

POB = POINT OF BEGINNING OF METES AND BOUNDS DESCRIPTION

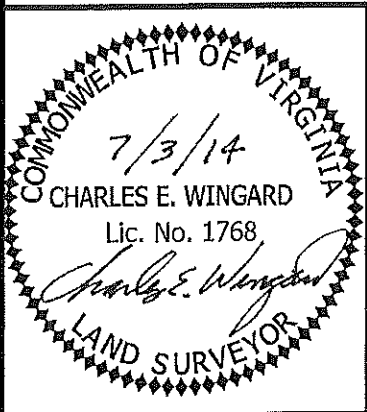
○ = FOUND IRON PIN

● = FOUND RAILROAD SPIKE

EP = EDGE OF PAVEMENT

SEE SHEET 2 FOR LINE AND CURVE TABLES

SHEET 1 OF 2



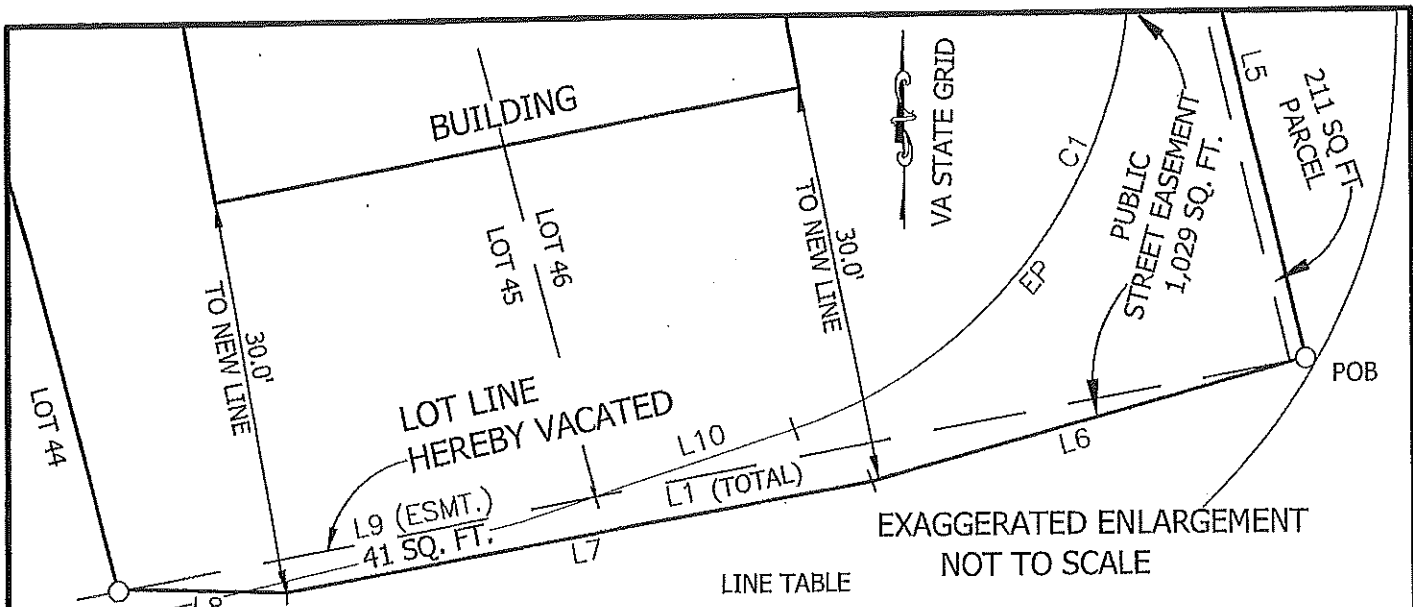
PLAT SHOWING  
 A PORTION OF  
 NORWOOD STREET  
 CONVEYED TO NEIGHBORHOOD  
 RENAISSANCE, L.L.C. AND A  
 PUBLIC STREET  
 EASEMENT CONVEYED  
 TO  
 CITY OF HARRISONBURG  
 CITY OF HARRISONBURG, VA

SCALE: 1" = 20'

|          |       |             |  |
|----------|-------|-------------|--|
| DRAWN BY |       | DATE        |  |
| JRS      |       | JULY 3 2014 |  |
| SHEET    | BLOCK | LOT         |  |
| 27       | S     | 45,45A,46   |  |

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

PROJECT #  
1406



EXAGGERATED ENLARGEMENT  
NOT TO SCALE

LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 79°42'33" W | 99.35'   |
| L2   | N 14°47'27" W | 114.50'  |
| L3   | N 79°42'33" E | 95.42'   |
| L4   | S 19°12'27" E | 67.02'   |
| L5   | S 13°18'27" E | 48.00'   |
| L6   | S 78°46'07" W | 36.93'   |
| L7   | S 79°51'06" W | 49.05'   |
| L8   | S 81°46'55" W | 13.39'   |
| L9   | N 79°42'33" E | 39.87'   |
| L10  | N 72°12'03" E | 16.83'   |
| L11  | N 13°55'34" W | 20.52'   |
| L12  | N 79°42'33" E | 2.19'    |

CURVE TABLE

| CURVE | DELTA ANGLE | RADIUS   | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|----------|------------|---------------|--------------|
| C1    | 86°07'37"   | 40.00'   | 60.13'     | N 29°08'15" E | 54.62'       |
| C2    | 1°27'01"    | 1959.55' | 49.60'     | N 16°53'43" W | 49.60'       |

NOTES:

1.) THE PURPOSE OF THIS SURVEY IS TO CONVEY 41 SQ. FT. OF NORWOOD 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 PASSES THROUGH THE NEIGHBORHOOD RENAISSANCE LOTS.

2.) LOTS 45 AND 46 AND NORWOOD STREET ARE FROM THE PLAT OF THE "MASTERS & BROWN" "RED HILL" ADDITION TO HARRISONBURG, RECORDED IN D.B. 99, PG. 397.

SHEET 2 OF 2

|  |  |  |                                |                           |                             |
|--|--|--|--------------------------------|---------------------------|-----------------------------|
|  | <p>PLAT SHOWING<br/>A PORTION OF<br/>NORWOOD STREET<br/>CONVEYED TO NEIGHBORHOOD<br/>RENAISSANCE, L.L.C. AND A<br/>PUBLIC STREET<br/>EASEMENT CONVEYED<br/>TO<br/>CITY OF HARRISONBURG<br/><br/>CITY OF HARRISONBURG, VA</p> | <p>DRAWN BY</p> <p>JRS</p>   | <p>DATE</p> <p>JULY 3 2014</p> | <p>PROJECT #<br/>1406</p> |                             |
|  |  | <p>SHEET</p> <p>27</p>   | <p>BLOCK</p> <p>S</p>          |                           | <p>LOT</p> <p>45,45A,46</p> |
|  |  | <p>DIVISION OF ENGINEERING<br/>CITY OF HARRISONBURG<br/>409 SOUTH MAIN STREET<br/>HARRISONBURG, VA 22801</p> |                                |                           |                             |
|  |  | <p>VA STATE GRID</p>   |                                |                           |                             |

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

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

Beginning at a found iron pin at the intersection of the northern side of Norwood Street where it corners with the western side of Norwood Street near the edge of pavement on the southeastern side of the street as constructed; thence making new lines through Norwood Street

S 78°46'07" W 36.93 feet

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

S 79°51'06" W 49.05 feet

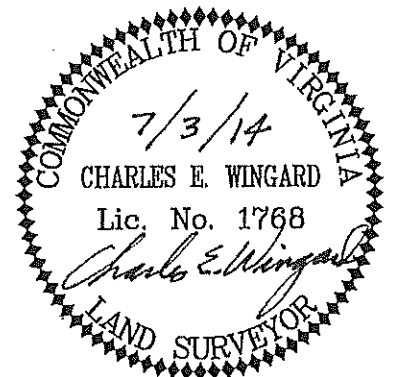
to a point measuring 30.0 feet from the southwestern brick apartment building corner; thence

S 81°46'55" W 13.39 feet

to a found iron pin at the southeastern corner of Lot 44; thence with the original northern side of Norwood Street, said line also being the original southern line of lots 45, 46 and a 211 square foot parcel

N 79°42'33" E 99.35 feet

to the beginning and enclosing an area of 41 square feet.



Neighborhood Renaissance, L.L.C.  
D.B. 2232, Pg. 418  
T.M. 27-S-45,45A&46

Public Street Easement conveyed to City of Harrisonburg

Beginning at a found iron pin at the intersection of the northern side of Norwood Street where it corners with the western side of Norwood Street near the edge of pavement on the southeastern side of the street as constructed; thence running with newly created lines of Norwood Street

S 78°46'07" W 36.93 feet

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

S 79°51'06" W 49.05 feet

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

S 81°46'55" W 13.39 feet

to a found iron pin at the southeastern corner of Lot 44; thence with the original northern side of Norwood Street in part

N 79°42'33" E 39.87 feet

to a point; thence through Lots 45 and 46 and the 211 square foot parcel, following the edge of pavement

N 72°12'03" E 16.83 feet

to a point; thence with a curve to the left having a delta angle of 86°07'37", a radius of 40.00 feet and an arc length of 60.13 feet

Long chord N 29°08'15" E 54.62 feet

to a point; thence

N 13°55'34" W 20.52 feet

to a point; thence with a curve to the left having a delta angle of 1°27'01", a radius of 1959.55 feet and an arc length of 49.60 feet

Long chord N 16°53'43" W 49.60 feet

to a point in the southern line of a 509 sq. ft. parcel adjoining Lot 23; thence

N 79°42'33" E 2.19 feet

to a found railroad spike on the western side of Norwood Street; thence with the same

S 19°12'27" E 67.02 feet

to a found iron pin; thence

S 13°18'27" E 48.00 feet

to the beginning and enclosing an area of 1,029 square feet.

