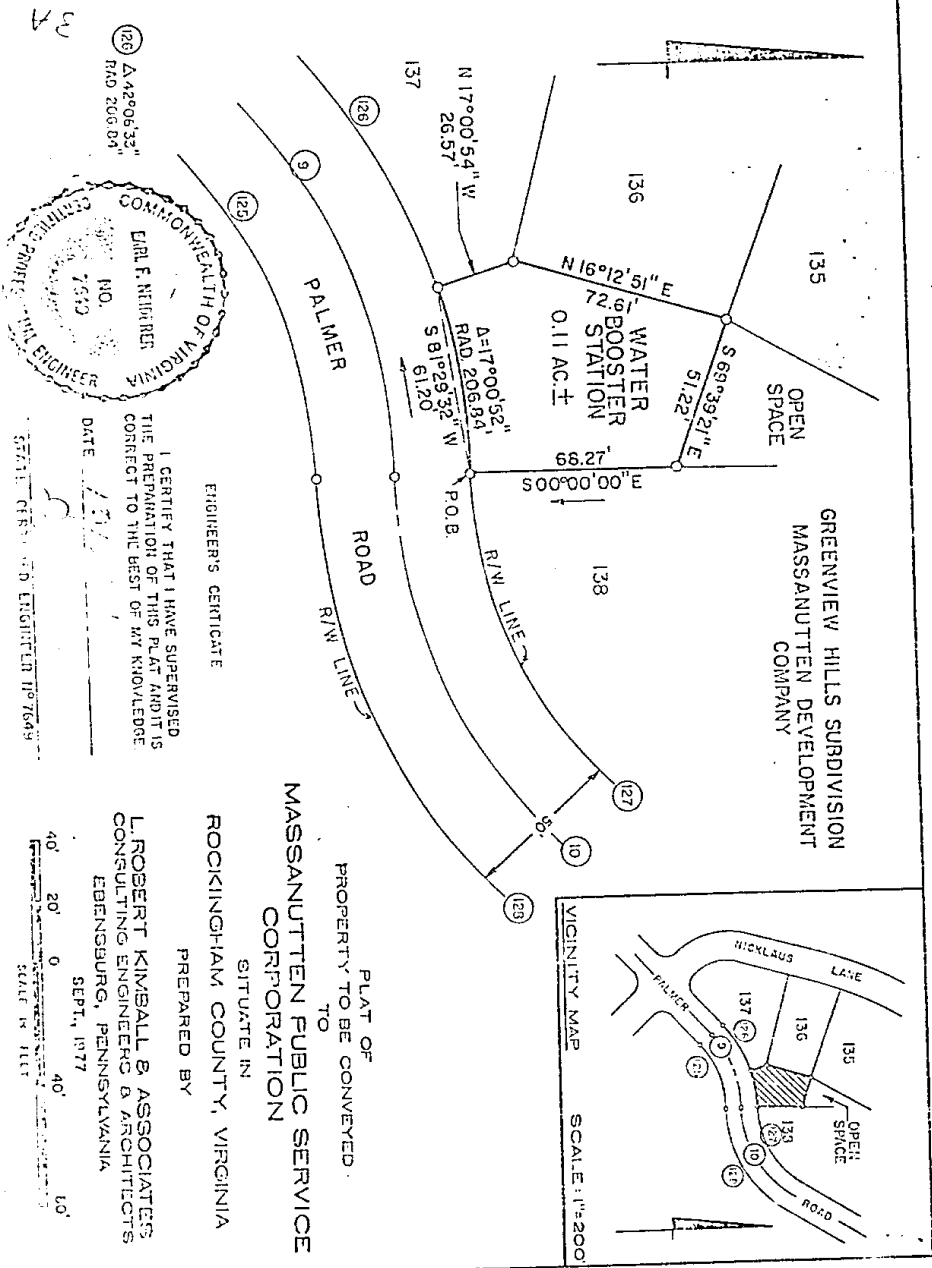


EXHIBIT 1









COMMONWEALTH OF VIRGINIA  
 ERL F. NEUBERGER  
 NO. 7510  
 PROFESSIONAL ENGINEER

DATE: 7/77

STATE CERT. AND EXPIRATION 11/7649

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE SUPERVISED THE PREPARATION OF THIS PLAT AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE

PLAT OF PROPERTY TO BE CONVEYED TO MASSANUTTEN PUBLIC SERVICE CORPORATION

SITUATE IN ROCKINGHAM COUNTY, VIRGINIA

PREPARED BY L. ROBERT KIMBALL & ASSOCIATES CONSULTING ENGINEERS & ARCHITECTS EBENSBURG, PENNSYLVANIA

DATE: SEPT. 1977

SCALE: 1"=200'

Legal Description  
For  
Massanutten Drive Right-of-Way  
Section I and  
Entrance Area

Beginning at a point on the West line of the land designated as the Entrance Area, said point also being a corner for the lands of Hopkins Park, and said point being on the southerly right-of-way line of Massanutten Drive Section I as herein described;

Thence, leaving the lands of the Entrance Area and along said southerly right-of-way line and said lands of Hopkins Park South  $85^{\circ} 15' 16''$  West 776.74 feet to a point, said point being a corner of the Hopkins Cabin Land;

Thence, leaving the lands of Hopkins Park and running along the lands of Hopkins Cabin and said southerly right-of-way line South  $85^{\circ} 15' 16''$  West 50.25 feet;

Thence, along a curve to the right having a central angle of  $02^{\circ} 48' 31''$ , a radius of 1195.73 feet and a chord bearing and distance of North  $83^{\circ} 38' 22''$  West, 58.61 feet;

Thence, leaving said Hopkins Cabin Land and the said southerly right-of-way and crossing Massanutten Drive North  $31^{\circ} 34' 42''$  West, 250.74 feet to a point on the northerly right-of-way line of Massanutten Drive, said point being a corner for lands of Massanutten Development Company Subdivision Unit One;

Thence, along said northerly right-of-way line and the lands designated as Unit One Subdivision of Massanutten Development Company as follows:

North  $79^{\circ} 43' 05''$  East, 16.52 feet;  
South  $43^{\circ} 24' 08''$  East, 199.53 feet;

Along a curve to the left having a central angle of  $03^{\circ} 05' 53''$ , a radius of 548.21 feet, and a chord bearing and distance of North  $86^{\circ} 49' 13''$  East, 29.64 feet,

North  $85^{\circ} 15' 16''$  East, 826.87 feet to a corner for the land of Massanutten Development Company Subdivision Unit One, said point also being a corner for lands now or formerly of Newman and also being a corner for lands designated as the Entrance Area;

Thence, leaving said Massanutten Development Company and said northerly right-of-way and along the lands of Newman and the area designated as the Entrance Area as follows:

Massanutten Drive Section One  
Page 2

South 37° 26' 09" East, 14.99 feet;  
North 20° 55' 36" East, 173.25 feet;  
North 64° 51' 31" East, 60.72 feet;  
South 36° 16' 12" East, 568.87 feet to a point in the division  
line between the lands now or formerly of Newman and the lands of  
Massanutten Development Company;

Thence, continuing along the lands of the Entrance Area and  
along the lands of the Massanutten Development Company and leaving  
said lands of Newman as follows:

South 36° 16' 12" East, 256.03 feet;  
South 87° 02' 25" West, 248.86 feet;  
North 36° 02' 29" West, 92.11 feet;  
North 78° 40' 01" East, 7.42 feet;  
South 79° 59' 59" East, 83.24 feet;  
North 10° 00' 00" East, 100.00 feet;  
North 79° 59' 59" West, 102.07 feet;  
South 78° 40' 02" West, 72.20 feet to a point being a corner  
for the lands of Massanutten Development Company, and said point also  
being a point for the lands of Hopkins Park;

Thence, leaving the said lands of Massanutten Development Company  
and along the lands of Hopkins Park and the Entrance Area as follows;

North 36° 00' 29" West, 244.05 feet;  
North 76° 52' 03" West, 95.75 feet;  
North 04° 44' 44" West, 39.99 feet, to the place of beginning.

Containing in area 5.09 acres of land more or less.

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE SUPERVISED  
THE PREPARATION OF THIS PLAT AND IT IS  
CORRECT TO THE BEST OF MY KNOWLEDGE

DATE

STATE ENGINEER'S CERTIFICATE NO 7649

1.79 AC. ± MASSANUTTEN DRIVE  
3.30 AC. ± ENTRANCE AREA  
5.09 AC. ± COMBINED AREA

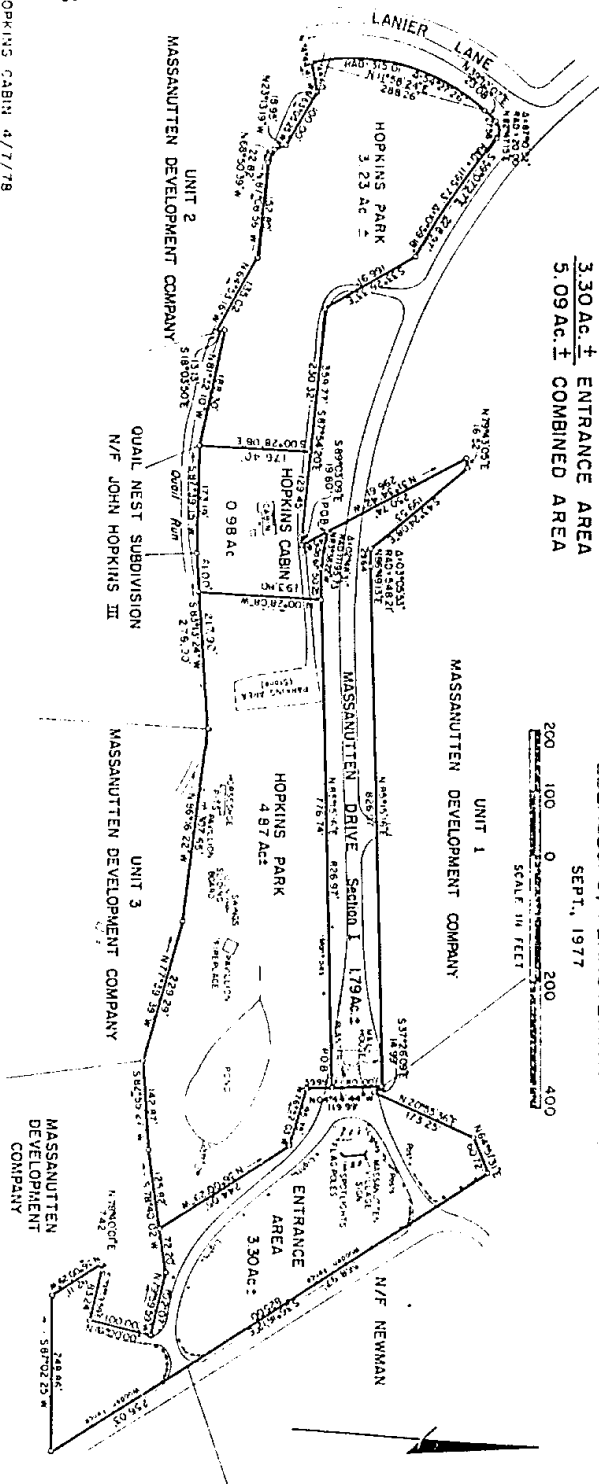
PLAT OF  
PROPERTY TO BE CONVEYED  
TO  
MASSANUTTEN PROPERTY OWNERS  
ASSOCIATION, INC.  
SITUATE IN  
ROCKINGHAM COUNTY, VIRGINIA

PREPARED BY

L. ROBERT KIMBALL & ASSOCIATES,  
CONSULTING ENGINEERS & ARCHITECTS  
EBENSBURG, PENNSYLVANIA

SEPT., 1977

200 100 0 200 400  
SCALE IN FEET



BOOK 539 PAGE 600

REVISED HOPKINS CABIN 4/7/78

3-10-78  
(L.R.K.)

LEGAL DESCRIPTION  
FOR  
MASSANUTTEN DRIVE - UNIT ONE

Beginning at a point on curve number 34 of Hawksbill Road in Unit One of the Massanutten Development Company, said point being at the intersection of the Southerly right-of-way line of said Hawksbill Road with the Westerly right-of-way line of Massanutten Drive herein described, and said point being further located North 42°14'34" East, 33.84 feet from the point of curvature common to curve number 34 and curve number 33 of said Hawksbill Road;

thence, leaving said Hawksbill Road and through said Unit One along the Westerly right-of-way line of Massanutten Drive and along open space of Unit One as follows:

along a curve to the right having a central angle of 84°09'39", a radius of 20.00 feet, and a chord bearing and distance of South 77°05'18" East, 26.81 feet to a point, and South 35°00'28" West, 143.09 feet to a corner common to Unit Two and Unit Four - Parcel 4C of the Massanutten Development Company;

thence, leaving said Unit Two, along said Parcel 4C and crossing said Massanutten Drive, South 61°30'27" East, 179.29 feet to a point on the Easterly right-of-way line of said Massanutten Drive;

thence, leaving said Parcel 4C and through said Unit One and along said Easterly right-of-way line of said Massanutten Drive as follows:

North 35°00'28" West, 308.31 feet, and

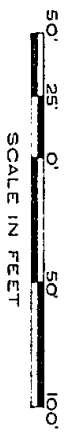
along a curve to the right having a central angle of 56°02'28", a radius of 20.00 feet, and a chord bearing and distance of North 06°59'14" West, 18.79 feet to a point at the intersection of curve number 34 of said Hawksbill Road in Unit One;

thence, along a segment of said curve number 34 to the left having a central angle of 18°11'15", a radius of 337.87 feet and a chord bearing and distance of South 54°12'26" West, 106.80 feet to the place of beginning.

Containing in area 0.457 acres, more or less.

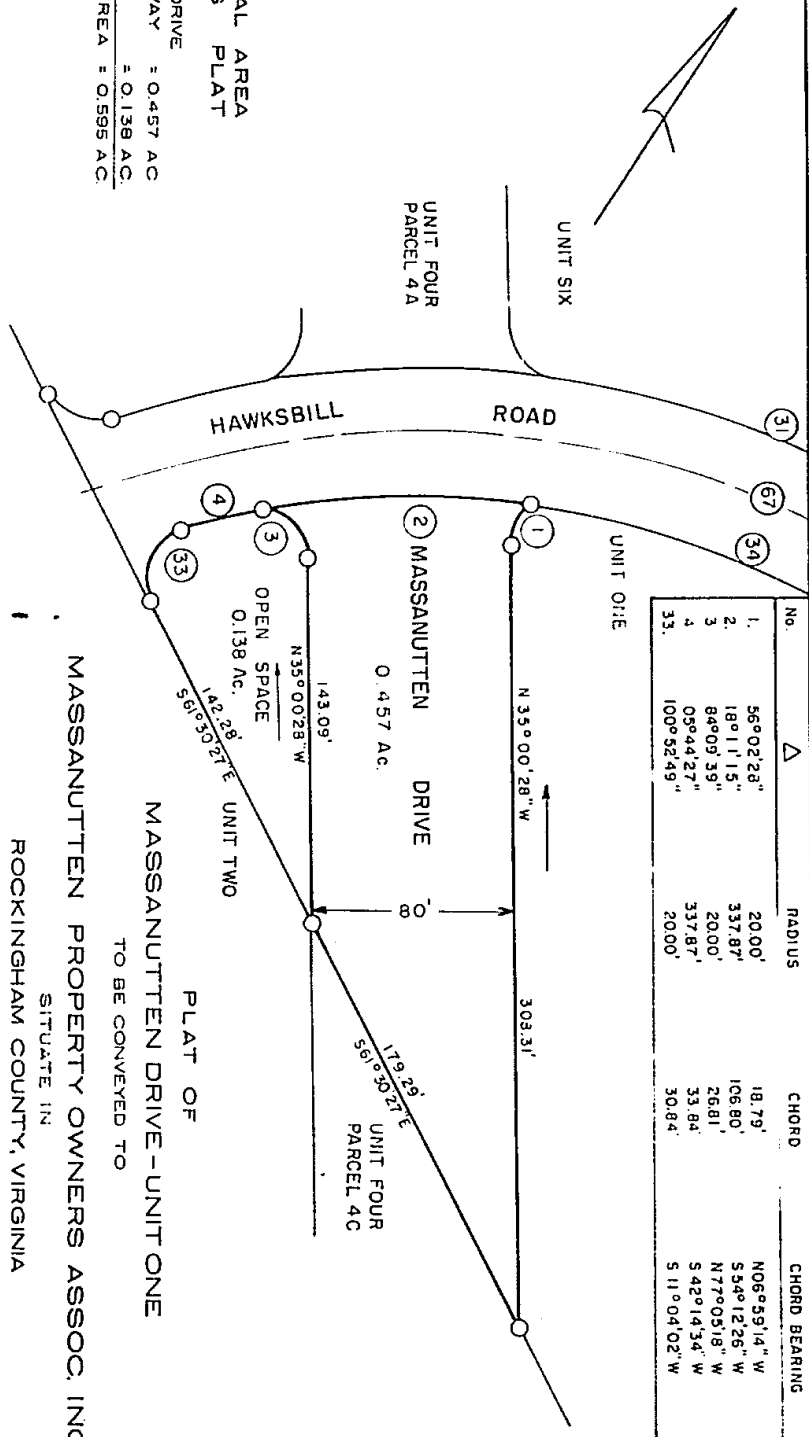
The above described tract of land is shown on a plat titled "Massanutten Drive-Unit One to be conveyed to Massanutten Property Owners Assoc., Inc." and was prepared by L. Robert Kimball and Associates, Ebensburg, Pennsylvania, and is dated February 21, 1978.

BOOK 539 FALL 60



MASSANUTTEN DRIVE  
RIGHT-OF-WAY = 0.457 AC  
OPEN SPACE = 0.138 AC  
TOTAL AREA = 0.595 AC

TOTAL AREA  
THIS PLAT



No.	Δ	RADIUS	CHORD	CHORD BEARING
1.	56°02'28"	20.00'	18.79'	N06°59'14" W
2.	18°11'15"	337.87'	106.80'	S54°12'26" W
3.	84°09'39"	20.00'	26.81'	N77°05'18" W
4.	05°44'27"	337.87'	33.84'	S42°14'34" W
33.	100°52'49"	20.00'	30.84'	S11°04'02" W



Legal Description  
For  
Parcel 4C Unit Four  
Massanutten Development Company

Beginning at a corner on the division line between Massanutten Development Company subdivision Unit One and Massanutten Development Company subdivision Unit Two, at a point where said division line is intersected by the most westerly corner of the parcel herein described, said point of beginning also being located South 61° 30' 27" East, 165.62 feet, from where said division line intersects the southerly right-of-way of Hawksbill Road;

Thence leaving said division line and said Unit Two and continuing along said Unit One and an area designated as Open Space within said unit as follows:

South 61° 30' 27" East, 509.87 feet;

Along a curve to the right, having a central angle of 21° 00' 00", a radius of 444.79 feet, and a chord bearing and distance of South 51° 00' 27" East, 162.11 feet;

Along a curve to the left having a central angle of 44° 05' 09", a radius of 548.21 feet, and a chord bearing and distance of South 62° 33' 01" East, 411.49 feet, to a corner for said Open Space of said Unit One, said point also being a point in the division line between Massanutten Drive Section One and Massanutten Development Company Parcel 4 C, herein described,

Thence leaving said Unit One and along said division line South 31° 34' 42" East, 132.51 feet, to point on the southerly right-of-way line of said Massanutten Drive Section One, said point also being a corner for a tract designated as Hopkins Cabin;

Thence continuing on the same course along said Massanutten Drive, and along said Hopkins Cabin land as follows:

North 89° 03' 09" West, 19.80 feet;

North 87° 54' 20" West, 129.45 feet to a corner for the lands or said Hopkins Cabin, said point also being a corner for the lands of Hopkins Park;

Thence leaving said Hopkins Cabin lands and continuing on the same course along said Hopkins Park, North 87° 54' 20" West, 230.32 feet, to a corner in the division line of Massanutten Development Company subdivision Unit Two and said Massanutten Development Company Parcel 4C herein described;

Thence along said division line and said Hopkins Park as follows:

BOOK 539 PAGE 604

Parcel 4C Unit Four  
Massanutten Development Company  
Page 2

North  $33^{\circ} 26' 33''$  West, 166.91 feet;

Along a curve to the right having a central angle of  $10^{\circ} 59' 18''$ , a radius of 1195.73 feet, and a chord bearing and distance of North  $59^{\circ} 07' 27''$  West, 228.97 feet, to a corner for said Hopkins Park, said point also being the intersection of the easterly right-of-way line of Lanier Lane with the southerly boundary line of the tract herein described,

Leaving said Hopkins Park and continuing on said curve to the right, crossing said Lanier Lane, having a central angle of  $5^{\circ} 39' 28''$ , a radius of 1195.73 feet, and a chord bearing and distance of North  $50^{\circ} 48' 04''$  West, 118.03 feet, to a corner for a tract designated as Open Space, said point also being the intersection of the westerly right-of-way line of Lanier Lane with the southerly boundary line of the tract herein described,

Leaving said Lanier Lane and continuing along said curve to the right and said Open Space, having a central angle of  $12^{\circ} 57' 42''$ , a radius of 1195.73 feet and a chord bearing and distance of North  $41^{\circ} 29' 29''$  East, 269.93 feet;

Thence North  $35^{\circ} 00' 28''$  West, 123.00 feet, to the place of beginning.

Containing in area 3.45 acres of land, more or less.

Legal Description  
For  
Massanutten Drive Right-Of-Way  
Massanutten Unit Four  
Parcel 4A

Beginning at a point on the division line between Parcel 4A of Unit Four of the Massanutten Development Company and the land now or formerly owned by Springston, said point being the most Westerly corner of the land herein described and being further located South 41° 32' 43" East 992.60 feet from the most westerly corner of said Parcel 4A, said point also being a corner for an area designated as Open Space,

Thence, leaving the land of said Springston, and area designated Open Space and along the right-of-way line of Massanutten Drive herein described as follows:

North 52° 11' 26" East, 578.62 feet;

Along a curve to the right, having a central angle of 06° 32' 48", a radius of 1154.14 feet, and a chord bearing and distance of North 55° 27' 51" East, 131.80 feet, to a corner for said Open Space, said point also being the intersection of the westerly right-of-way line of Link Road with the northerly right-of-way line of Massanutten Drive;

Leaving said Open Space and crossing said Link Road along the same curve to the right having a central angle of 4° 23' 35", a radius of 1154.14 feet and chord bearing and distance of North 60° 56' 02" East, 88.47 feet, to a corner for another tract of land designated as Open Space, said point also being the intersection of the easterly right-of-way line of Link Road with the northerly right-of-way line of said Massanutten Drive;

Leaving said Link Road and continuing along the same curve to the right, along said Open Space, having a central angle of 43° 20' 24", a radius of 1154.14 feet and a chord bearing and distance of North 34° 48' 01" East, 852.35 feet to a corner for said Open Space, said point also being the intersection of the westerly right-of-way line of Hopkins Drive with the northerly right-of-way line of said Massanutten Drive;

Leaving said Open Space and crossing said Hopkins Drive along the same curve to the right, having a central angle of 4° 23' 35", a radius of 1154.14 feet, and a chord bearing and distance of South 71° 19' 59" East, 88.47 feet, to a corner for another area designated as Open Space, said point also being the intersection of the easterly right-of-way line of Hopkins Drive with the northerly right-of-way line of said Massanutten Drive;

Massanutten Unit Four  
Parcel 4A  
Page 2

Leaving said Hopkins Drive along said Open Space and along the same curve to the right having a central angle of  $34^{\circ} 07' 44''$ , a radius of 1154.14 feet, and a chord bearing and distance of South  $52^{\circ} 04' 20''$  East, 677.36 feet, to a corner for said Open Space, said corner also being on the division line of Massanutten Development Company subdivision Unit Six and said subdivision Unit Four of which this discription is a part, said point also being a corner for an area designated as Open Space in said Unit Six;

Thence leaving said subdivision Unit Four and along said Open Space and said Unit Six as follows:

South  $35^{\circ} 00' 28''$  East, 111.00 feet, to a corner for said Open Space, said point also being the intersection of the westerly right-of-way line of Pheasant Road with the northerly right-of-way line of said Massanutten Drive;

Continuing on the same course, leaving said Open Space, and crossing said Pheasant Road South  $35^{\circ} 00' 28''$  East, 90.00 feet, to a corner for another area designated as Open Space within said Unit Six, said point also being the intersection of the easterly right-of-way line of Pheasant Road with the northerly right-of-way line of said Massanutten Drive;

Leaving said Pheasant Road and along said Open Space and continuing on the same course South  $35^{\circ} 00' 28''$  East 290.24 feet to a corner for said Open Space, said corner also being the intersection of the westerly right-of-way line of Bobcat Lane with the northerly right-of-way line of said Massanutten Drive;

Leaving said Open Space and crossing said Bobcat Lane along the same course, South  $35^{\circ} 00' 28''$  East, 91.74 feet, to a corner for another area designated as Open Space within said Unit Six, said point also being the intersection of the easterly right-of-way line of Bobcat Lane with the northerly right-of-way line of said Massanutten Drive;

Leaving said Bobcat Lane and along said Open Space and continuing on the same course South  $35^{\circ} 00' 28''$  East, 314.59 feet, to the intersection of the westerly right-of-way line of Hawksbill Road with the northerly right-of-way line of said Massanutten Drive;

Continuing along said Open Space on a curve to the left, along the said westerly right-of-way line of Hawksbill Road, having a central angle of  $81^{\circ} 32' 23''$ , a radius of 20.00 feet, and a chord bearing and distance of South  $75^{\circ} 46' 40''$  East, 26.12 feet, to a corner for

Massanutten Unit Four  
Parcel 4A  
Page 3

said Open Space, said corner also being on the division line between Massanutten Development Company subdivision Unit One, Massanutten Development Company subdivision Unit Six and Massanutten Development Company subdivision Unit Four;

Thence leaving said Unit Six and along the northerly right-of-way line of said Hawksbill Road and along said division line between said Unit One and Unit Four and crossing said Massanutten Drive on a curve to the left, having a central angle of  $16^{\circ} 55' 03''$ , a radius of 387.87 feet, and a chord bearing and distance of South  $54^{\circ} 59' 32''$  West, 114.11 feet, to a point at the intersection of the northerly right-of-way line of Hawksbill Road with the southerly right-of-way line of Massanutten Drive herein described, said point also being a corner for a tract of land designated as Open Space within said Unit Four;

Thence leaving said Unit One and said Hawksbill Road and through Unit Four along said southerly right-of-way line of Massanutten Drive and said Open Space as follows:

Along a curve to the left having a central angle of  $81^{\circ} 32' 23''$ , a radius of 20.00 feet, and a chord bearing and distance of North  $45^{\circ} 44''$  East, 26.12 feet;

North  $35^{\circ} 00' 23''$  West, 178.57 feet to a corner for said Open Space, said point also being the intersection of the westerly right-of-way line of Mountain Drive with the southerly right-of-way line of Massanutten Drive;

Leaving said Open Space, crossing said Mountain Drive and continuing on the same course North  $35^{\circ} 00' 28''$  West, 90.00 feet, to a corner for another tract of land designated as Open Space, said point also being the intersection of the easterly right-of-way line of said Mountain Drive with the southerly right-of-way line of Massanutten Drive;

Leaving said Mountain Drive, along said Open Space and continuing on the same course North  $35^{\circ} 00' 28''$  West, 629.00 feet;

Continuing along said Open Space on a curve to the left, having a central angle of  $10^{\circ} 23' 56''$ , a radius of 1074.14 feet, and a chord bearing and distance of North  $40^{\circ} 12' 25''$  West, 194.68 feet, to a corner for said Open Space, said point also being the intersection of the easterly right-of-way of Hartman Court with the southerly right-of-way of Massanutten Drive;

Massanutten Unit Four  
Parcel 4A  
Page 4

Thence continuing along the same curve to the left and crossing said Hartman Court, having a central angle of  $4^{\circ} 53' 37''$ , a radius 1074.14 feet, and a chord bearing and distance of North  $47^{\circ} 51' 10''$  West, 91.71 feet to a corner for said Open Space, said point also being the intersection of the westerly right-of-way line of Hartman Court with the southerly right-of-way line of said Massanutten Drive;

Leaving said Hartman Court and along said Open Space and continuing along the same curve to the left, having a central angle of  $18^{\circ} 35' 14''$ , a radius of 1074.14 feet and a chord bearing and distance of North  $59^{\circ} 35' 36''$  West, 346.93 feet, to another corner for said Open Space, said point also being the intersection of the easterly right-of-way line of Hopkins Drive with southerly right-of-way line of said Massanutten Drive;

Continuing along the same curve to the left, crossing said Hopkins Drive, having a central angle of  $04^{\circ} 53' 37''$ , a radius of 1074.14 feet, and a chord bearing and distance of North  $71^{\circ} 20' 00''$  West, 91.71 feet, to another corner for said Open Space, said point also being the intersection of the westerly right-of-way line of Hopkins Drive with the southerly right-of-way of said Massanutten Drive;

Leaving said Hopkins Drive and continuing along said curve to the left and said Open Space, having a central angle of  $54^{\circ} 01' 46''$ , a radius of 1074.14 feet, and a chord bearing and distance of South  $79^{\circ} 12' 19''$  West, 975.79 feet;

South  $52^{\circ} 11' 26''$  West, 233.23 feet, to another corner for said Open Space, said point also being the intersection of easterly right-of-way line or right-of-way line of Mountain Drive with the southerly right-of-way line of said Massanutten Drive;

Leaving said Open Space and continuing on the same course across said Mountain Drive, South  $52^{\circ} 11' 26''$  West, 90.00 feet, to a corner for another area designated as Open Space, said point also being the intersection of the westerly right-of-way line of Mountain Drive with the southerly right-of-way line of said Massanutten Drive;

Along said Open Space and leaving said Mountain Drive on the same course South  $52^{\circ} 11' 26''$  West, 573.41 feet, to another corner for said Open Space and said point being on the division line between lands now or formerly of Springston and said Massanutten Development Company subdivision Unit Four, of which this description is a part;

Thence leaving said Open Space and crossing said Massanutten Drive, North  $41^{\circ} 32' 43''$  West, 80.17 feet, to the place of beginning.

Containing in area 5.95 acres of land, more or less.

Legal Description  
For  
Massanutten Drive  
Massanutten Unit Four  
Parcel 4B

Beginning at a point on the division line between the land now or formerly owned by Springston and land of Massanutten Development Company, Unit Four, Parcel 4A, said point being the most northerly corner of the lands herein described and said point being further located South 41° 32' 43" East a distance of 995.18 feet from the most westerly corner of said Parcel 4A;

Thence, along said Parcel 4A, and crossing Massanutten Drive, herein described, South 41° 32' 43" East a distance of 75.00 feet to a point on line of said Parcel 4A, said point being on the southerly right-of-way line of said Massanutten Drive herein described:

Thence, leaving said Parcel 4A and passing through the land of said Springston along said southerly right-of-way line as follows:

South 54° 57' 25" West, 308.82 feet;  
South 50° 17' 38" West, 151.08 feet;  
South 51° 14' 08" West, 300.04 feet;  
South 52° 11' 26" West, 298.00 feet;  
South 53° 18' 34" West, 256.05 feet;

Along a curve to the left having a central angle of 21° 36' 22", a radius of 814.00 feet and a distance along the arc of 306.96 feet to a point;

South 26° 40' 54" West, 73.45 feet;  
South 30° 35' 06" West, 25.00 feet;

Along a curve to the right having a central angle of 45° 07' 45", a radius of 449.11 feet, and a distance along the arc of 353.74 feet;

South 64° 43' 31" West, 104.92 feet;  
South 75° 42' 52" West, 94.02 feet;

Thence, leaving said southerly right-of-way line crossing said Massanutten Drive, North 14° 16' 58" West, 120.00 feet, to a point on the northerly right-of-way line of said Massanutten Drive;

Thence, continuing through the land of said Springston and along said northerly right-of-way line as follows:

North 75° 42' 51" East, 94.02 feet;  
North 86° 42' 11" East, 104.92 feet;

BOOK 539 PAGE 610

Massachusetts Drive, Parcel 4B  
Page 2

Along a curve to the left having a central angle of  $45^{\circ} 07' 43''$ , a radius of 369.11 feet, and a distance along the arc of 290.73 feet;

North  $27^{\circ} 40' 21''$  East, 98.41 feet;

Along a curve to the right having a central angle of  $21^{\circ} 36' 23''$ , a radius of 894.00 feet and a distance along the arc of 337.13 feet;

North  $55^{\circ} 32' 38''$  East, 256.44 feet;

North  $52^{\circ} 11' 26''$  East, 298.00 feet;

North  $52^{\circ} 11' 26''$  East, 151.00 feet;

North  $46^{\circ} 26' 31''$  East, 149.75 feet;

North  $52^{\circ} 11' 26''$  East, 151.00 feet;

North  $55^{\circ} 01' 53''$  East, 303.94 feet; to the place of beginning.

Containing in area 4.07 acres of land, more or less.



Legal Description  
For  
Massanutten Drive  
Section II

Beginning at a point on the division line between the land now or formerly owned by Springston and the land of the Massanutten Development Company, said point being on the dividing line between Massanutten Drive, Unit Four, Parcel 4B and Massanutten Drive Section II herein described, said point also being on the southerly right-of-way of Massanutten Drive and being the most southerly corner of the land herein described;

Thence, along the southerly right-of-way of Massanutten Drive, leaving said Parcel 4B and the land of said Springston and passing through the land of the Massanutten Development Company as follows:

Along a curve to the right having a central angle of  $68^{\circ} 00' 06''$ , a radius of 298.96 feet, and a chord bearing and distance of North  $70^{\circ} 17' 06''$  West, 334.36' to a point,

North  $36^{\circ} 28' 24''$  West, a distance of 112.56 feet to a point,

North  $13^{\circ} 57' 35''$  West, a distance of 196.49 feet to a point of curvature,

Along a curve to the left having a central angle of  $49^{\circ} 39' 55''$ , a radius of 171.43 feet, and a chord bearing and distance of North  $44^{\circ} 08' 01''$  West, 141.27 feet to a point,

South  $83^{\circ} 12' 45''$  West, a distance of 68.82 feet to a point,

North  $83^{\circ} 04' 14''$  West, a distance of 79.04 feet to a point,

South  $61^{\circ} 29' 53''$  West, a distance of 595.38 feet to a point,

South  $62^{\circ} 27' 37''$  West, a distance of 160.00 feet to a point of curvature, and

Along a curve to the right having a central angle of  $26^{\circ} 02' 28''$ , a radius of 282.64 feet, and a chord bearing and distance of South  $75^{\circ} 29' 00''$  West, 127.36 feet to a point on the division line between this section of Massanutten Drive and the Skiside Courts East section of Massanutten Drive;

Thence, along said Skiside Courts East as follows:

Crossing said Massanutten Drive, North  $02^{\circ} 45' 11''$  East a distance of 121.71 feet to a point of curvature on the northerly right-of-way line of said Massanutten Drive.

Massanutten Drive Section II  
Page 2

Continuing along the northerly right-of-way line along a curve to the left having a central angle of  $05^{\circ} 47' 06''$ , a radius of 250.30 feet, and a chord bearing and distance of North  $89^{\circ} 51' 27''$  East, 25.26 feet to a point, and

North  $65^{\circ} 43' 29''$  East, a distance of 39.74 feet to a corner common to the land now or formerly of the George Washington National Forest and the land of said Springston;

Thence, leaving said Skiside Courts East and said George Washington National Forest, and along the land of said Springston, continuing along said right-of-way line as follows:

North  $73^{\circ} 00' 31''$  East, a distance of 163.35 feet to a point,

North  $62^{\circ} 27' 37''$  East, a distance of 595.30 feet to a point,

North  $70^{\circ} 27' 34''$  East, a distance of 117.95 feet to a point of curvature,

Along a curve to the right having a central angle of  $47^{\circ} 45' 01''$ , a radius of 271.43 feet and a chord bearing and distance of South  $68^{\circ} 10' 36''$  East, 219.72 feet to a point,

South  $39^{\circ} 06' 35''$  East, a distance of 119.27 feet to a point,

South  $13^{\circ} 16' 25''$  East, a distance of 219.90 feet to a point of curvature,

Along a curve to the left having a central angle of  $42^{\circ} 29' 02''$ , a radius of 208.96 feet, and a chord bearing and distance of South  $41^{\circ} 02' 44''$  East, 151.42 feet to a point, and

North  $85^{\circ} 19' 32''$  East, a distance of 141.81 feet to a point on said dividing line between Massanutten Drive, Unit Four, Parcel 4B crossing Massanutten Drive and the land herein described;

Thence, leaving said land of Springston, along said Parcel 4B, and crossing Massanutten Drive South  $14^{\circ} 17' 00''$  East a distance of 120.00 feet to the place of beginning.

Containing in area 4.13 acres of land, more or less.

CRUISE  
COURTS  
EAST

Δ = 089.47'  
R = 250.30'  
N 60°51'27"E  
25.26'

GEORGE WASHINGTON  
NATIONAL FOREST

N/F  
SPRINGSTON

MASSANUTTEN  
DRIVE

Section II

MASSANUTTEN DEVELOPMENT  
COMPANY



ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE SUPERVISED  
THE PREPARATION OF THIS PLAT AND IT IS  
CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 11/15/77

STATE CERTIFIED ENGINEER NO 7649

PLAT OF  
PROPERTY TO BE CONVEYED  
TO  
MASSANUTTEN PROPERTY OWNERS  
ASSOCIATION, INC.

SITUATE IN  
ROCKINGHAM COUNTY, VIRGINIA

PREPARED BY  
L. ROBERT KIMBALL & ASSOCIATES  
CONSULTING ENGINEERS & ARCHITECTS  
EBENSBURG, PENNSYLVANIA

SEPT., 1977



SCALE IN FEET

N/F  
SPRINGSTON

N/F  
SPRINGSTON

MASSANUTTEN DRIVE  
UNIT FOUR  
PARCEL 4B

EXHIBIT 3A

Legal Description  
For  
Massanutten Drive  
Skiside Courts and Skiside Courts East

Beginning at a point in the land of the Massanutten Development Company, said point being on the division line between Skiside Courts East of said Company and Massanutten Drive-Section II of said Company, said point being a corner of Parcel 1 of said Skiside Courts East, and being on the southerly right-of-way line of Massanutten Drive herein described;

Thence, leaving said Massanutten Drive Section II and through said Skiside Courts East, along said right-of-way line and Parcel 1 as follows:

Along a curve to the right, having a central angle of  $17^{\circ} 02' 36''$  and a radius of 330.30 feet, and a chord bearing and distance of North  $78^{\circ} 43' 32''$  West, 97.89 feet to a point in said curve, said point being the intersection of the southerly right-of-way line of Litten Lane with the southerly right-of-way line of said Massanutten Drive as herein described,

Continuing along the same curve to the right and crossing said Litten Drive, said curve having a central angle of  $17^{\circ} 55' 16''$ , a radius of 330.30 feet, and a chord bearing and distance of North  $61^{\circ} 14' 35''$  West 102.89 feet, to a point in said curve, said point being the intersection of the northerly right-of-way line of Litten Drive with the southerly right-of-way line of Massanutten Drive as herein described, said point also being a corner for the land designated as Open Space, and said point also being a corner of Parcel 3 of said Skiside Courts East;

Continuing on said curve to the right and along said Parcel 3 and leaving said Litten Lane and designated Open Space, said curve having a central angle of  $3^{\circ} 23' 30''$ , a radius of 330.30 feet, and a chord bearing and distance of North  $50^{\circ} 35' 11''$  West, 19.55 feet;

Continuing along Parcel 3, along said curve to the right having a central angle of  $06^{\circ} 08' 42''$ , a radius of 2589.14 feet, and a chord bearing and distance of North  $45^{\circ} 49' 05''$  West, 277.56 feet,

North  $42^{\circ} 44' 44''$  West, 5.29 feet;

Along a curve to the left having a central angle of  $43^{\circ} 31' 20''$ , a radius of 190.47 feet, and a chord bearing and distance of North  $64^{\circ} 30' 24''$  West, 141.23 feet;

Along a curve to the left having a central angle of  $23^{\circ} 24' 51''$ , a radius of 561.74 feet, and a chord bearing and distance of South  $82^{\circ} 01' 31''$  West, 227.96 feet;

Massanutten Drive  
 Skiside Courts and Skiside Courts East  
 Page 2

South 70° 19' 06" West 35.87 feet to a corner of said Skiside Courts East, and Skiside Courts of said Company, said corner also being a corner for land designated as Open Space;

Thence, leaving said Skiside Courts East and through said Skiside Courts, continuing along the southerly right-of-way line of Massanutten Drive herein described and along said Open Space,

South 70° 19' 06" East, 18.24 feet to a point, said point being the intersection of the easterly right-of-way line of Briar Road with the southerly right-of-way of said Massanutten Drive herein described,

Continuing on said course and crossing Briar Road South 70° 19' 06" West, 61.85 feet;

Continuing across said Briar Road, along a curve to the right having a central angle of 09° 05' 24", a radius of 418.87 feet, and a chord bearing and distance of South 74° 51' 48" West, 66.38 feet to a point, said point being the intersection of the westerly right-of-way line of Briar Road with the southerly right-of-way line of said Massanutten Drive herein described, said point also being a corner of a tract of land designated as Open Space;

Leaving said Briar Road and along said Open Space, along a curve to the right having a central angle of 14° 14' 58", a radius of 418.87 feet and a chord bearing and distance of South 86° 31' 57" West, 103.90 feet;

North 86° 20' 34" West, 291.78 feet, to a point, said point being on the division line between Massanutten Drive Section III and the section of Massanutten Drive herein described; said point also being a corner for the land designated as Open Space,

Thence, leaving said Open Space and crossing said Massanutten Drive, North 47° 04' 09" East, 110.13 feet, to a point on the northerly right-of-way line of Massanutten Drive, said point being on the line of Massanutten Development Company;

Thence, along said Massanutten Development Company and along the Skiside Courts section of Massanutten Drive as follows:

South 86° 20' 34" East, 216.10 feet,

Along a curve to the left having a central angle of 23° 20' 22", a radius of 336.87 feet and a chord bearing and distance of North 81° 59' 17" East, 137.08 feet,

Massanutten Drive  
Skiside Courts and Skiside Courts East  
Page 3

North 70° 19' 06" East, a distance of 61.85 feet to a point, said point being on the line of said Massanutten Development Company, said point being on the division line between the land of said Skiside Courts and said Skiside Courts East;

Thence, leaving said Skiside Courts, along said Massanutten Development Company and along said Skiside Courts East section of Massanutten Drive as follows:

North 70° 19' 06" East, a distance of 35.87 feet,

Along a curve to the right having a central angle of 23° 24' 51", a radius of 641.74 feet, and a chord bearing and distance of North 82° 01' 31" East, 260.42 feet,

Along a curve to the right having a central angle of 43° 31' 19", a radius of 270.47 feet and a chord bearing and distance of South 64° 30' 24" East, 200.55 feet,

South 42° 44' 44" East, 5.29 feet,

Along a curve to the left, having a central angle of 01° 20' 23", a radius of 2509.14 feet, and a chord bearing and distance of South 43° 24' 56" East, 58.67 feet to a corner for said Massanutten Development, said point also being the intersection of the westerly right-of-way line of Palmer Road with the northerly right line of Massanutten Drive herein described;

Continuing along said curve to the left and crossing said Palmer Road, having a central angle of 01° 13' 48", a radius of 2509.14 feet, and a chord bearing and distance of South 44° 41' 31" East, 53.87 feet, to another corner for lands of said Massanutten Development Company, said point also being the intersection of the easterly right-of-way line of said Palmer Road with the northerly right-of-way line of Massanutten Drive herein described,

Leaving said Palmer Road and continuing along said curve to the left and said Massanutten Development Company, having a central angle of 3° 34' 31", a radius of 2509.14 feet and a chord bearing and distance of South 47° 06' 11" East 156.55 feet,

Along a curve to the left, having a central angle of 38° 21' 22", a radius of 250.30 feet and a chord bearing and distance of South 68° 04' 07" East, 164.45 feet to a point on the division line of Massanutten Drive Section II and said Skiside Courts East;

Thence along said division line, crossing said Massanutten Drive South 02° 45' 12" West, 80.00 feet to the place of beginning.

Containing in area 2.36 acres of land more or less.

Legal Description  
For  
Massanutten Drive  
Section III

Beginning at a point in the land of the Massanutten Development Company on the dividing line between the Skiside Courts section of Massanutten Drive and Massanutten Drive Section III herein described, said point being on the southerly right-of-way line of Massanutten Drive;

Thence, leaving said Skiside Courts and through the land of said Company, along the southerly right-of-way line of Massanutten Drive as follows:

North 86° 20' 33" West, a distance of 276.64 feet to a point of curvature;

Along a curve to the left having a central angle of 25° 04' 50", a radius of 205.51 feet, and a chord bearing and distance of South 81° 07' 03" West, 89.24 feet to a point;

South 68° 32' 54" West, a distance of 150.36 feet to a point of curvature;

Along a curve to the left having a central angle of 30° 58' 04", a radius of 172.40 feet, and a chord bearing and distance of South 53° 03' 51" West, 92.05 feet to a point;

South 37° 30' 00" West, a distance of 209.22 feet to a point of curvature;

Along a curve to the right having a central angle of 09° 56' 54", a radius of 1098.08 feet, and a chord bearing and distance of South 42° 28' 28" West, 190.42 feet to a point;

South 47° 26' 56" West, a distance of 156.57 feet to a point of curvature;

Along a curve to the right, having a central angle of 12° 03' 50", a radius of 276.58 feet, and a chord bearing and distance of South 53° 28' 51" West, 58.13 feet to a point;

South 59° 30' 45" West, a distance of 260.25 feet to a point of curvature;

Along a curve to the left having a central angle of 10° 19' 56", a radius of 450.15 feet and a chord bearing and distance of South 54° 15' 41" West, 81.07 feet to a point;

Thence, leaving the southerly right-of-way and continuing with the lands of said company, crossing said Massanutten Drive, North 40° 48' 54" West, a distance of 80.00 feet to a point of curvature on the northerly right-of-way line of said Massanutten Drive;

Massanutten Drive Section III  
Page 2

Thence, continuing through the land of said Company, along the northerly right-of-way line of Massanutten Drive as follows:

Along a curve to the right having a central angle of  $10^{\circ} 19' 59''$ , a radius of 530.15 feet, and a chord bearing and distance of North  $54^{\circ} 20' 46''$  East, 95.48 feet to a point;

North  $59^{\circ} 30' 45''$  East, a distance of 127.16 feet to a point of curvature;

Along a curve to the left having a central angle of  $22^{\circ} 42' 30''$ , a radius of 310.59 feet, and a chord bearing and distance of North  $48^{\circ} 09' 30''$  East, 122.29 feet to a point;

North  $36^{\circ} 48' 15''$  East, a distance of 107.23 feet to a point of curvature;

Along a curve to the right having a central angle of  $06^{\circ} 01' 51''$ , a radius of 799.41 feet, and a chord bearing and distance of North  $39^{\circ} 49' 11''$  East, 84.11 feet to a point;

North  $42^{\circ} 50' 06''$  East, a distance of 336.89 feet to a point of curvature;

Along a curve to the right having a central angle of  $24^{\circ} 52' 79''$ , a radius of 333.97 feet and a chord bearing and distance of North  $56^{\circ} 14' 13''$  East 143.84' to a point, said point being the intersection of the southerly right-of-way line of Massanutten Drive Section III;

Thence continuing along the same curve to the right having a central angle of  $07^{\circ} 14' 10''$ , a radius of 333.97' feet, and a chord bearing and distance of North  $68^{\circ} 11' 36''$  East, 42.15 feet to a point;

Thence, North  $71^{\circ} 48' 40''$  East a distance of 40.80 feet to a point, said point being the intersection of the northerly right-of-way line of Peak Drive with the northerly right-of-way line of Massanutten Drive Section III, ~~and point also being a corner for the lands of Norbasing, of Massanutten Park, of said Company.~~

Thence continuing ~~through the lands of Norbasing~~ North  $71^{\circ} 43' 40''$  East a distance of 79.55 feet to a point;

North  $68^{\circ} 34' 37''$  East, a distance of 49.62 feet to a point of curvature;



Massanutten Drive Section III  
Page 3

Thence, along a curve to the right having a central angle of  $16^{\circ} 25' 46''$ , a radius of 285.51 feet, and a chord bearing and distance of North  $76^{\circ} 47' 29''$  East, 81.59 feet to a point, said point being the intersection of the northerly right-of-way line of Del Webb Drive Section I with the northerly right-of-way line of Massanutten Drive Section III; ~~and continuing across~~  
~~Massanutten Drive Section III;~~

Thence, crossing said Del Webb Drive and leaving said Mountain-side Lands and continuing along the same curve to the right having a central angle of  $08^{\circ} 39' 07''$ , a radius of 285.51 feet, and a chord bearing and distance of North  $89^{\circ} 19' 51''$  East 43.07 feet to a point;

Continuing across said Del Webb Drive South  $86^{\circ} 20' 33''$  East a distance of 36.99 feet to a point, said point being the intersection of the southerly right-of-way line of Del Webb Drive Section I with the northerly right-of-way line of Massanutten Drive Section III, said point also being a corner for the lands of the golf course;

Thence, leaving said Del Webb Drive and along the land of the golf course, South  $86^{\circ} 20' 33''$  East a distance of 315.33 feet to a point, said point being a corner of the lands of the golf course and said point also being a corner in the division line between the lands of Skiside Courts section of Massanutten Drive and the lands of Massanutten Drive Section III;

Thence, leaving the lands of the golf course and crossing Massanutten Drive along the division line between Skiside Courts and Massanutten Drive Section III, South  $47^{\circ} 04' 10''$  West a distance of 110.13 feet to the place of beginning.

Containing in area 3.81 acres of land, more or less.



Legal Description  
for  
Sewage Pumping Station  
along  
Massanutten Drive

Beginning at a point on the Northern right-of-way line of Massanutten Drive, said point being Forest Service Corner No. 5 of the George Washington National Forest and also common to the lands now or formerly of Springston and the Massanutten Development Company, said point also being a point on the Eastern line of the lands herein described:

Thence leaving said point and along the lands of said Company the following:

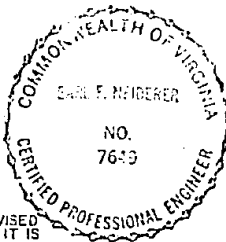
South 05°58'25" East, 25.00 feet;  
South 84°01'35" West, 50.00 feet;  
North 05°58'25" West, 40.00 feet, crossing said right-of-way;

Thence continuing along the lands of said Company as follows:

North 84°01'35" East, 50.00 feet;  
South 05°58'25" East, 15.00 feet, to the place of beginning.

Containing in area 0.05 acres of land, more or less.

BOOK 539 PAGE 622



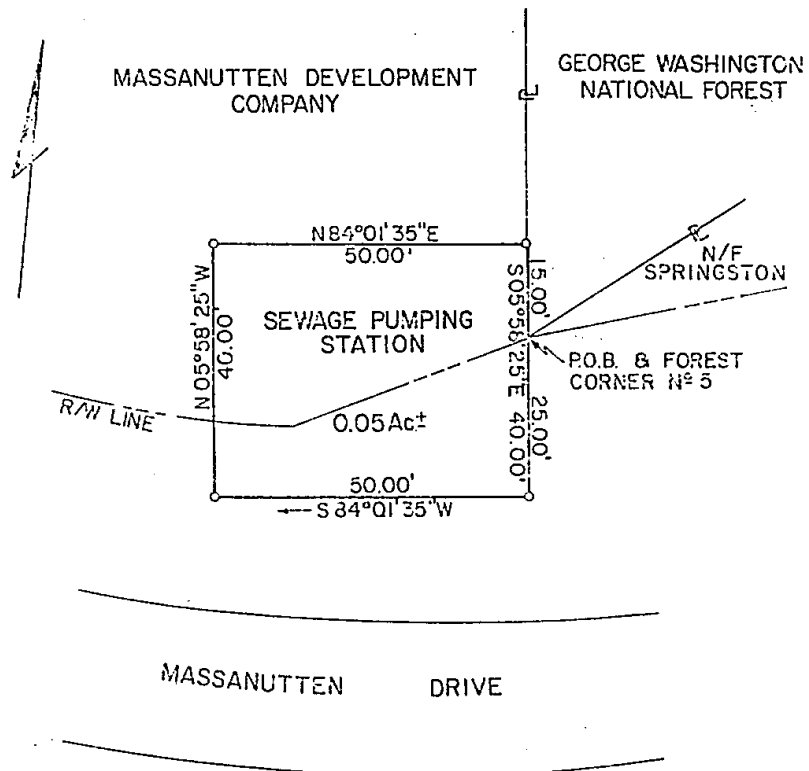
ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE SUPERVISED THE PREPARATION OF THIS PLAT AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 10/25/77

C. E. Pfeiffer

STATE CERTIFIED ENGINEER NO 7649



PLAT OF  
PROPERTY TO BE CONVEYED  
TO  
MASSANUTTEN PUBLIC SERVICE  
CORPORATION  
SITUATE IN  
ROCKINGHAM COUNTY, VIRGINIA  
PREPARED BY

L. ROBERT KIMBALL & ASSOCIATES  
CONSULTING ENGINEERS & ARCHITECTS  
EBENSBURG, PENNSYLVANIA  
SEPT., 1977

20' 10' 0 20' 40'  
SCALE IN FEET

EXHIBIT 11A

Legal Description  
for  
Water Booster Station  
along  
Massanutten Drive

Beginning at a point on the centerline of Massanutten Drive,  
said point being located at centerline station 138+00 and the  
Northeastern corner of the lands herein described;

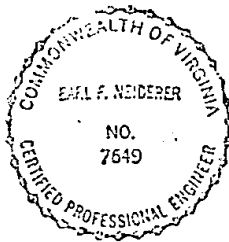
Thence leaving said centerline and along the lands of  
Massanutten Development Company as follows:

South 27°32'23" East, 30.00 feet;  
South 62°27'37" West, 70.00 feet;  
North 27°32'23" West, 30.00 feet; to a point in said centerline  
at station 138+70;

Thence along said centerline North 62°27'37" East, 70.00 feet  
to the place of beginning.

Containing in area 0.05 acres of land, more or less.

BOOK 539 PAGE 624

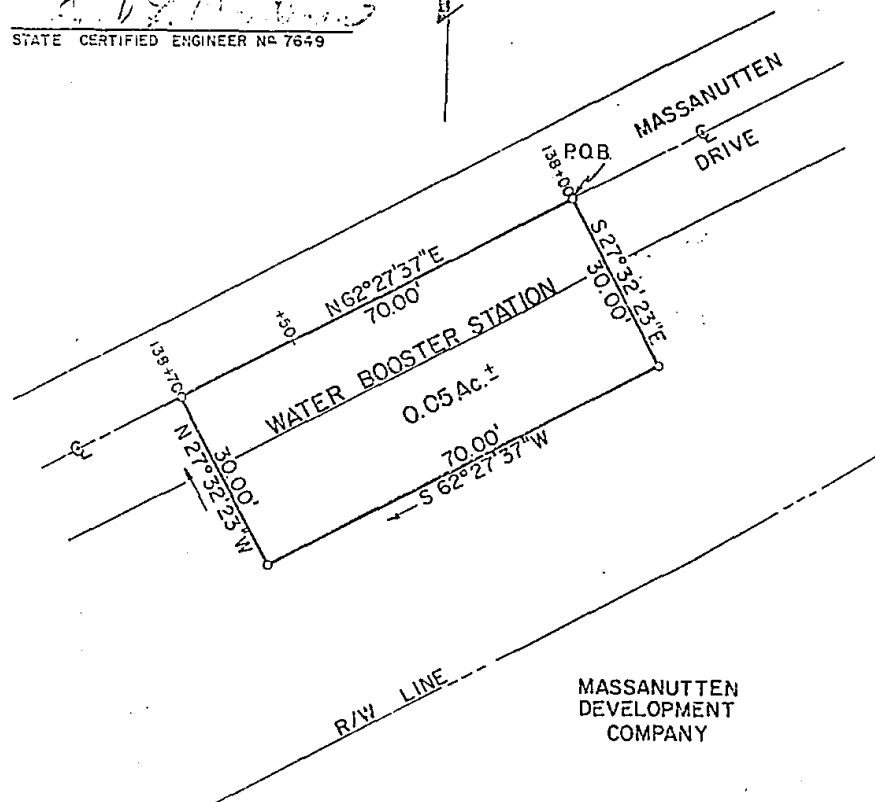


ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE SUPERVISED  
THE PREPARATION OF THIS PLAT AND IT IS  
CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE

STATE CERTIFIED ENGINEER NO 7649



PLAT OF  
PROPERTY TO BE CONVEYED  
TO  
MASSANUTTEN PUBLIC SERVICE  
CORPORATION  
SITUATE IN  
ROCKINGHAM COUNTY, VIRGINIA  
PREPARED BY

L. ROBERT KIMBALL & ASSOCIATES  
CONSULTING ENGINEERS & ARCHITECTS  
EBENSBURG, PENNSYLVANIA  
SEPT., 1977

20' 10' 0 20' 40'  
SCALE IN FEET

EXHIBIT 12A

Legal Description  
for  
Del Webb Drive Right-Of-Way  
Section I

Beginning at a point at the intersection of the Northerly right-of-way line of Massanutten Drive - Section III with the Westerly right-of-way line of Del Webb Drive - Section I, said point being ~~the southwest corner of the land herein described;~~

Thence, leaving said Massanutten Drive - Section III along said westerly right-of-way line ~~and~~ as follows:

North 02° 02' 43" East, 129.86 feet,

Along a curve to the right having a central angle of 13° 40' 50", a radius of 1082.05' and a chord bearing and distance of North 08° 53' 10" East, 257.75 feet,

North 15° 43' 35" West, 119.78 feet,

Along a curve to the left having a central angle of 41° 00' 30", a radius of 361.11 feet and a chord bearing and distance of North 04° 46' 41" West, 252.98 feet,

North 25° 16' 56" West, 189.23 feet,

Along a curve to the right having a central angle of 82° 27' 28", a radius of 382.34 feet and a chord bearing and distance of North 15° 56' 48" East, 503.98 feet,

North 57° 10' 32" East, 519.79 feet,

Along a curve to the left having a central angle of 53° 30' 11", a radius of 555.15 feet and a chord bearing and distance of North 30° 25' 27" East, 499.77 feet,

North 03° 40' 21" East, 627.21 feet,

Along a curve to the right having a central angle of 36° 57' 15", a radius of 488.90 feet, and a chord bearing and distance of North 22° 09' 00" East, 309.89 feet,

North 40° 37' 37" East, 1130.93 feet,

Del Webb Drive Right-Of-Way  
Page 2

Along a curve to the left having a central angle of  $24^{\circ} 35' 25''$ , a radius of 762.95 feet and a chord bearing and distance of North  $28^{\circ} 19' 55''$  East, 324.94 feet,

North  $16^{\circ} 02' 13''$  East, 105.76 feet,

Along a curve to the right having a central angle of  $21^{\circ} 41' 12''$ , a radius of 823.11 feet and a chord bearing and distance of North  $26^{\circ} 52' 48''$  East, 306.69 feet, and

North  $37^{\circ} 43' 24''$  East, 500.00 feet to a point in the division line of this Section and another Section of Del Webb Drive at Greenview Hills;

Thence, leaving said ~~division line and~~ westerly right-of-way line along said division line, crossing said Del Webb Drive, South  $52^{\circ} 16' 36''$  East, 80.00 feet to a point on the Easterly right-of-way line of Del Webb Drive - Section I, said point being a corner of said Greenview Hills, and the corner of a Golf Course;

Thence, leaving said Greenview Hills, along said Easterly right-of-way line and along said Golf Course as follows:

South  $37^{\circ} 43' 24''$  West, 500.00 feet,

Along a curve to the left having a central angle of  $21^{\circ} 41' 12''$ , a radius of 743.11 feet and a chord bearing and distance of South  $26^{\circ} 52' 48''$  West 279.59 feet,

South  $16^{\circ} 02' 13''$  West, 105.76 feet,

Along a curve to the right having a central angle of  $24^{\circ} 35' 25''$ , a radius of 842.95 feet and a chord bearing and distance of South  $28^{\circ} 19' 55''$  West 359.01 feet,

South  $40^{\circ} 37' 37''$  West, 1130.93 feet,

Along a curve to the left having a central angle of  $36^{\circ} 57' 15''$ , a radius of 408.90 and a chord bearing and distance of South  $22^{\circ} 09' 00''$  West, 259.18 feet,

South  $03^{\circ} 40' 21''$  West, 627.21 feet,

Along a curve to the right having a central angle of  $53^{\circ} 30' 11''$ , a radius of 635.15 feet and a chord bearing and distance of South  $30^{\circ} 25' 27''$  West, 571.79 feet,



Del Webb Drive Right-Of-Way  
Page 3

South  $57^{\circ} 10' 32''$  West, 519.79 feet,

Along a curve to the left having a central angle of  $82^{\circ} 27' 28''$ , a radius of 302.34 feet and a chord bearing and distance of South  $15^{\circ} 56' 48''$  West, 398.53 feet,

South  $25^{\circ} 16' 56''$  East, 189.23 feet,

Along a curve to the right having a central angle of  $41^{\circ} 00' 30''$ , a radius of 441.11 feet and a chord bearing and distance of South  $04^{\circ} 46' 41''$  East, 309.02 feet,

South  $15^{\circ} 43' 35''$  West, 119.78 feet,

Along a curve to the left having a central angle of  $13^{\circ} 40' 50''$ , a radius of 1002.05 feet and a chord bearing and distance of South  $08^{\circ} 53' 10''$  West, 238.69 feet, and

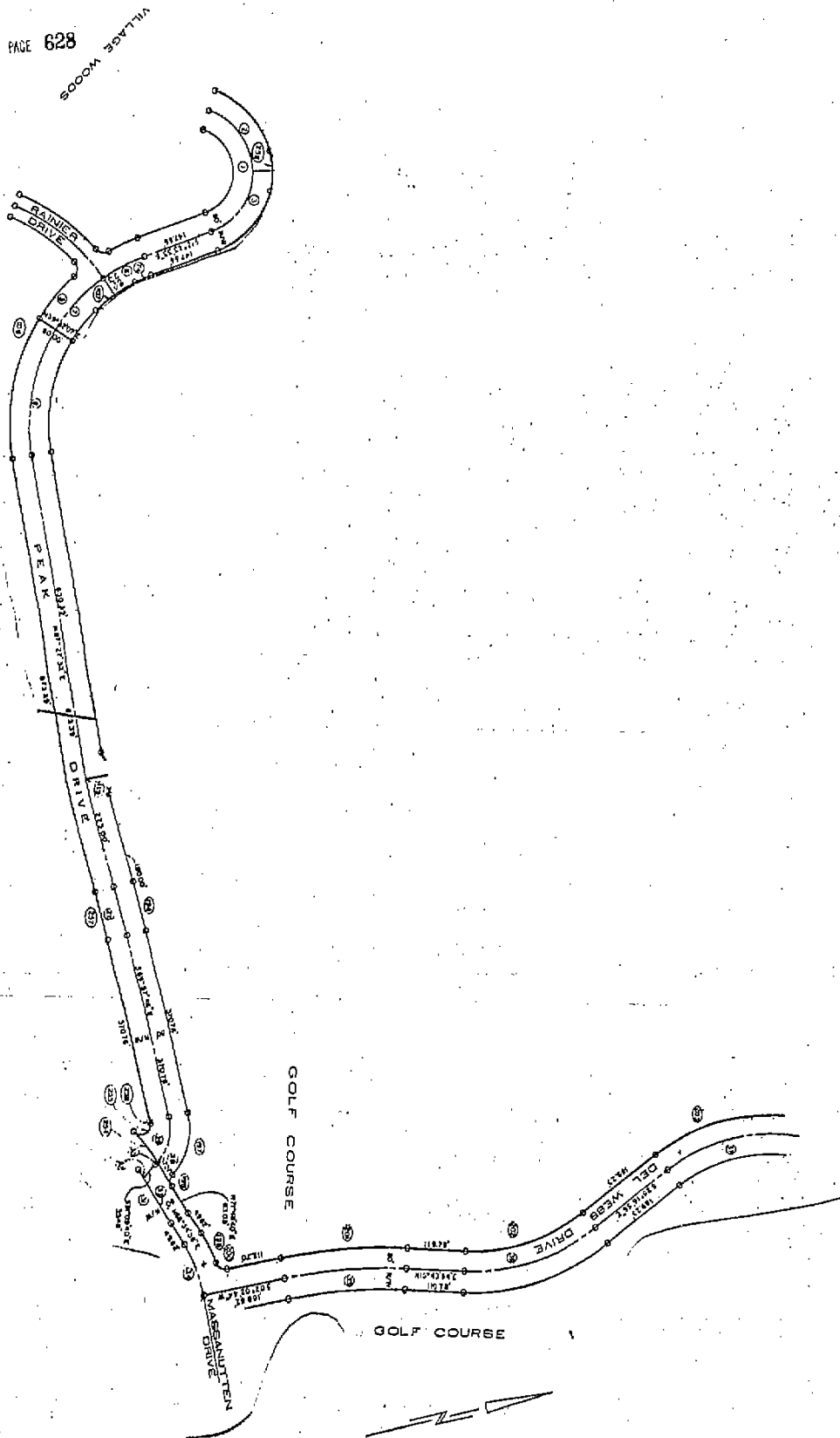
South  $02^{\circ} 02' 43''$  West, 128.86 feet to a point at the intersection of said Northerly right-of-way line of Massanutten Drive - Section III with said Easterly right-of-way line of Del Webb Drive - Section I;

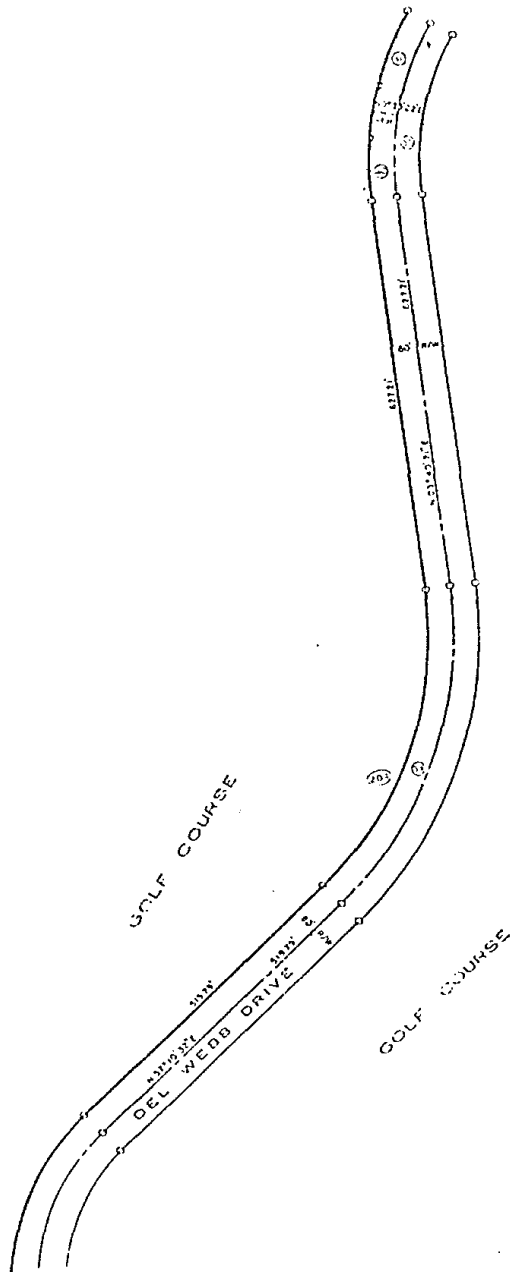
Thence, leaving said Golf Course, and along said Northerly right-of-way line, as follows:

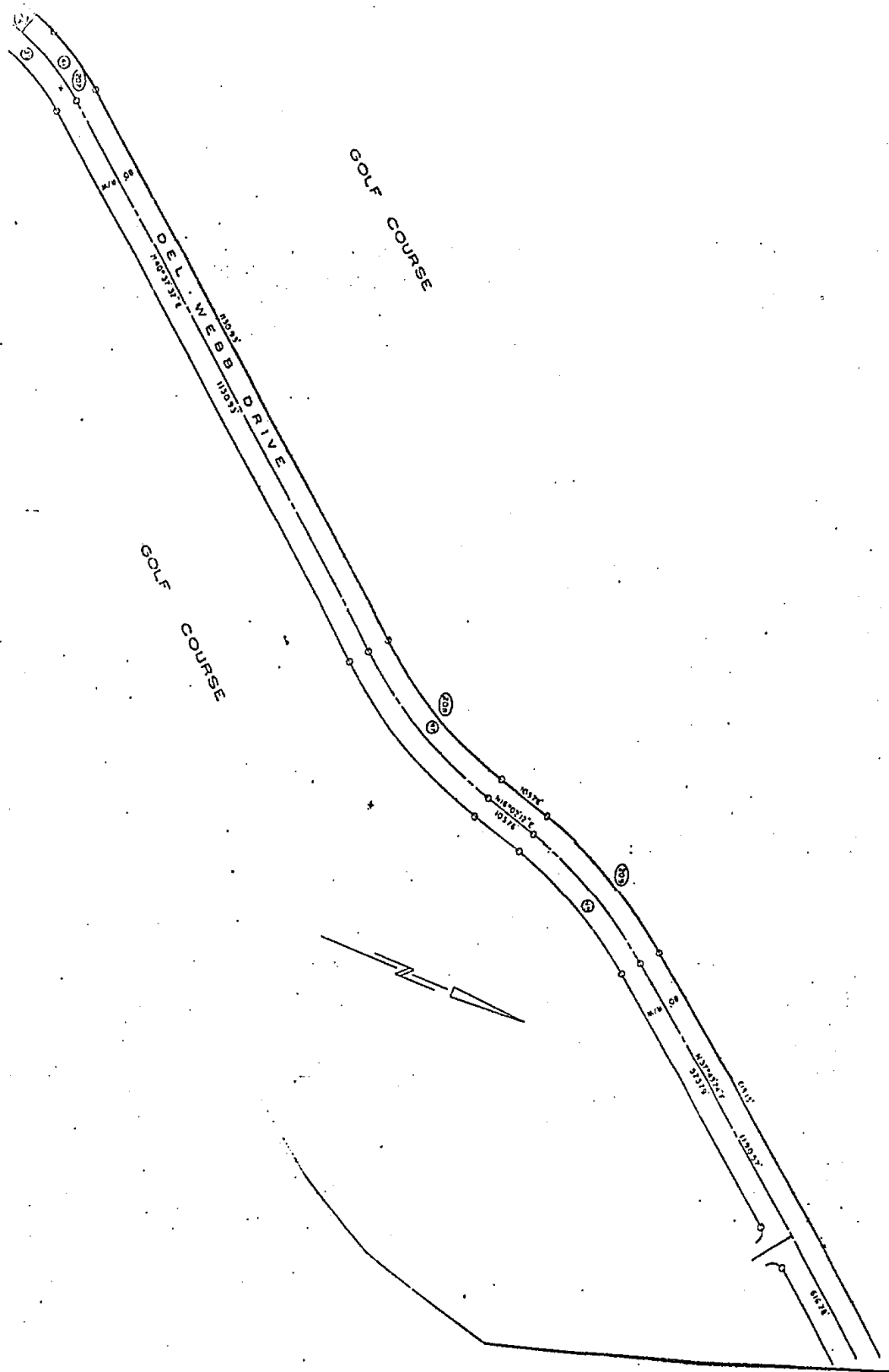
North  $86^{\circ} 20' 33''$  West, 36.99 feet, and

Along a curve to the left having a central angle of  $8^{\circ} 39' 07''$ , a radius of 285.51 feet and a chord bearing and distance of South  $89^{\circ} 52' 43''$  West, 43.07 feet to the place of beginning.

Containing in area 10.72 acres of land, more or less.







Legal Description  
For  
Del Webb Drive Right-Of-Way  
Section 1A

Beginning at a point on the northerly right-of-way of Del Webb Drive Section 1A, said point being ~~the northwest corner of the lands herein described, said point also being the northeast corner of Del Webb Drive Section I;~~

Thence, along said right-of-way and ~~North 37° 43' 25" East, 118.13 feet, to a point on said right-of-way line;~~

Thence ~~continuing~~ along said right-of-way line and along the section line of Unit Nine of Massanutten Development Company as follows:

North 37° 43' 24" East, 572.44 feet;

Along a curve to the right having a central angle of 17° 20' 54", a radius of 1023.22 feet, and a chord bearing and distance of North 46° 23' 51" East, 308.63 feet;

North 55° 04' 18" East, 1432.25 feet to a point on said right-of-way line;

Thence leaving the section line of Unit Nine and continuing along said right-of-way line and along the section line of Unit Ten of Massanutten Development Company as follows:

North 55° 04' 18" East, 540.92 feet;

Along a curve to the left having a central angle of 09° 16' 38", and a radius of 1518.02 feet, and a chord bearing and distance of North 50° 25' 59" East, 245.52 feet;

North 44° 04' 23" East, 279.38 feet;

Along a curve to the left having a central angle of 85° 27' 18", a radius of 223.00 feet, and a chord bearing and distance of North 01° 20' 44" East, 302.62 feet, to a point on said right-of-way line;

Thence leaving the section line of Unit Ten and along the section line of Greenview Hills subdivision of Massanutten Development Company, crossing Del Webb Drive North 48° 37' 05" East, 80.00 feet, to a point on the southern right-of-way line of Del Webb Drive;

Thence along said right-of-way line and through Greenview Hills along a curve to the right having a central angle of 85° 27' 18", a radius of 303.00 feet, and a chord bearing and distance of South 01° 20' 46" West, 411.18 feet;

Del Webb Drive Right-Of-Way  
Section 1A  
Page 2

South 44° 04' 25" West, 279.38 feet;

Along a curve to the right having a central angle of 10° 59' 53",  
a radius of 1598.10 feet, and a chord bearing and distance of South  
49° 34' 31" East, 306.29 feet;

South 55° 04' 17" West, 1973.17 feet;

Along a curve to the left having a central angle of 17° 20'  
54", a radius of 943.23 feet, and a chord bearing and distance of  
South 46° 23' 51" West, 284.50 feet;

South 37° 43' 25" West, 690.57 feet, to a point on said  
right-of-way line;

Thence leaving said right-of-way line and crossing Del Webb  
Drive, North 52° 16' 36" West, 80.00 feet, to a point on the  
Northern right-of-way of Del Webb Drive, said point being the  
place of beginning.

Containing in area 7.22 acres of land, more or less.

Legal Description  
For  
Del Webb Drive Right of Way

Section II

Beginning at a point in the Northerly line of Unit Ten of the Massanutten Development Company and the Southeast corner of the right-of-way herein described;

Thence, from the beginning, along said Unit Ten and along the Southerly right-of-way line of the land herein described as follows:

Along a curve to the left having a central angle of  $70^{\circ} 55' 10''$ , a radius of 110.33 feet and a chord bearing and distance of North  $77^{\circ} 20' 17''$  West, 128.01 feet,

Along a curve to the right having a central angle of  $79^{\circ} 59' 46''$ , a radius of 239.43 feet and a chord bearing and distance of North  $72^{\circ} 47' 59''$  West, 307.79 feet,

Along a curve to the left having a central angle of  $99^{\circ} 46' 34''$ , a radius of 70.06 feet and a chord bearing and distance of North  $82^{\circ} 41' 23''$  West, 107.16 feet,

South  $47^{\circ} 25' 20''$  West, 71.48 feet

Along a curve to the right having a central angle of  $53^{\circ} 54' 54''$ , a radius of 285.78 feet and a chord bearing and distance of South  $74^{\circ} 22' 47''$  West, 259.10 feet,

Along a curve to the left having a central angle of  $27^{\circ} 39' 21''$ , a radius of 162.12 feet and a chord bearing and distance of South  $87^{\circ} 30' 33''$  West, 77.50 feet,

South  $73^{\circ} 40' 52''$  West, 36.90 feet

Along a curve to the left having a central angle of  $31^{\circ} 15' 26''$ , a radius of 281.72 feet and a chord bearing and distance of South  $58^{\circ} 03' 09''$  West, 151.79 feet,

Thence, leaving said Unit Ten and passing through other lands of said Massanutten Development Company, continuing along said Southerly right-of-way line as follows:

South  $42^{\circ} 25' 26''$  West, 160.33 feet

Along a curve to the right having a central angle of  $72^{\circ} 48' 32''$ , a radius of 162.05 feet and a chord bearing and distance of South  $78^{\circ} 49' 42''$  West, 192.35 feet,

Del Webb Drive Right of Way  
Page 2

North 64° 46' 03" West, 73.89 feet,

Along a curve to the left having a central angle of 30° 27' 44",  
a radius of 202.40 feet and a chord bearing and distance of North 79°  
59' 54" West, 106.35 feet,

Along a curve to the left having a central angle of 41° 07' 44",  
a radius of 78.26 feet and a chord bearing and distance of South 64°  
12' 22" West, 54.98 feet,

Along a curve to the right having a central angle of 30° 16' 57",  
a radius of 247.14 feet and a chord bearing and distance of South 58°  
46' 58" West, 129.11 feet,

South 73° 55' 26" West, 233.62 feet

Along a curve to the left having a central angle of 19° 53' 51",  
a radius of 758.15 feet and a chord bearing and distance of South 63°  
58' 31" West, 261.97 feet,

South 54° 01' 35" West, 44.47 feet,

Along a curve to the right having a central angle of 21° 58' 24",  
a radius of 271.79 feet and a chord bearing and distance of South 65°  
00' 47" West, 103.60 feet,

Along a curve to the left having a central angle of 20° 14' 30",  
a radius of 237.81 feet, and a chord bearing and distance of South 65°  
52' 44" West, 83.58 feet,

South 55° 45' 29" West, 279.47 feet

Along a curve to the left having a central angle of 14° 29' 59",  
a radius of 486.67 feet and a chord bearing and distance of South 43°  
30' 30" West, 122.83 feet,

Along a curve to the right having a central angle of 19° 59' 59",  
a radius of 212.98 feet and a chord bearing and distance of South 51°  
15' 29" West, 73.96 feet,

Along a curve to the left having a central angle of 32° 33' 24",  
a radius of 54.17 feet and a chord bearing and distance of South 44°  
58' 47" West, 30.37 feet,

Along a curve to the right having a central angle of 31° 11' 59",  
a radius of 418.90 feet and a chord bearing and distance of South 44°  
18' 05" West 225.30 feet,



Del Webb Drive Right of Way  
Page 3

South 59° 54' 05" West, 566.56 feet,

Along a curve to the right having a central angle of 29° 32' 50", a radius of 381.27 feet, and a chord bearing and distance of South 74° 40' 30" West, 194.45 feet,

South 89° 26' 55" West, 15.51 feet to a point in the division line of this section and Section III of Del Webb Drive;

Thence, along said division line, crossing said Del Webb Drive, North 00° 33' 05" West, 80.00 feet to a point on the Northerly right-of-way of the land herein described;

Thence, leaving said division line, along said Northerly right-of-way and continuing through lands of said Massanutten Development Company as follows:

North 89° 26' 55" East, 15.51 feet,

Along a curve to the left having a central angle of 29° 32' 50", a radius of 301.27 feet, and a chord bearing and distance of North 74° 40' 30" East, 153.65 feet,

North 59° 54' 05" East, 566.56 feet,

Along a curve to the left having a central angle of 31° 11' 59", a radius of 338.90 feet, and a chord bearing and distance of North 44° 18' 05" East, 182.27 feet,

Along a curve to the right having a central angle of 32° 33' 24", a radius of 134.17 feet and a chord bearing and distance of North 44° 58' 47" East, 75.22 feet,

Along a curve to the left having a central angle of 19° 59' 59", a radius of 132.98 feet and a chord bearing and distance of North 51° 15' 29" East, 46.18 feet,

Along a curve to the right having a central angle of 14° 29' 59", a radius of 566.67 feet and a chord bearing and distance of North 48° 30' 30" East, 143.02 feet,

North 55° 45' 29" East, 279.47 feet

Along a curve to the right having a central angle of 20° 14' 30", a radius of 317.81 feet and a chord bearing and distance of North 65° 52' 44" East, 111.69 feet,

Along a curve to the left having a central angle of 21° 58' 24", a radius of 191.79 feet and a chord bearing and distance of North 65° 00' 47" East, 73.10 feet,

Del Webb Drive Right of Way  
Page 4

North 54° 01' 35" East, 44.47 feet,

Along a curve to the right having a central angle of 19° 53' 51",  
a radius of 838.15 feet and a chord bearing and distance of North 63°  
58' 31" East, 289.61 feet,

North 73° 55' 26" East, 233.62 feet,

Along a curve to the left having a central angle of 30° 16' 57",  
a radius of 167.14 feet and a chord bearing and distance of North 58°  
46' 58" East, 87.32 feet,

Along a curve to the right having a central angle of 41° 07' 44",  
a radius of 158.26 feet and a chord bearing and distance of North 64°  
12' 22" East, 111.18 feet,

Along a curve to the right having a central angle of 30° 27' 44",  
a radius of 282.40 feet and a chord bearing and distance of South 79°  
59' 54" East, 148.38 feet,

South 64° 46' 03" East, 73.89 feet,

Along a curve to the left having a central angle of 72° 48' 32",  
a radius of 82.05 feet and a chord bearing and distance of North 78°  
49' 42" East, 97.39 feet,

North 42° 25' 26" East, 160.33 feet,

Along a curve to the right having a central angle of 31° 15' 26",  
a radius of 361.72 feet and a chord bearing and distance of North 58°  
03' 09" East, 194.90 feet,

North 73° 40' 52" East, 36.90 feet

Along a curve to the right having a central angle of 27° 39' 21",  
a radius of 242.12 feet and a chord bearing and distance of North 87°  
30' 33" East, 115.74 feet,

Along a curve to the left having a central angle of 53° 54' 54",  
a radius of 205.78 feet and a chord bearing and distance of North 74°  
22' 47" East, 186.57 feet,

North 47° 25' 20" East, 71.48 feet,

Along a curve to the right having a central angle of 99° 46' 34",  
a radius of 150.06 feet and a chord bearing and distance of South 82°  
41' 23" East, 229.52 feet,

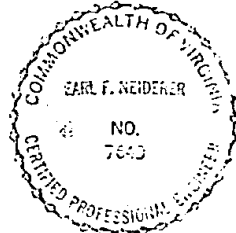
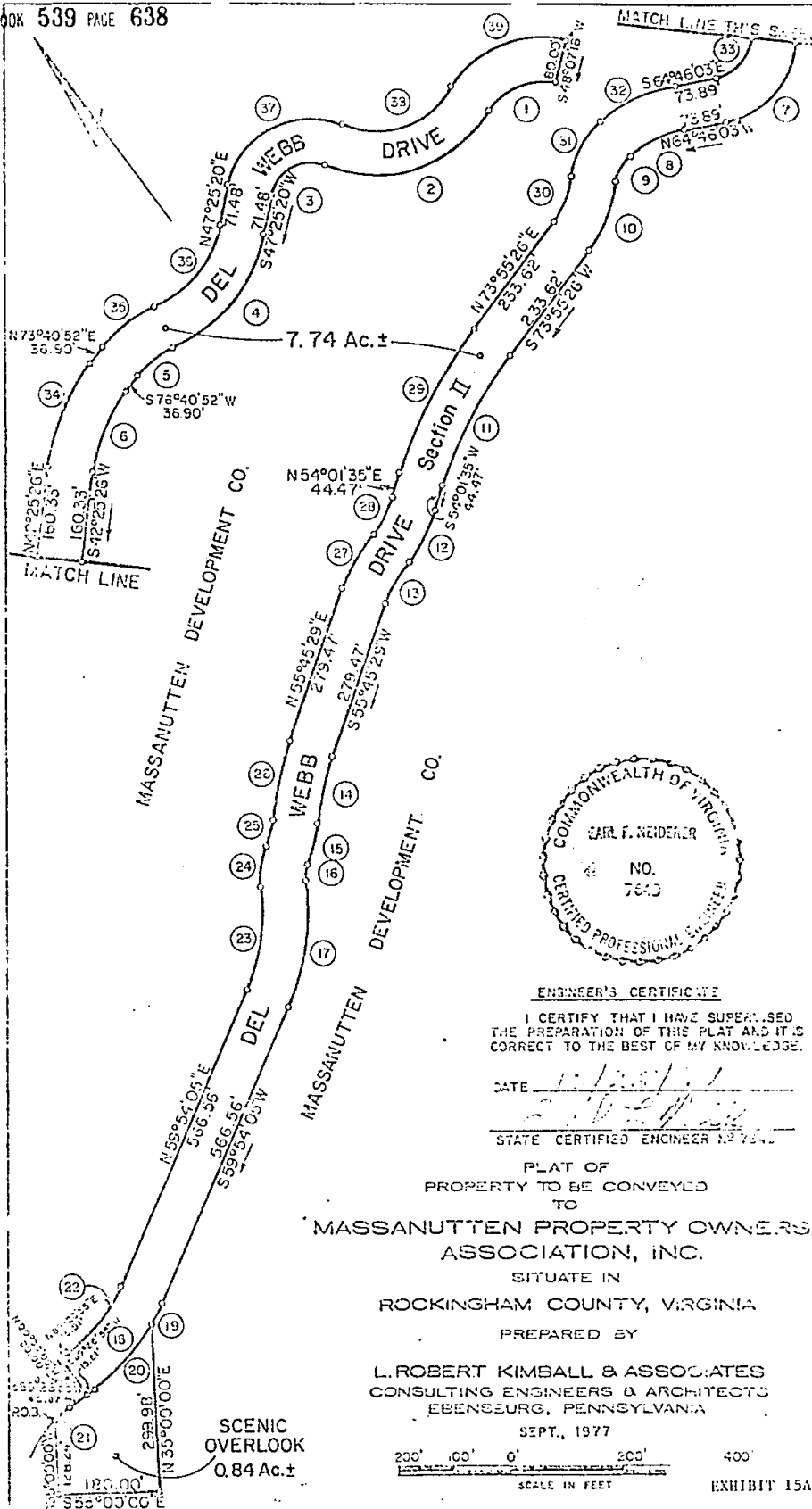
Del Webb Drive Right of Way  
Page 5

Along a curve to the left having a central angle of  $79^{\circ} 59' 46''$ , a radius of 159.43 feet and a chord bearing and distance of South  $72^{\circ} 47' 59''$  East, 204.95 feet,

Along a curve to the right having a central angle of  $70^{\circ} 55' 10''$ , a radius of 190.33 feet and a chord bearing and distance of South  $77^{\circ} 20' 17''$  East, 220.83 feet to a point in the division line of this section and another section of said Del Webb Drive;

Thence, along said division line, crossing said Del Webb Drive, South  $43^{\circ} 07' 18''$  West, 80.00 feet to the place of beginning.

Containing in area 7.74 acres of land, more or less.



**ENGINEER'S CERTIFICATE**  
 I CERTIFY THAT I HAVE SUPERVISED  
 THE PREPARATION OF THIS PLAT AND IT IS  
 CORRECT TO THE BEST OF MY KNOWLEDGE.  
 DATE 9/1/77  
 STATE CERTIFIED ENGINEER NO. 7643

PLAT OF  
 PROPERTY TO BE CONVEYED  
 TO  
**MASSANUTTEN PROPERTY OWNERS  
 ASSOCIATION, INC.**  
 SITUATE IN  
 ROCKINGHAM COUNTY, VIRGINIA  
 PREPARED BY

**L. ROBERT KIMBALL & ASSOCIATES**  
 CONSULTING ENGINEERS & ARCHITECTS  
 EBENSBURG, PENNSYLVANIA

SEPT., 1977

200' 100' 0' 200' 400'  
 SCALE IN FEET

EXHIBIT 15A

## PROPERTY CURVES

No.	$\Delta$	RADIUS	CHORD	CHORD BEARING
1.	70°55'10"	110.33'	128.01'	N77°20'17"W
2.	79°59'46"	239.43'	307.79'	N72°47'59"W
3.	99°46'34"	70.06'	107.16'	N82°41'23"W
4.	53°54'54"	285.78'	259.10'	S74°22'47"W
5.	27°39'21"	162.12'	77.50'	S87°30'33"W
6.	31°15'26"	281.72'	151.79'	S58°03'09"W
7.	72°48'32"	162.05'	192.35'	S78°49'42"W
8.	30°27'44"	202.40'	106.35'	N79°59'54"W
9.	41°07'44"	78.26'	54.98'	S64°12'22"W
10.	30°16'57"	247.14'	129.11'	S58°46'58"W
11.	19°53'51"	758.15'	261.97'	S63°58'31"W
12.	21°58'24"	271.79'	103.60'	S65°00'47"W
13.	20°14'30"	237.81'	83.58'	S65°52'44"W
14.	14°29'59"	486.67'	122.83'	S48°30'30"W
15.	19°59'59"	212.98'	73.97'	S51°15'29"W
16.	52°33'24"	54.17'	30.37'	S44°58'47"W
17.	31°11'59"	418.90'	225.30'	S44°18'05"W
18.	29°32'50"	381.27'	194.45'	S74°40'30"W
19.	05°32'14"	381.27'	36.83'	S62°40'12"W
20.	24°00'37"	381.27'	158.61'	S77°26'37"W
21.	06°50'20"	292.08'	34.84'	S86°01'45"W
22.	29°32'50"	301.27'	153.65'	N74°40'30"E
23.	31°11'59"	338.90'	182.27'	N44°18'05"E
24.	32°33'24"	134.17'	75.22'	N44°58'47"E
25.	19°59'59"	132.98'	46.18'	N51°15'29"E
26.	14°29'59"	566.67'	143.02'	N48°30'30"E
27.	20°14'30"	317.81'	111.69'	N65°52'44"E
28.	21°58'24"	191.79'	73.10'	N65°00'47"E
29.	19°53'51"	838.15'	289.61'	N63°58'31"E
30.	30°16'57"	167.14'	87.32'	N58°46'58"E
31.	41°07'44"	158.26'	111.18'	N64°12'22"E
32.	30°27'44"	282.40'	148.38'	S79°59'54"E
33.	72°48'32"	82.05'	97.39'	N78°49'42"E
34.	31°15'26"	361.72'	194.90'	N58°03'09"E
35.	27°39'21"	242.12'	115.74'	N87°30'33"E
36.	53°54'54"	205.78'	186.57'	N74°22'47"E
37.	99°46'34"	150.06'	229.52'	S82°41'23"E
38.	79°59'46"	159.43'	204.95'	S72°47'59"E
39.	70°55'10"	190.33'	220.83'	S77°20'17"E

DEL WEBB DRIVE  
SECTION II  
SHEET 2 OF 2

Legal Description  
For  
Peak Drive

Beginning at a point at the intersection of the southerly right-of-way line of Peak Drive with the southerly right-of-way line of Massanutten Drive, said point being a corner common to the lands of Massanutten Development Company and the land herein described;

Thence, leaving said Massanutten Drive along said southerly right-of-way line of Peak Drive and along said Company as follows:

Along a curve to the left having a central angle of  $44^{\circ} 30' 47''$ , a radius of 62.93 feet, and a chord bearing and distance of North  $67^{\circ} 42' 27''$  West, 47.67 feet;

North  $89^{\circ} 57' 46''$  West, 370.76 feet;

Along a curve to the left having a central angle of  $02^{\circ} 34' 42''$ , a radius of 2181.73 feet, and a chord bearing and distance of South  $88^{\circ} 44' 53''$  West, 98.17 feet;

South  $87^{\circ} 27' 32''$  West, 875.39 feet;

Along a curve to the right having a central angle of  $42^{\circ} 04' 36''$ , a radius of 396.58 feet, and a chord bearing and distance of North  $71^{\circ} 30' 11''$  West, 284.74 feet; to a point on said right-of-way line common to the lands of said Company and Village Woods Subdivision of Massanutten Development Company;

Thence, leaving said Company and along the lands of said Village Woods Subdivision and said southerly right-of-way line as follows:

Along a curve to the right having a central angle of  $16^{\circ} 00' 34''$ , a radius of 396.58 feet, and a chord bearing and distance of North  $42^{\circ} 27' 36''$  West 110.45 feet;

To a point, said point being the intersection of the southerly right-of-way line of Rainier Road with the southerly right-of-way line of said Peak Drive;

Thence, continuing along the same curve and crossing said Rainier Road having a central angle of  $12^{\circ} 30' 24''$ , a radius of 396.58 feet, and a chord bearing and distance of North  $28^{\circ} 12' 09''$  West 86.40 feet to a point, said point being the intersection of the northerly right-of-way line of Rainier Road with the southerly right-of-way line of said Peak Drive;

Peak Drive  
Page 2

Thence, continuing along the same curve and leaving said Rainier Road, having a central angle of  $9^{\circ} 33' 23''$ , a radius of 396.58 feet, and a chord bearing and distance of North  $17^{\circ} 10' 14''$  West, 66.07 feet.

North  $12^{\circ} 23' 31''$  West, 147.56 Feet;

Along a curve to the left having a central angle of  $142^{\circ} 04' 36''$ , a radius of 88.00 feet, and a chord bearing and distance of North  $83^{\circ} 25' 51''$  West, 166.45 feet;

South  $25^{\circ} 31' 51''$  West, 171.19 feet;

Along a curve to the right having a central angle of  $48^{\circ} 17' 58''$ , a radius of 374.55 feet, and a chord bearing and distance of South  $49^{\circ} 40' 50''$ , West, 306.47 feet;

South  $73^{\circ} 49' 49''$  West, 236.78 feet;

Along a curve to the left having a central angle of  $26^{\circ} 00' 23''$ , a radius of 259.92 feet, and a chord bearing and distance of South  $60^{\circ} 49' 38''$  West, 116.93 feet;

Along a curve to the left having a central angle of  $61^{\circ} 08' 54''$ , a radius of 110.00 feet, and a chord bearing and distance of South  $17^{\circ} 14' 59''$  West, 111.90 feet;

Along a curve to the right having a central angle of  $51^{\circ} 26' 25''$ , a radius of 261.38 feet, and a chord bearing and distance of South  $12^{\circ} 23' 43''$  West, 226.86 feet;

Along a curve to the right having a central angle of  $36^{\circ} 56' 30''$ , a radius of 409.47 feet, and a chord bearing and distance of South  $56^{\circ} 35' 11''$  West, 259.96 feet,

South  $75^{\circ} 03' 25''$  West, 98.47 feet, to a point on said southerly right-of-way line;

Thence, leaving said southerly right-of-way line and crossing said Peak Drive along the lands of Massanutten Development Company North  $14^{\circ} 56' 33''$  West, 80.00 feet to a point on the northerly right-of-way line of Peak Drive;

Thence, along said right-of-way line and said Company as follows:

North  $75^{\circ} 03' 25''$  East, 98.47 feet;

Along a curve to the left having a central angle of  $36^{\circ} 56' 30''$ , a radius of 329.47 feet, and a chord bearing and distance of North  $56^{\circ} 35' 11''$  East, 208.77 feet;

Peak Drive  
Page 3

Along a curve to the left having a central angle of  $51^{\circ} 26' 25''$ , a radius of 181.38 feet, and a chord bearing and distance of North  $12^{\circ} 23' 43''$  East, 157.43 feet;

Along a curve to the right having a central angle of  $61^{\circ} 08' 54''$ , a radius of 190.00 feet, and a chord bearing and distance of North  $17^{\circ} 14' 59''$  East 193.29 feet;

Along a curve to the right having a central angle of  $26^{\circ} 00' 23''$ , a radius of 339.92 feet, and a chord bearing and distance of North  $60^{\circ} 49' 38''$  East, 152.97 feet;

North  $73^{\circ} 49' 49''$  East, 236.78 feet;

Along a curve to the left having a central angle of  $48^{\circ} 17' 58''$ , a radius of 294.55 feet, and a chord bearing and distance of North  $49^{\circ} 40' 50''$  East, 241.01 feet;

North  $25^{\circ} 31' 51''$  East, 171.19 feet, to a point on said right-of-way line ~~known to the land of said company and Massanutton Drive Section III; and the right of said company and Massanutton Drive Section III;~~

Thence ~~by a straight line to the intersection of said right-of-way line and the right of said company and Massanutton Drive Section III;~~ as follows:

Along a curve to the right having a central angle of  $142^{\circ} 04' 36''$ , a radius of 168.00 feet, and a chord bearing and distance of South  $83^{\circ} 25' 51''$  East, 317.77 feet;

South  $12^{\circ} 23' 31''$  East, 147.56 feet;

Along a curve to the left having a central angle of  $80^{\circ} 08' 56''$ , a radius of 316.58 feet, and chord bearing and distance of South  $52^{\circ} 23' 01''$  East, 203.81 feet;

North  $87^{\circ} 27' 32''$  East, 875.39 feet;

Along a curve to the right having a central angle of  $02^{\circ} 34' 42''$ , a radius of 2261.73 feet, and a chord bearing and distance of North  $88^{\circ} 44' 53''$  East, 101.77 feet;

South  $89^{\circ} 57' 46''$  East, 370.76 feet;

Along a curve to the right having a central angle of  $60^{\circ} 39' 24''$ , a radius of 142.93 feet, and a chord bearing and distance of South  $59^{\circ} 38' 04''$  East, 142.29 feet to a point at the intersection of said right-of-way line with the northerly right-of-way line of Massanutton Drive Section III;



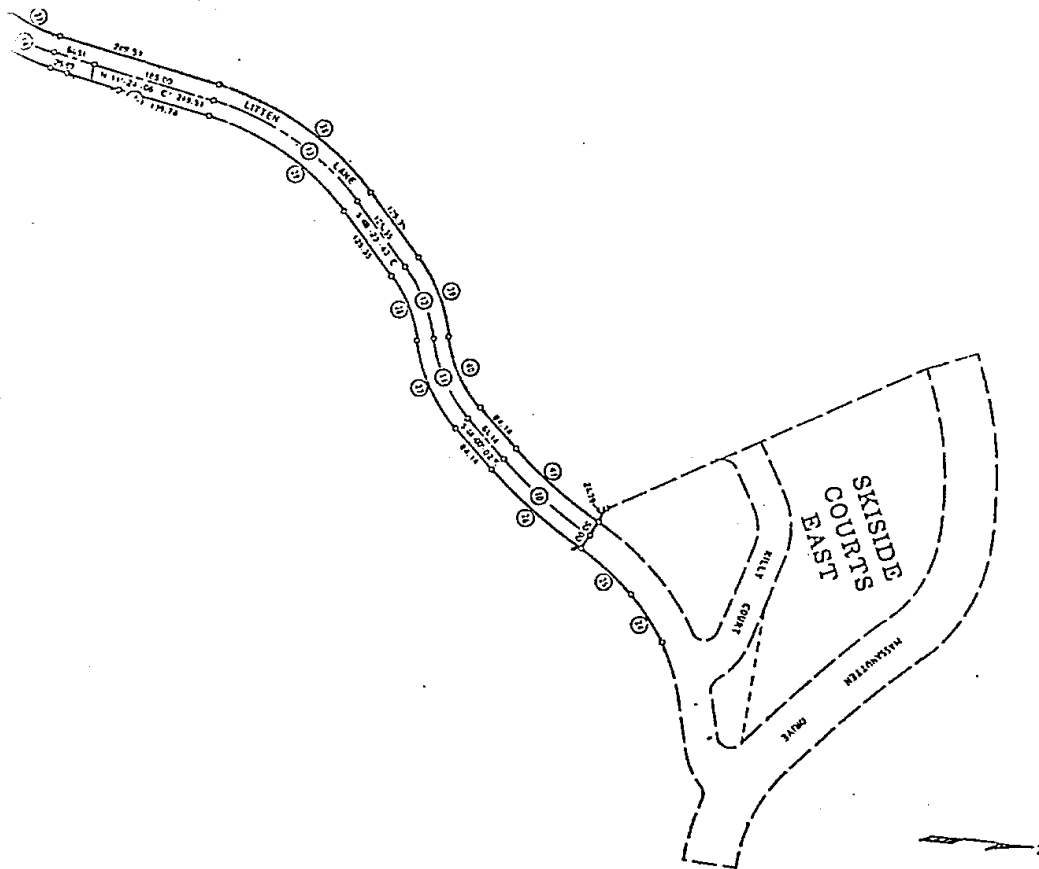
Peak Drive  
Page 4

Thence, leaving said Peak Drive right-of-way line and along said westerly right-of-way line crossing Peak Drive as follows:

South  $71^{\circ} 48' 40''$  West, 40.80 feet;

Along a curve to the left having a central angle of  $7^{\circ} 14' 10''$ , a radius of 333.97 feet, and a chord bearing and distance of South  $68^{\circ} 11' 36''$  West, 42.15 feet, to the place of beginning.

Containing in area 7.22 acres of land, more or less.



Legal Description  
For  
Recreation Facilities  
At  
Peak Drive

Beginning at a point on the westerly right-of-way line of Massanutten Drive, said point being the eastern corner of the lands herein described and the point of intersection of the southerly right-of-way line of Peak Drive with the western right-of-way line of Massanutten Drive;

Thence, leaving said Peak Drive and along said Massanutten Drive as follows:

Along a curve to the left, having a central angle of  $17^{\circ} 16' 16''$ , a radius of 333.97 feet, and a chord bearing and distance of South  $55^{\circ} 19' 18''$  West, 144.42 feet;

South  $42^{\circ} 50' 06''$  West, 336.89 feet;

Along a curve to the left, having a central angle of  $06^{\circ} 01' 51''$ , a radius of 799.41 feet, and a chord bearing and distance of South  $39^{\circ} 49' 11''$  West, 84.11 feet;

South  $36^{\circ} 48' 15''$  West, 107.23 feet;

Along a curve to the right, having a central angle of  $22^{\circ} 42' 30''$ , a radius of 310.59 feet, and a chord bearing and distance of South  $48^{\circ} 09' 30''$  West, 122.29 feet;

South  $59^{\circ} 30' 45''$  West, 60.00 feet to a point on said right-of-way;

Thence, leaving said right-of-way and along the lands of Massanutten Development Company as follows:

North  $53^{\circ} 54' 20''$  West, 511.52 feet;

North  $02^{\circ} 32' 29''$  West, 103.77 feet;

North  $87^{\circ} 27' 31''$  East, 38.00 feet;

North  $02^{\circ} 32' 29''$  West, 179.88 feet; to a point at a corner of said Company and on the southern right-of-way line of Peak Drive;

Thence, leaving the lands of said Company and along the southern right-of-way of Peak Drive as follows:

North  $87^{\circ} 27' 32''$  East, 484.13 feet;

Along a curve to the right, having a central angle of  $02^{\circ} 34' 42''$ , a radius of 2181.73 feet, and chord bearing and distance of North  $88^{\circ} 44' 53''$  East, 98.17 feet;

BOOK 539 PAGE 646

Recreation Facilities at Peak Drive  
Page 2

South 89° 57' 46" East, 370.76 feet;

Along a curve to the right, having a central angle of 44° 30' 47", a radius of 62.93 feet, and a chord bearing and distance of South 67° 42' 27" East, 47.67 feet to the place of beginning.

Containing in area <sup>8.46</sup>~~0.46~~ acres of land, more or less.

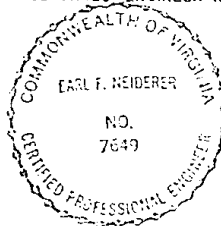
ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE SUPERVISED  
THE PREPARATION OF THIS PLAT AND IT  
IS CORRECT TO THE BEST OF MY KNOWLEDGE.

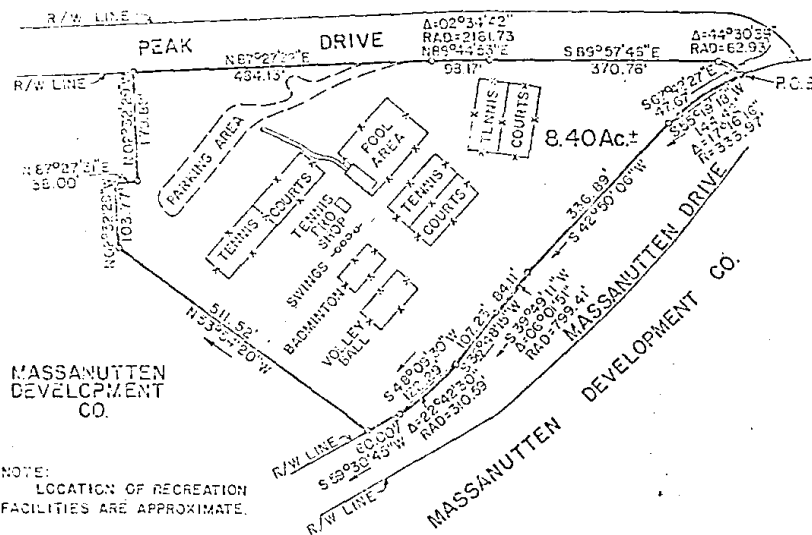
BOOK 539 PAGE 647

DATE 10/25/77

Earl F. Neiderer  
STATE CERTIFIED ENGINEER N27649



MASSANUTTEN DEVELOPMENT CO.

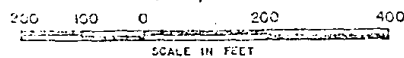


PLAT OF  
PROPERTY TO BE CONVEYED  
TO  
MASSANUTTEN PROPERTY OWNERS  
ASSOCIATION, INC.  
SITUATE IN  
ROCKINGHAM COUNTY, VIRGINIA  
PREPARED BY

L. ROBERT KIMBALL & ASSOCIATES  
CONSULTING ENGINEERS & ARCHITECTS  
EBENSBURG, PENNSYLVANIA

SEPT., 1977

EXHIBIT 18A



Legal Description  
For  
Massanutten Scenic Overlook

Beginning at a point on the Southerly right-of-way line of Del Webb Drive-Section III, said point being a corner of lands now or formerly owned by Massanutten Development Company and the Northwest corner of the lands herein described, said point being further located South 87° 36' 03" West, 75.97 feet from a point in the Southerly right-of-way line of Del Webb Drive and the division line between said Section III and Section II of said Drive:

Thence, from the beginning, leaving said right-of-way line and along said Company's line as follows:

South 35° 00' 00" West, 127.78 feet to a mountain top,  
South 55° 00' 00" East, 180.00 feet,  
North 35° 00' 00" East, 299.98 feet to a point on a curve in the Southerly right-of-way line of Section II of Del Webb Drive, said curve having a central angle of 29° 32' 50" and a radius of 381.27 feet;

Thence, along said right-of-way line as follows:

Along a segment of said curve having a central angle of 24° 00' 37", a radius of 381.27 feet and a chord bearing and distance of South 77° 26' 37" West, 158.61 feet,

South 89° 26' 55" West, 15.51 feet to a point in said division line of Section II and Section III,

Leaving Section II and along Section III, South 89° 58' 04" West, 40.87 feet to a point on a curve, said curve having a central angle of 33° 31' 03" and a radius of 252.08 feet,

Along a segment of said curve having a central angle of 07° 59' 31", a radius of 252.08 feet and a chord bearing and distance of South 85° 26' 49" West, 35.13 feet to the place of beginning.

Containing in area 0.84 acres of land, more or less.

# Surveyors • Engineers • Planners

1041 South High Street Harrisonburg Virginia 22801 • 703-434-1728

**James C. Wilkins  
& Associates, Inc.**

The following is the metes and bounds description of a 10.51 Acre tract of land being a portion of the Massanutten Village Inc. (formerly the Wease Place) and being located on the northeast side of State Route #644 in Stonewall Magisterial District, Rockingham County, Virginia.

BEGINNING at an iron pin set in the northeastern right-of-way of State Route #644, a new corner with Massanutten Village Inc., thence with 3 new lines through said Massanutten Village Inc.,

N 29° 07' E 843.33 feet

to an iron pipe set, thence

S 44° 00' E 595.00 feet

to an iron pin set, thence

S 29° 07' W 787.90 feet

to an iron pin set in the northeast right-of-way of State Route #644, a P.O.C. to the left having a radius of 1004.93 feet, thence with the arc of said curve and with the right-of-way of State Route #644

Chord N 45° 08' W 256.19 feet

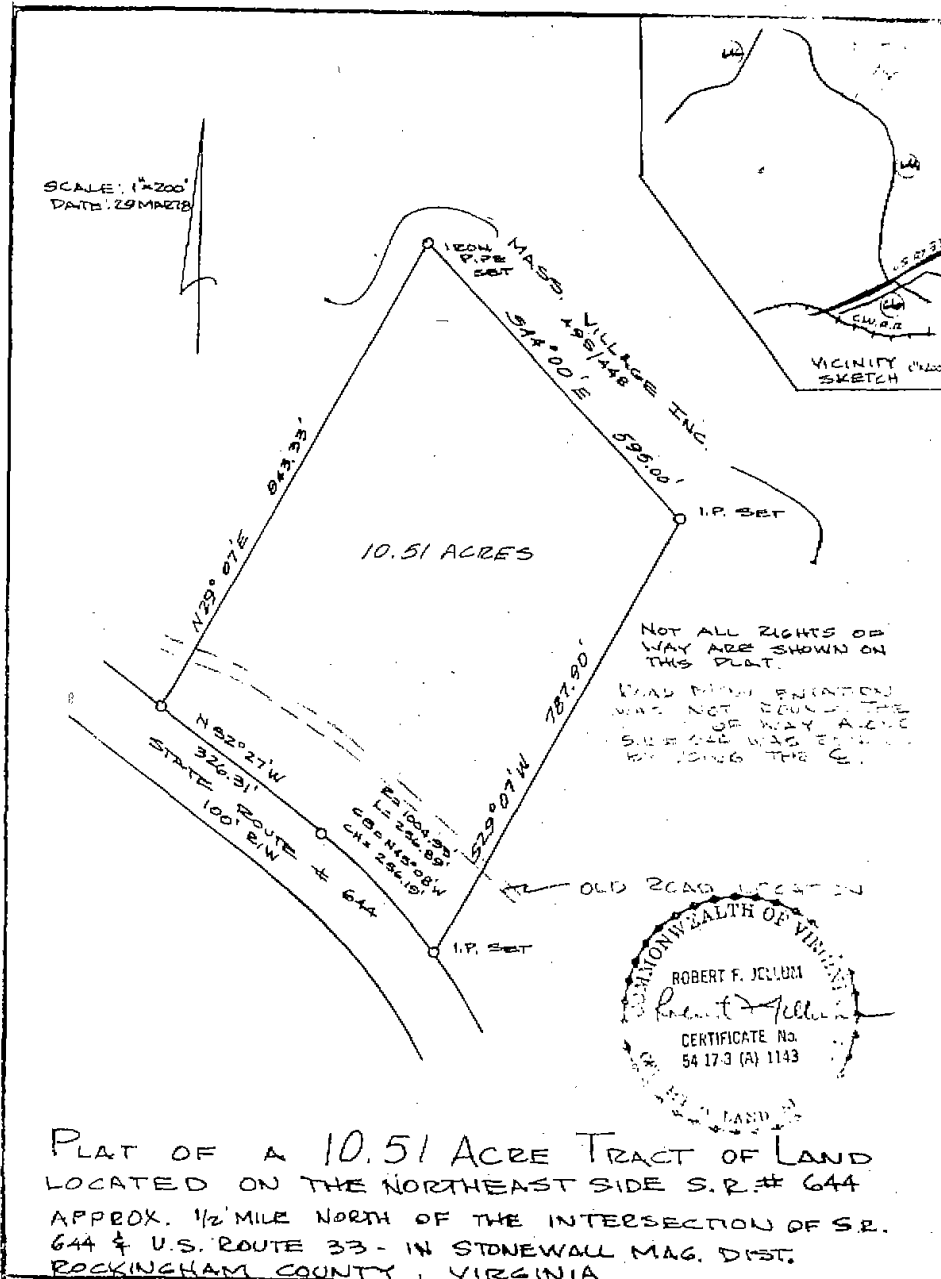
to the P. T. of said curve, thence

N 52° 27' W 326.31 feet

to the beginning and enclosing an area of 10.51 Acres.

EXHIBIT 20

102544



PLAT OF A 10.51 ACRE TRACT OF LAND  
LOCATED ON THE NORTHEAST SIDE S.R. # 644  
APPROX. 1/2 MILE NORTH OF THE INTERSECTION OF S.R.  
644 & U.S. ROUTE 33 - IN STONEWALL MAG. DIST.  
ROCKINGHAM COUNTY, VIRGINIA

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 acknowledgment on and admitted to record this  
4th day of December 1978 at 11:31 AM. I certify that taxes were  
paid when applicable:  
Sec. 58-34 - State 157.05 County 52.35 City  
Sec. 58-34.1 - State 52.30 County 52.50 City Transfer 1.00  
Recording 1.00 2.00  
TESTE: GEORGE W. KEMPER, CLERK.

102544 EXHIBIT 20A