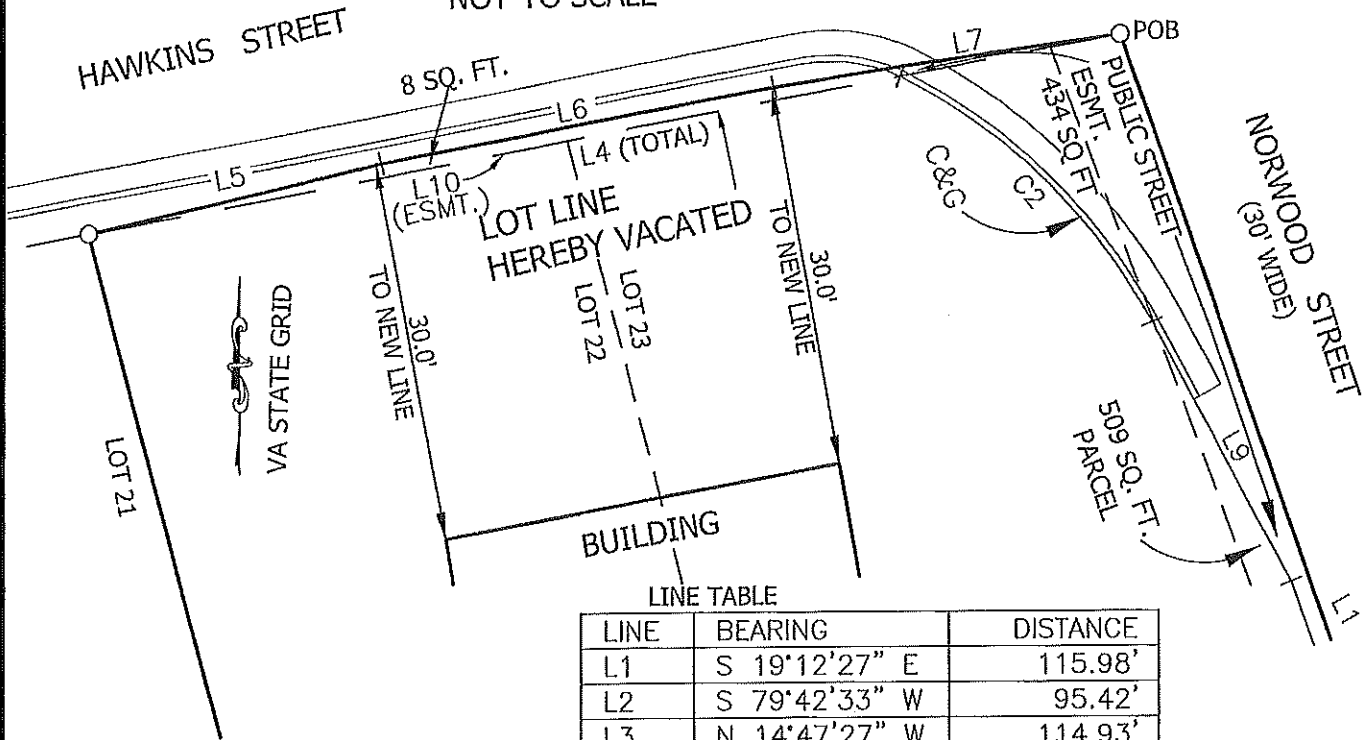


EXAGGERATED ENLARGEMENT
NOT TO SCALE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 19°12'27" E	115.98'
L2	S 79°42'33" W	95.42'
L3	N 14°47'27" W	114.93'
L4	N 79°42'33" E	86.46'
L5	N 79°17'37" E	24.51'
L6	N 79°51'44" E	32.96'
L7	N 79°53'11" E	28.99'
L8	S 79°42'33" W	2.19'
L9	N 28°28'20" W	23.89'
L10	S 79°42'33" W	67.98'

CURVE TABLE

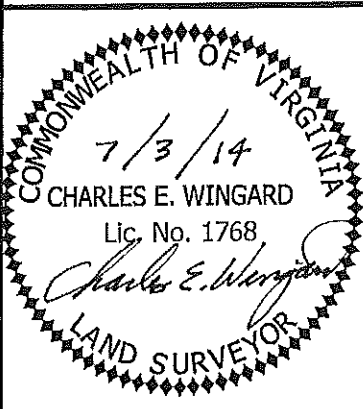
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2°01'24"	1959.55'	69.20'	N 18°37'55" W	69.20'
C2	34°51'27"	48.07'	29.25'	N 45°54'03" W	28.80'

NOTES:

1.) THE PURPOSE OF THIS SURVEY IS TO CONVEY 8 SQ. FT. OF HAWKINS STREET TO NEIGHBORHOOD RENAISSANCE, L.L.C. IN ORDER TO MEET THE BUILDING'S 30' FRONT SETBACK AND TO CONVEY A PUBLIC STREET EASEMENT TO THE CITY OF HARRISONBURG WHERE NORWOOD STREET AND HAWKINS STREET PASS THROUGH THE NEIGHBORHOOD RENAISSANCE LOTS.

2.) LOTS 22 AND 23 AND HAWKINS & NORWOOD STREETS ARE FROM THE PLAT OF THE "MASTERS & BROWN" "RED HILL" ADDITION TO HARRISONBURG, RECORDED IN D.B. 99, PG. 397.

SHEET 2 OF 2



PLAT SHOWING
A PORTION OF
HAWKINS STREET
CONVEYED TO NEIGHBORHOOD
RENAISSANCE, L.L.C. AND A
PUBLIC STREET
EASEMENT CONVEYED
TO
CITY OF HARRISONBURG
CITY OF HARRISONBURG, VA

DRAWN BY		DATE	
JRS		JULY 3 2014	
SHEET	BLOCK	LOT	
27	S	22,22A,23	

DIVISION OF ENGINEERING
CITY OF HARRISONBURG
409 SOUTH MAIN STREET
HARRISONBURG, VA 22801



City of Harrisonburg
D.B. 99, Pg. 397
"Masters & Brown" "Red Hill" Addition to Harrisonburg

Portion of Hawkins Street conveyed to Neighborhood Renaissance, L.L.C.

Beginning at a found iron pin at the intersection of the southern side of Hawkins Street where it corners with the western side of Norwood Street in the pavement; thence with the southern side of Hawkins Street, said line also being the original northern line of lots 22,23 and a 509 square foot parcel

S 79°42'33" W 86.46 feet

to a found iron pin at the northeastern corner of Lot 21; thence making new lines through Hawkins Street

N 79°17'37" E 24.51 feet

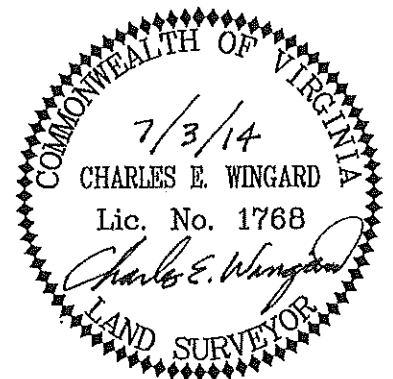
to a point measuring 30.0 feet from the northwestern brick apartment building corner; thence

N 79°51'44" E 32.96 feet

to a point measuring 30.0 feet from the northeastern brick apartment building corner; thence

N 79°53'11" E 28.99 feet

to the beginning and enclosing an area of 8 square feet.



Neighborhood Renaissance, L.L.C.
D.B. 2232, Pg. 418
T.M. 27-S-22,22A&23

Public Street Easement conveyed to City of Harrisonburg

Beginning at a found iron pin at the intersection of the southern side of Hawkins Street where it corners with the western side of Norwood Street in the pavement; thence with the western side of Norwood Street,

S 19°12'27" E 115.98 feet

to a found railroad spike at the northeastern corner of a 211 sq. ft. parcel adjoining Lot 46; thence

S 79°42'33" W 2.19 feet

to a point; thence through the 509 sq. ft. parcel and Lot 23, following the edge of pavement in part, the back of the concrete curb & gutter in part and the original southern side of Hawkins Street in part, with a curve to the left having a delta angle of 2°01'24", a radius of 1959.55 feet and an arc length of 69.20 feet

Long chord N 18°37'55" W 69.20 feet

to a point; thence

N 28°28'20" W 23.89 feet

to a point; thence with a curve to the left having a delta angle of 34°51'27", a radius of 48.07 feet and an arc length of 29.25 feet

Long chord N 45°54'03" W 28.80 feet

to a point on the original southern side of Hawkins Street; thence with the same

S 79°42'33" W 67.98 feet

to a found iron pin at the northeastern corner of Lot 21; thence running with newly created lines of Hawkins Street

N 79°17'37" E 24.51 feet

to a point measuring 30.0 feet from the northwestern brick apartment building corner; thence

N 79°51'44" E 32.96 feet

to a point measuring 30.0 feet from the northeastern brick apartment building corner; thence

N 79°53'11" E

28.99 feet

to the beginning and enclosing an area of 434 square feet.

