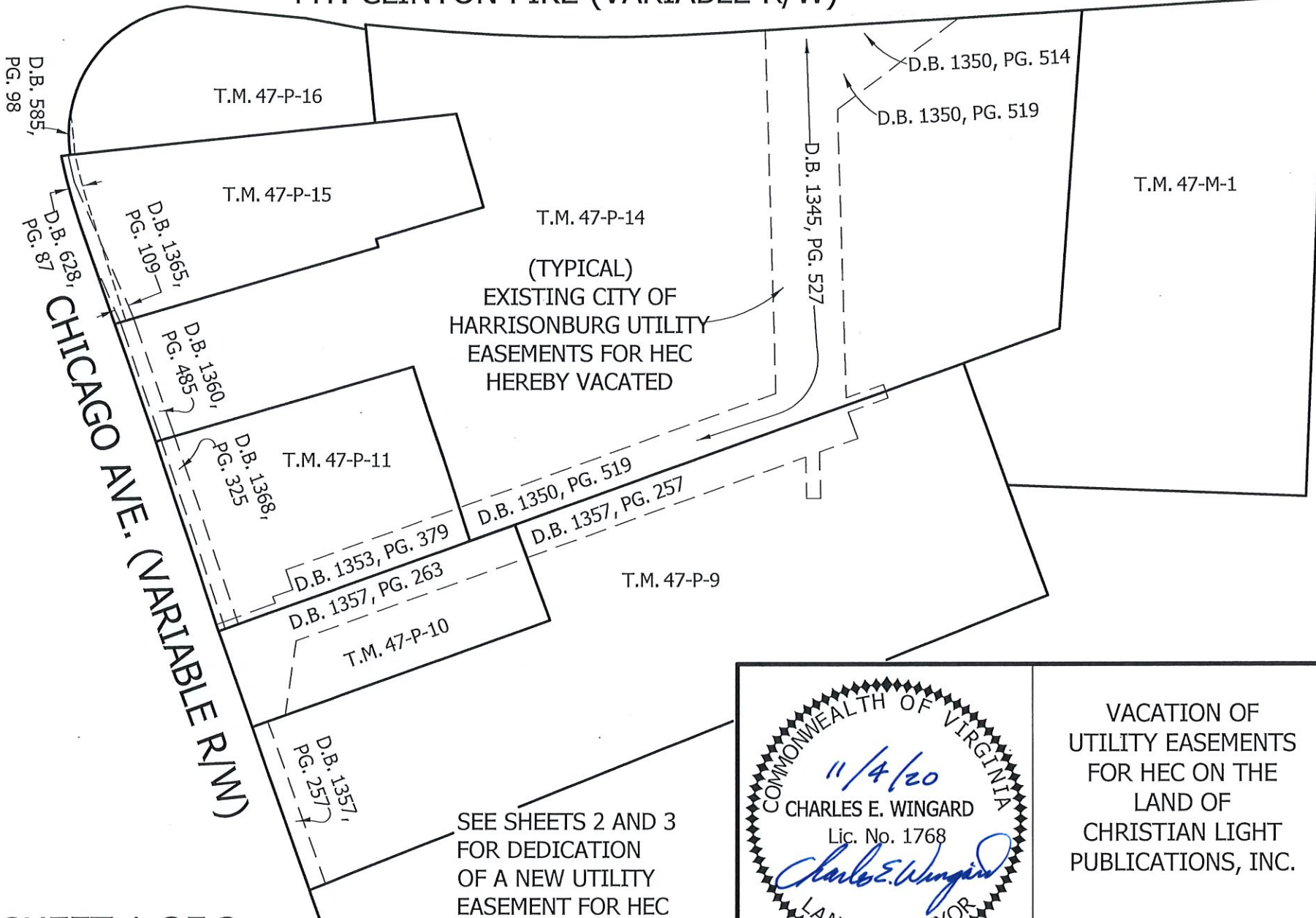


MT. CLINTON PIKE (VARIABLE R/W)

NOTE: NO OTHER EASEMENTS EXCEPT EXISTING HEC  
UTILITY EASEMENTS ARE SHOWN ON SHEET 1



**CHRISTIAN LIGHT PUBLICATIONS, INC.**

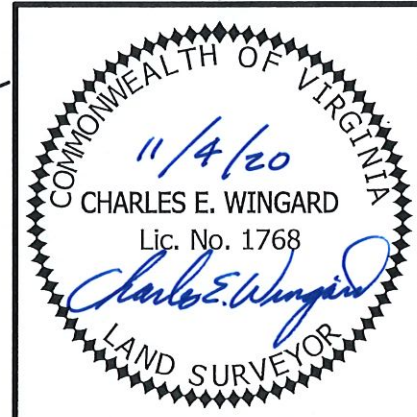
TAX MAP PARCEL DEED REFERENCES

- T.M. 47-M-1 D.B. 4157, PG. 65 (PROPERTY LINE ADJUSTMENT)  
D.B. 3012, PG. 468
- T.M. 47-P-9 D.B. 4761, PG. 606 (TRACT 1)
- T.M. 47-P-10 D.B. 4761, PG. 606 (TRACT 2)
- T.M. 47-P-11 D.B. 5083, PG. 469
- T.M. 47-P-14 D.B. 4157, PG. 65 (PROPERTY LINE ADJUSTMENT)  
D.B. 1770, PG. 396 (CONSOLIDATION OF LOTS)  
D.B. 1757, PG. 325  
D.B. 1051, PG. 29, PG. 31, & PG. 34
- T.M. 47-P-15 D.B. 4666, PG. 613
- T.M. 47-P-16 D.B. 3212, PG. 395  
D.B. 4412, PG. 505 (DEED OF DEDICATION)



SHEET 1 OF 3

SEE SHEETS 2 AND 3 FOR DEDICATION OF A NEW UTILITY EASEMENT FOR HEC



VACATION OF UTILITY EASEMENTS FOR HEC ON THE LAND OF CHRISTIAN LIGHT PUBLICATIONS, INC.

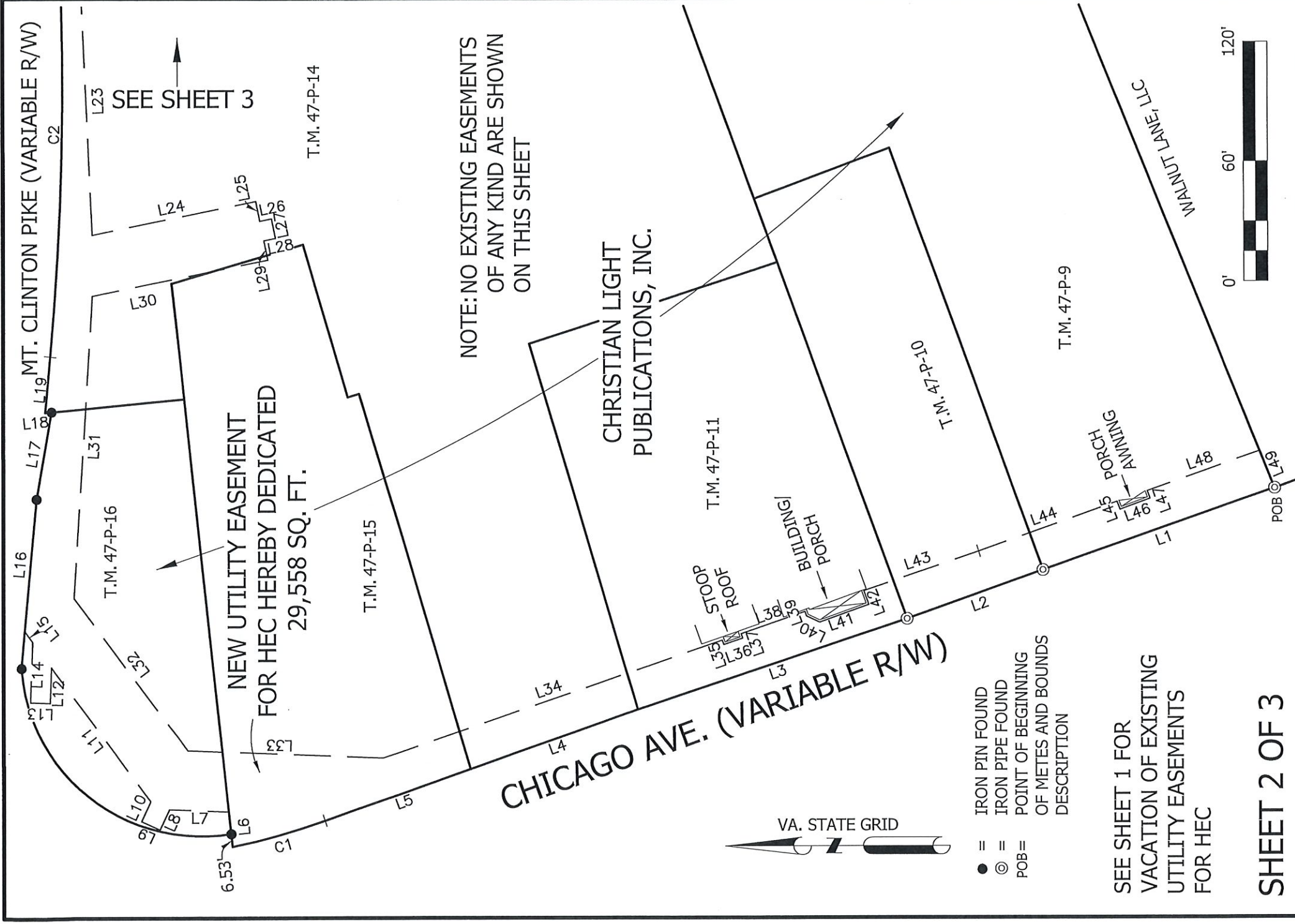
CITY OF HARRISONBURG, VA

SCALE: 1" = 100'		
DRAWN BY		DATE
JRS		NOV. 4, 2020
SHEET	BLOCK	LOT

CHRISTIAN LIGHT PUBLICATIONS EASEMENTS PROJECT # 2020

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





NOTE: NO EXISTING EASEMENTS OF ANY KIND ARE SHOWN ON THIS SHEET

NEW UTILITY EASEMENT FOR HEC HEREBY DEDICATED 29,558 SQ. FT.

CHRISTIAN LIGHT PUBLICATIONS, INC.



- = IRON PIN FOUND
- ⊙ = IRON PIPE FOUND
- ⊙ = POB = POINT OF BEGINNING OF METES AND BOUNDS DESCRIPTION

SEE SHEET 1 FOR VACATION OF EXISTING UTILITY EASEMENTS FOR HEC

SHEET 2 OF 3



DEDICATION OF A UTILITY EASEMENT FOR HEC ON THE LAND OF CHRISTIAN LIGHT PUBLICATIONS, INC.

CITY OF HARRISONBURG, VA

SCALE: 1" = 60'

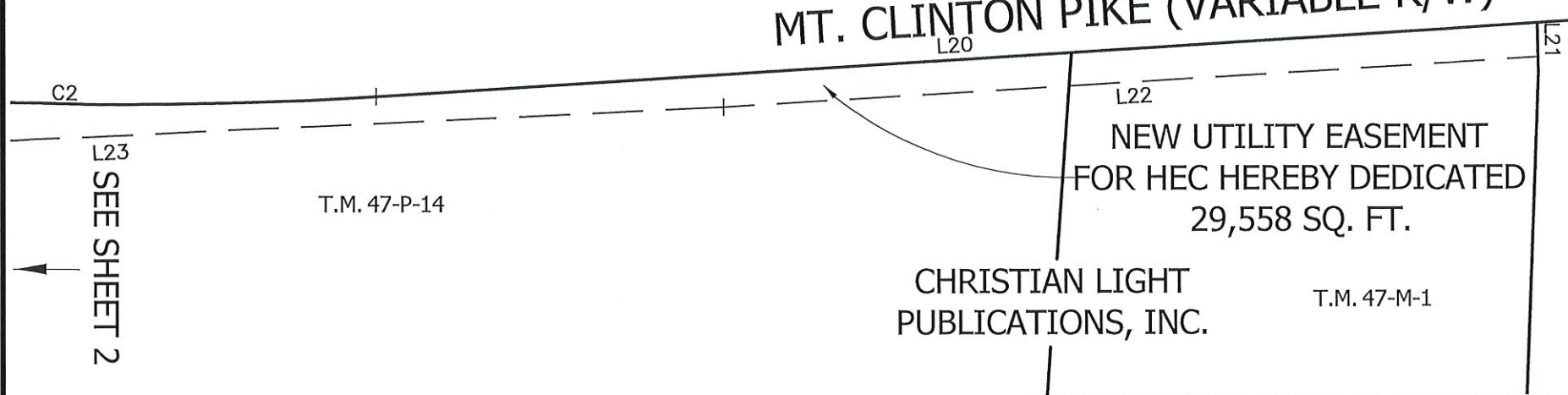
DRAWN BY	DATE
JRS	NOV. 4, 2020
SHEET	BLOCK
	LOT

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

CHRISTIAN LIGHT PUBLICATIONS EASEMENTS PROJECT # 2020



# MT. CLINTON PIKE (VARIABLE R/W)



SEE SHEET 2

LINE TABLES

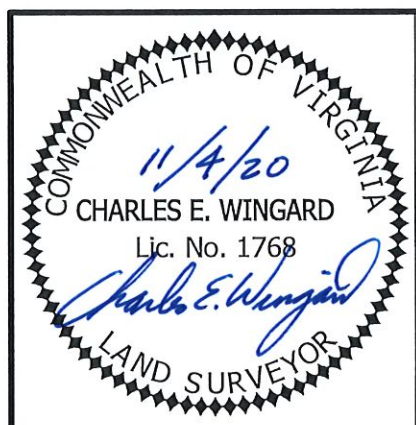
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 19°21'14" W	123.35'	L26	S 11°12'31" E	6.05'
L2	N 19°38'00" W	72.50'	L27	S 78°47'29" W	10.00'
L3	N 18°32'46" W	142.57'	L28	N 11°12'31" W	6.00'
L4	N 19°30'01" W	89.14'	L29	S 78°28'52" W	9.92'
L5	N 19°30'52" W	77.36'	L30	N 11°31'08" W	90.04'
L6	N 83°54'06" E	17.72'	L31	N 86°29'05" W	152.26'
L7	N 02°17'24" E	29.68'	L32	S 53°22'23" W	95.42'
L8	N 65°18'17" W	11.21'	L33	S 02°17'24" W	98.16'
L9	N 24°41'43" E	10.00'	L34	S 19°03'48" E	180.18'
L10	S 65°18'17" E	11.01'	L35	S 70°35'47" W	2.35'
L11	N 53°22'23" E	84.02'	L36	S 19°13'28" E	9.95'
L12	N 87°43'42" W	17.78'	L37	N 70°56'12" E	2.32'
L13	N 02°16'18" E	10.00'	L38	S 19°03'48" E	33.87'
L14	S 87°43'42" E	30.17'	L39	S 70°09'07" W	2.38'
L15	N 53°22'23" E	6.91'	L40	S 25°09'07" W	7.48'
L16	S 84°39'16" E	66.50'	L41	S 19°40'30" E	26.18'
L17	S 80°04'51" E	44.50'	L42	N 70°09'07" E	7.32'
L18	N 05°36'51" W	3.25'	L43	S 19°03'48" E	60.83'
L19	S 84°37'42" E	28.20'	L44	S 19°31'08" E	74.08'
L20	N 86°28'34" E	429.73'	L45	S 69°58'28" W	4.26'
L21	S 01°14'50" E	12.68'	L46	S 20°01'32" E	16.00'
L22	S 86°37'16" W	301.34'	L47	N 69°58'28" E	4.12'
L23	S 87°22'54" W	294.21'	L48	S 19°31'08" E	59.82'
L24	S 11°31'08" E	84.01'	L49	S 68°10'20" W	20.12'
L25	S 78°28'52" W	10.08'			

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	48.48'	360.97'	7°41'40"	N 15°40'02" W	48.44'
C2	227.05'	1462.39'	8°53'44"	S 89°04'34" E	226.82'

NOTE: NO EXISTING EASEMENTS OF ANY KIND ARE SHOWN ON THIS SHEET

SEE SHEET 1 FOR VACATION OF EXISTING UTILITY EASEMENTS FOR HEC



DEDICATION OF A UTILITY EASEMENT FOR HEC ON THE LAND OF CHRISTIAN LIGHT PUBLICATIONS, INC.

CITY OF HARRISONBURG, VA

SCALE: 1" = 60'		
DRAWN BY		DATE
JRS		NOV. 4, 2020
SHEET	BLOCK	LOT
DIVISION OF ENGINEERING CITY OF HARRISONBURG 409 SOUTH MAIN STREET HARRISONBURG, VA 22801		

CHRISTIAN LIGHT PUBLICATIONS EASEMENTS PROJECT # 2020

Department of Planning and Community Development

November 4, 2020

**Metes and bounds description of a New Utility Easement for Harrisonburg Electric Commission through the land of Christian Light Publications, Inc., located on the eastern side of Chicago Avenue and on the southern side of Mount Clinton Pike in the City of Harrisonburg, Virginia.**

Beginning at an iron pipe found on the eastern side of Chicago Avenue at the northwestern corner of the land of Walnut Lane, LLC; thence running with Chicago Avenue  
N 19°21'14" W 123.35 feet  
To an iron pipe found; thence  
N 19°38'00" W 72.50 feet  
To an iron pipe found; thence  
N 18°32'46" W 142.57 feet  
To a point; thence  
N 19°30'01" W 89.14 feet  
To a point; thence  
N 19°30'52" W 77.36 feet  
To a point; thence with a curve to the right having an arc length of 48.48 feet, a radius of 360.97 feet and a delta angle of 7°41'40"  
Long Chord 48.44 feet  
To a point; thence leaving Chicago Avenue, passing an iron pin found on line at 6.53 feet  
N 83°54'06" E 17.72 feet  
To a point; thence continuing through the Christian Light land  
N 02°17'24" E 29.68 feet  
To a point; thence  
N 65°18'17" W 11.21 feet  
To a point; thence  
N 24°41'43" E 10.00 feet  
To a point; thence  
S 65°18'17" E 11.01 feet  
To a point; thence  
N 53°22'23" E 84.02 feet  
To a point; thence  
N 87°43'42" W 17.78 feet  
To a point; thence  
N 02°16'18" E 10.00 feet  
To a point; thence  
S 87°43'42" E 30.17 feet  
To a point; thence  
N 53°22'23" E 6.91 feet  
To a point on the southern side of Mount Clinton Pike; thence running with Mount Clinton Pike  
S 84°39'16" E 66.50 feet  
To an iron pin found; thence  
S 80°04'51" E 44.50 feet  
To an iron pin found; thence  
N 05°36'51" W 3.25 feet  
To a point; thence  
S 84°37'42" E 28.20 feet  
To a point; thence with a curve to the left having an arc length of 227.05 feet, a radius of 1462.39 feet and a delta angle of 8°53'44"  
Long Chord 226.82 feet  
To a point; thence  
N 86°28'34" E 429.73 feet  
To a point at the northwestern corner of the land of Harrisonburg Gift & Thrift Shop, Inc.; thence running with the western line of the same  
S 01°14'50" E 12.68 feet  
To a point; thence running through the Christian Light land  
S 86°37'16" W 301.34 feet  
To a point; thence  
S 87°22'54" W 294.21 feet



To a point; thence	S 11°31'08" E	84.01 feet
To a point; thence	S 78°28'52" W	10.08 feet
To a point; thence	S 11°12'31" E	6.05 feet
To a point; thence	S 78°47'29" W	10.00 feet
To a point; thence	N 11°12'31" W	6.00 feet
To a point; thence	S 78°28'52" W	9.92 feet
To a point; thence	N 11°31'08" W	90.04 feet
To a point; thence	N 86°29'05" W	152.26 feet
To a point; thence	S 53°22'23" W	95.42 feet
To a point; thence	S 02°17'24" W	98.16 feet
To a point; thence	S 19°03'48" E	180.18 feet
To a point; thence	S 70°35'47" W	2.35 feet
To a point; thence	S 19°13'28" E	9.95 feet
To a point; thence	N 70°56'12" E	2.32 feet
To a point; thence	S 19°03'48" E	33.87 feet
To a point; thence	S 70°09'07" W	2.38 feet
To a point; thence	S 25°09'07" W	7.48 feet
To a point; thence	S 19°40'30" E	26.18 feet
To a point; thence	N 70°09'07" E	7.32 feet
To a point; thence	S 19°03'48" E	60.83 feet
To a point; thence	S 19°31'08" E	74.08 feet
To a point; thence	S 69°58'28" W	4.26 feet
To a point; thence	S 20°01'32" E	16.00 feet
To a point; thence	N 69°58'28" E	4.12 feet
To a point in the northern line of the land of Walnut Lane, LLC; thence with the same	S 19°31'08" E	59.82 feet
To the beginning and enclosing an area of <b>29,558 square feet</b> in accordance with Sheets 2 and 3 of the three-sheet plat attached hereto and made a part hereof.	S 68°10'20" W	20.12 feet

