

Owner: HARRISONBURG  
FORD PROPERTY LC  
ADDRESS: 55 BAXTER DR  
DEEDBOOK:4509/473  
Zoning District:B2  
LOT Number:104 E 2

Owner: REALTY INCOME  
PROPERTIES 17 LLC  
ADDRESS: 45 BAXTER DR  
DEEDBOOK:5703/734  
Zoning District:B2  
LOT Number:104 E 1

Owner: A BIRD IN HAND LAND LLC  
ADDRESS: 70 BAXTER DR  
DEEDBOOK:2747/43  
Zoning District:B2  
LOT Number:001-C-11

#### SITE INFORMATION

TAX MAP #:001-C-10-A  
DEEDBOOK:5558 PG. 471  
ACREAGE: 1.25AC  
ZONING: B2  
ADDRESS: 50 BAXTER DR  
HARRISONBURG,VA 22801

OWNER : FARHAD KOYEE & BAHAR MIKAEL  
ATT:FARHAD KOYEE  
3248 HERBON CT.  
ROCKINGHAM, VA 22801  
FARHADKOYEE11@YAHOO.COM  
540-433-4911

#### CERTIFICATION:

THIS "PLAT SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF TM# 1-C-10A" WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DANIEL E. HANSEN, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 06/10/2022; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA, INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

#### NOTES:

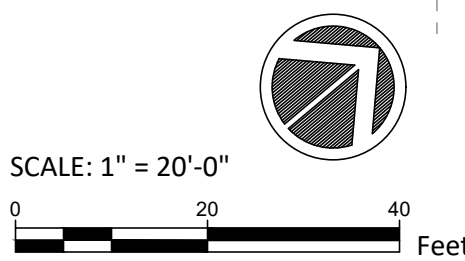
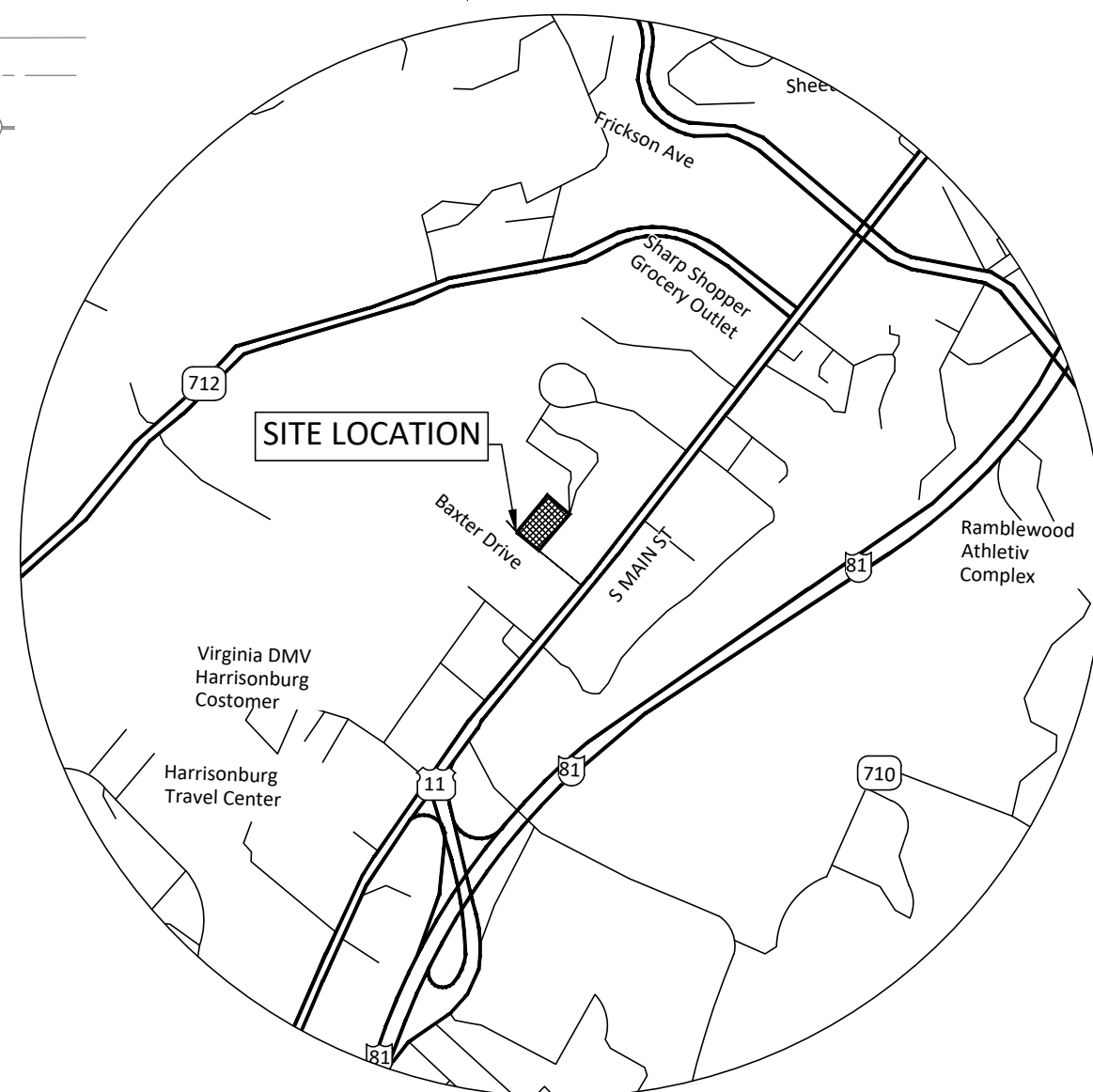
- 1) THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
- 3) VERTICAL DATUM IS NAVD 88 UTILIZING RTK GPS. CONTOUR INTERVAL IS ONE (1) FOOT.
- 4) PROPERTY IS LOCATED IN FEMA DEFINED ZONE "X" COMMUNITY PANEL NO.: 51165C0392D EFFECTIVE DATE: FEBRUARY 06, 2007
- 5) SETBACKS PER CITY CODE Sec. 10-3-92  
30' FRONT  
10' SIDE  
10' REAR

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	167.50'	N50° 01' 15"W
L2	32.50'	S62° 35' 57"W
L3	108.64'	S39° 58' 45"W
L4	164.00'	S39° 58' 45"W
L5	173.07'	S50° 01' 15"E
L6	164.00'	N39° 58' 45"E
L7	138.64'	N39° 58' 45"E
L8	180.00'	N50° 01' 15"W

	PROPOSED SWM EASEMENT
	PROPOSED PUBLIC WATER EASEMENT
	PROPOSED PRIVATE ACCESS EASEMENT

#### VICINITY MAP

SCALE: 1" = 2,000'



Seal:

Project:

### PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR LOT #2 BAXTER CROSSING

50 BAXTER DR  
Harrisonburg, VA 22801

#### NOT FOR CONSTRUCTION

Revisions:  
No. Description

Project Number: 2106  
Date: 25 March 2024  
Drawn by: SDE  
Checked by: DK

### PRELIMINARY PLAT AND DEVELOPMENT PLAN

Sheet No.: 1 OF 1