

**LEGAL DESCRIPTION — 56.316 ACRES:**

BEGINNING AT A VDOT MONUMENT FOUND AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF INTERSTATE 81 AND THE WESTERN RIGHT-OF-WAY OF THE C & W RAILROAD, THENCE ALONG SAID RIGHT-OF-WAY OF INTERSTATE 81 THE FOLLOWING COURSES; SOUTH 56 DEGREES 59 MINUTES 30 SECONDS WEST PASSING A VDOT MONUMENT FOUND AT 703.02 FEET AND A VDOT MONUMENT FOUND AT 1052.71 FEET, 0.46 FEET LEFT, A TOTAL DISTANCE OF 1052.99 FEET TO A REBAR FOUND, SOUTH 63 DEGREES 01 MINUTES 34 SECONDS WEST 351.95 FEET TO A VDOT MONUMENT FOUND, SOUTH 49 DEGREES 57 MINUTES 38 SECONDS WEST 302.27 FEET TO A VDOT MONUMENT FOUND, SOUTH 56 DEGREES 59 MINUTES 29 SECONDS WEST PASSING A 1/2" PIPE FOUND AT 752.87 FEET, 0.80 FEET LEFT, A TOTAL DISTANCE OF 752.99 FEET TO A REBAR FOUND, SOUTH 56 DEGREES 59 MINUTES 29 SECONDS WEST 102.73 FEET TO A VDOT MONUMENT FOUND, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 4 DEGREES 32 MINUTES 32 SECONDS, A LENGTH OF 612.99 FEET, A RADIUS OF 7732.44 FEET, A CHORD OF 612.83 FEET AND A CHORD BEARING OF SOUTH 54 DEGREES 43 MINUTES 14 SECONDS WEST TO A REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 32 DEGREES 59 MINUTES 17 SECONDS WEST 374.54 FEET TO A REBAR FOUND IN THE EASTERN RIGHT-OF-WAY OF EAST KAYLOR PARK DRIVE; THENCE LEAVING SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 54 SECONDS A LENGTH OF 39.28 FEET, A RADIUS OF 25.00 FEET, A CHORD OF 35.36 FEET AND A CHORD BEARING OF SOUTH 77 DEGREES 59 MINUTES 17 SECONDS EAST TO A REBAR FOUND; THENCE NORTH 57 DEGREES 00 MINUTES 43 SECONDS EAST 167.89 FEET TO A REBAR FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 31 MINUTES 50 SECONDS, A LENGTH OF 55.34 FEET, A RADIUS OF 275.00 FEET, A CHORD OF 55.25 FEET AND A CHORD BEARING OF NORTH 62 DEGREES 46 MINUTES 36 SECONDS EAST TO A REBAR FOUND; THENCE NORTH 19 DEGREES 47 MINUTES 09 SECONDS WEST 51.40 FEET TO A REBAR FOUND; THENCE NORTH 32 DEGREES 54 MINUTES 02 SECONDS EAST 121.69 FEET TO A REBAR FOUND; THENCE NORTH 42 DEGREES 01 MINUTES 52 SECONDS WEST PASSING A 3/4" PIPE FOUND AT 0.26 FEET, A TOTAL DISTANCE OF 37.49 FEET TO A REBAR FOUND; THENCE NORTH 44 DEGREES 35 MINUTES 50 SECONDS EAST 275.74 FEET TO A 1/2" PIPE FOUND; THENCE NORTH 44 DEGREES 44 MINUTES 02 SECONDS EAST PASSING A FENCE POST FOUND AT 551.63 FEET, A TOTAL DISTANCE OF 1053.41 FEET TO A FENCE POST; THENCE NORTH 45 DEGREES 20 MINUTES 02 SECONDS EAST 302.35 FEET TO A REBAR FOUND; THENCE NORTH 45 DEGREES 01 MINUTES 04 SECONDS EAST 515.48 FEET TO A REBAR FOUND; THENCE NORTH 45 DEGREES 03 MINUTES 35 SECONDS EAST 350.00 FEET TO A REBAR FOUND; THENCE NORTH 52 DEGREES 27 MINUTES 41 SECONDS WEST 590.34 FEET TO A REBAR FOUND; THENCE NORTH 52 DEGREES 27 MINUTES 41 SECONDS WEST 199.97 FEET TO A 1/2" PIPE FOUND; THENCE NORTH 38 DEGREES 07 MINUTES 58 SECONDS EAST 30.00 FEET TO A MAG NAIL SET; THENCE SOUTH 52 DEGREES 27 MINUTES 41 SECONDS EAST PASSING A REBAR FOUND AT 35.74 FEET AND A REBAR FOUND AT 257.88 FEET, A TOTAL DISTANCE OF 793.82 FEET TO A REBAR FOUND; THENCE NORTH 44 DEGREES 47 MINUTES 38 SECONDS EAST 498.30 FEET TO A REBAR FOUND; THENCE SOUTH 37 DEGREES 17 MINUTES 48 SECONDS EAST 860.63 FEET TO A REBAR FOUND IN THE WESTERN RIGHT-OF-WAY OF THE C & W RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 09 DEGREES 52 MINUTES 09 SECONDS WEST 318.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 56.316 ACRES.

**LEGAL DESCRIPTION — 3.977 ACRES:**

BEGINNING AT A REBAR FOUND AT THE SOUTHERN END OF THE RIGHT-OF-WAY OF BOXWOOD COURT; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES; NORTH 38 DEGREES 10 MINUTES 54 SECONDS EAST 59.01 FEET TO A REBAR FOUND, NORTH 51 DEGREES 49 MINUTES 06 SECONDS WEST 14.90 FEET TO A 1/2" REBAR SET, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CHORD OF 21.21 FEET AND A CHORD BEARING OF NORTH 06 DEGREES 49 MINUTES 06 SECONDS WEST TO A 1/2" REBAR SET, NORTH 38 DEGREES 10 MINUTES 54 SECONDS EAST 25.44 FEET TO A 1/2" REBAR SET, NORTH 51 DEGREES 49 MINUTES 06 SECONDS WEST 40.00 FEET TO A 1/2" REBAR SET, SOUTH 38 DEGREES 10 MINUTES 54 SECONDS WEST 25.44 FEET TO A 1/2" REBAR SET, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CHORD OF 21.21 FEET AND A CHORD BEARING OF SOUTH 83 DEGREES 10 MINUTES 54 SECONDS WEST TO A 1/2" REBAR SET, NORTH 51 DEGREES 49 MINUTES 06 SECONDS WEST 14.83 FEET TO A REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 38 DEGREES 07 MINUTES 55 SECONDS EAST 164.49 FEET TO A REBAR FOUND; THENCE SOUTH 52 DEGREES 27 MINUTES 41 SECONDS EAST 590.34 FEET TO A REBAR FOUND; THENCE SOUTH 45 DEGREES 03 MINUTES 35 SECONDS WEST 350.00 FEET TO A REBAR FOUND; THENCE NORTH 52 DEGREES 18 MINUTES 07 SECONDS WEST 200.83 FEET TO A REBAR FOUND; THENCE NORTH 52 DEGREES 02 MINUTES 09 SECONDS WEST 200.00 FEET TO A REBAR FOUND; THENCE NORTH 38 DEGREES 14 MINUTES 43 SECONDS EAST 120.00 FEET TO A REBAR FOUND; THENCE NORTH 52 DEGREES 02 MINUTES 09 SECONDS WEST 47.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.938 ACRES.

**EASEMENTS FURNISHED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT #140049 DATED EFFECTIVE: FEBRUARY 17, 2015 THAT DO NOT ENCUMBER THE SUBJECT PROPERTY**

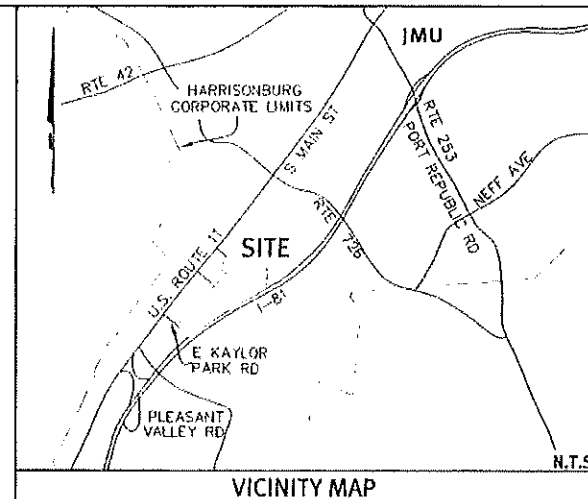
DB/PG	BENEFITS	RIGHT OF WAY
1936/733	M. BELMONT VERSTANDING, INC.	INGRESS/EGRESS EASEMENT (EXPIRED WITH LEASE)
3097/110	CITY OF HARRISONBURG	UTILITY EASEMENT
1806/272	TUCKER HIGHWAY MOTOR LODGE, INC.	RESERVATION OF SEWER LINE EASEMENT
584/233	MASSANUTTEN BANK & TRUST COMPANY	RIGHT-OF-WAY & SEWER LINE EASEMENT
584/237	HARRISONBURG-ROCKINGHAM REGIONAL SEWER AUTHORITY	SEWER LINE EASEMENT
1781/786	PETE & PETE, L.C.	EASEMENTS FOR SEWER, UTILITIES AND ACCESS
4293/514	BILL V. NEFF	MAINTENANCE OF EXISTING ROAD IN APPURTENANT RIGHT-OF-WAY
288/496	N/A	AGREEMENT TO MAINTAIN FENCE ALONG PROPERTY LINE (PROPERTY LINE IS NOW VACATED)

**EASEMENTS FURNISHED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT #140049 DATED EFFECTIVE: FEBRUARY 17, 2015 THAT ENCUMBER THE SUBJECT PROPERTY**

DB/PG	BENEFITS	RIGHT OF WAY
2181/112	CITY OF HARRISONBURG	WATERLINE, DRAINAGE & TEMPORARY TURN-AROUND EASEMENTS
3524/517	NELSON E. SWARTZ	30' ACCESS EASEMENT
3583/736	SHENANDOAH VALLEY ELECTRIC COOPERATIVE	POWER LINE EASEMENT
702/676	CITY OF HARRISONBURG	30' SANITARY SEWER & WATER EASEMENT
217/78	OWNERS OF TAX PARCELS #002-A-7 & 002-A-8	30' X 400' RIGHT-OF-WAY FROM ROUTE 11
480/207	HARRISONBURG-ROCKINGHAM REGIONAL SEWER AUTHORITY	SEWER LINE EASEMENT
2181/103	PLAT	DRAINAGE, WATERLINE AND TEMPORARY TURN-AROUND EASEMENTS

**EASEMENTS FURNISHED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT #140049 DATED EFFECTIVE: FEBRUARY 17, 2015 THAT MAY ENCUMBER THE SUBJECT PROPERTY BUT THE EXACT LOCATION HAS NOT BEEN DETERMINED**

DB/PG	BENEFITS	RIGHT OF WAY
222/395	THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA	EASEMENT FOR 1 POLE & 2 ANCHOR GUYS AT SOUTHEAST CORNER OF PROPERTY...



**SURVEYOR'S CERTIFICATION**

TO: JAMES MADISON UNIVERSITY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7A, 8-9, 11A, 13 & 14 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 22, 2014.

J. ADAM BRYANT, LS  
REGISTERED LAND SURVEYOR NO. 2863  
IN THE STATE OF VIRGINIA  
DATE OF PLAT: 8/22/14

**SOURCE OF TITLE:**

BILL V. NEFF  
DB 1774 PG 205 (TM #2-C-1)  
DB 3193 PG 129 (TM #103-A-5A - NOW PART OF #2-C-1)  
DB 2161 PG 477 (TM #002-D-0/#002-D-6 THRU 10)

**SUBJECT PLATS OF REFERENCE:**

PLAT BY MICHAEL W. MARS TITLED "FINAL PLAT NEW LOT 1, BLOCK FOUR, BOXWOOD ACRES SUBDIVISION" DATED REVISED OCTOBER 31, 2012 RECORDED IN DEED BOOK 4293 PAGE 502.

PLAT BY MICHAEL W. MARS TITLED "PLAT SHOWING 3.977 ACRES OF LAND PRESENTLY IN THE NAME OF GEORGE WILSON & JULIA ANN HOBAN" DATED AUGUST 1, 2002 RECORDED IN DEED BOOK 2161 PAGE 477.

ENGINEERING SURVEYING PLANNING  
**PROFFITT**  
INCORPORATED  
2524 LANGSHORE ROAD  
LYNCHBURG VA 24501  
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434.567.7796 MAIN  
434.667.0047 FAX

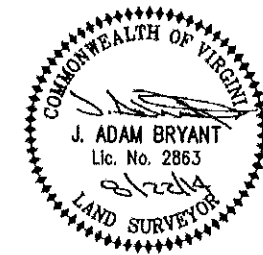
**HURT**

**ALTA/ACSM LAND TITLE SURVEY**  
PROPERTY OF  
**BILL V. NEFF**  
CITY OF HARRISONBURG, VIRGINIA

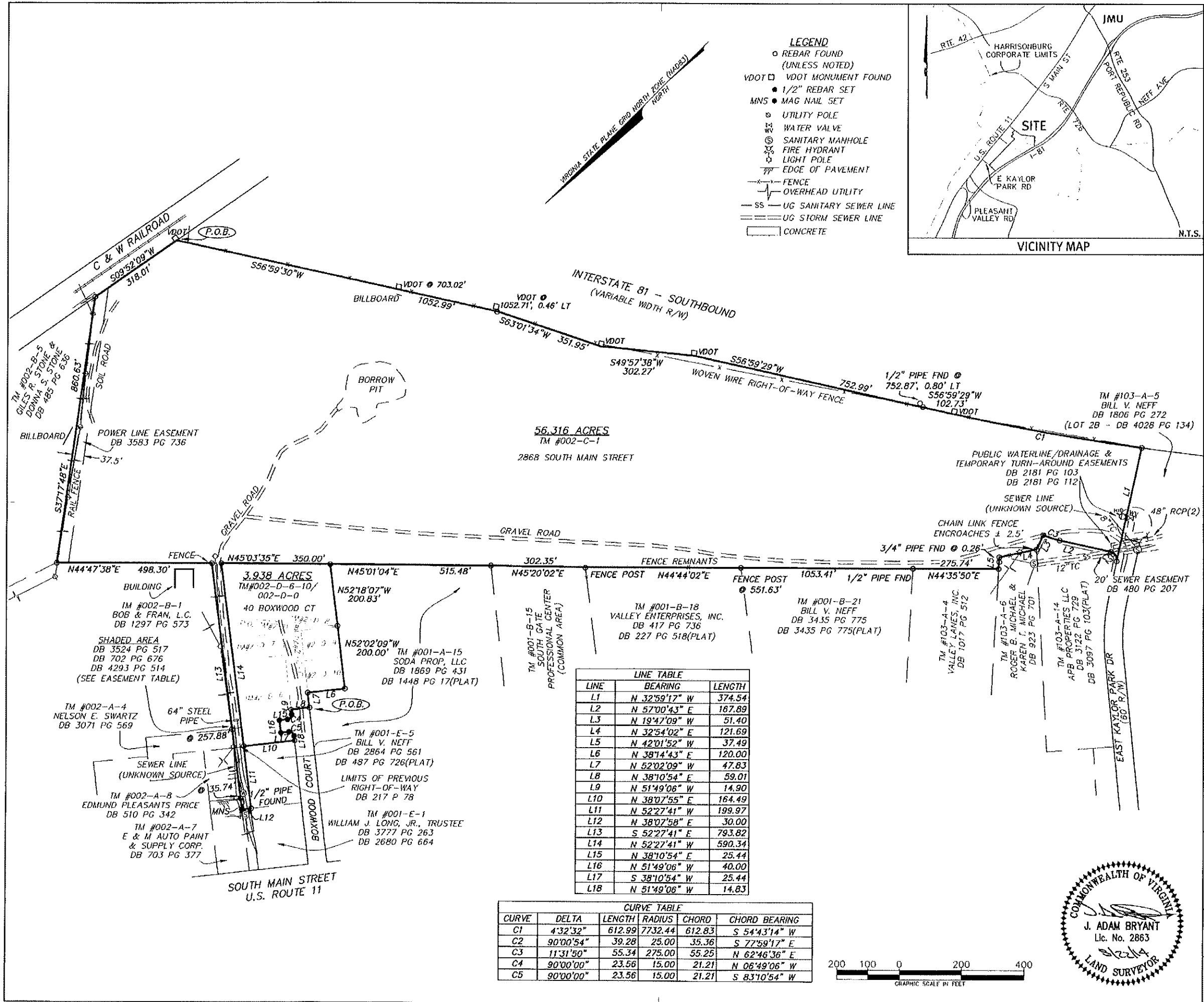
PROJECT NO. 20140856  
G.L. NO.  
FILE NO. SM-14301  
DATE: 8/22/14  
DRAWN BY: JAB  
CHECKED BY: JAB

**HURT**  
**PROFFITT**

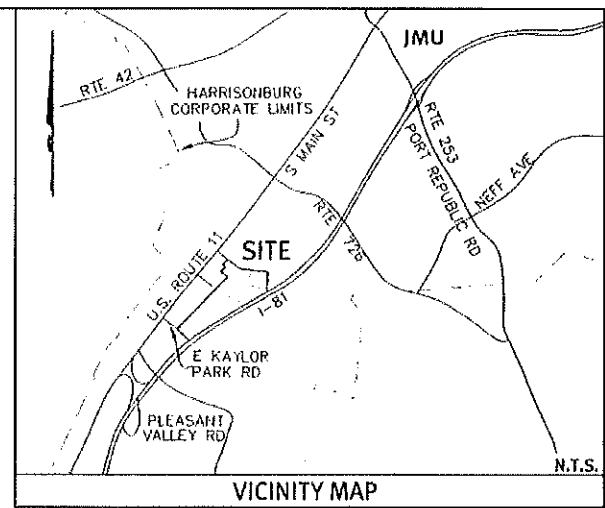
SHEET NO.  
**1 OF 2**



- NOTES:**
- THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
  - THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO.140049 DATED EFFECTIVE FEBRUARY 17, 2015.
  - THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' (UNSHADED) AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #51165C0392D DATED FEBRUARY 6, 2008.
  - THIS SURVEY HAS BEEN PREPARED AT THE REQUEST OF JAMES MADISON UNIVERSITY.



- LEGEND**
- REBAR FOUND (UNLESS NOTED)
  - VDOT □ VDOT MONUMENT FOUND
  - 1/2" REBAR SET
  - MNS ● MAG NAIL SET
  - UTILITY POLE
  - ⊕ WATER VALVE
  - ⊙ SANITARY MANHOLE
  - ⊕ FIRE HYDRANT
  - LIGHT POLE
  - EDGE OF PAVEMENT
  - FENCE
  - OVERHEAD UTILITY
  - SS — UG SANITARY SEWER LINE
  - UG STORM SEWER LINE
  - CONCRETE



ENGINEERING & SURVEYING & PLANNING  
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 434.847.7796 MAIN  
 434.847.0047 FAX

56.316 ACRES  
 TM #002-C-1  
 2868 SOUTH MAIN STREET

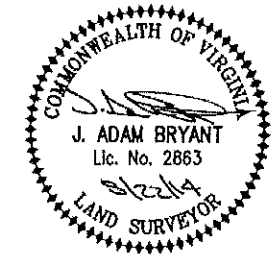
3.938 ACRES  
 TM #002-D-6-10/  
 002-D-0  
 40 BOXWOOD CT  
 N52'18'07"W  
 200.83'  
 N52'02'09"W  
 200.00'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 32°59'17" W	374.54
L2	N 57°00'43" E	187.89
L3	N 19°47'09" W	51.40
L4	N 32°54'02" E	121.69
L5	N 42°01'52" W	37.49
L6	N 38°14'43" E	120.00
L7	N 52°02'09" W	47.83
L8	N 38°10'54" E	59.01
L9	N 51°49'06" W	14.90
L10	N 38°07'55" E	164.49
L11	N 52°27'41" W	199.97
L12	N 38°07'58" E	30.00
L13	S 52°27'41" E	793.82
L14	N 52°27'41" W	590.34
L15	N 38°10'54" E	25.44
L16	N 51°49'06" W	40.00
L17	S 38°10'54" W	25.44
L18	N 51°49'06" W	14.83

**CURVE TABLE**

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	4°32'32"	612.99	7732.44	612.83	S 54°43'14" W
C2	90°00'54"	39.28	25.00	35.36	S 77°59'17" E
C3	11°31'50"	55.34	275.00	55.25	N 62°46'36" E
C4	90°00'00"	23.56	15.00	21.21	N 06°49'06" W
C5	90°00'00"	23.56	15.00	21.21	S 83°10'54" W



**ALTA/ACSM LAND TITLE SURVEY**  
 PROPERTY OF  
**BILL V. NEFF**  
 CITY OF HARRISONBURG, VIRGINIA

PROJECT NO. 20140856  
 G.L. NO.  
 FILE NO. SM-14301  
 DATE: 8/22/14  
 DRAWN BY: JAB  
 CHECKED BY: JAB

**HURT**  
**PROFFITT**  
 SHEET NO.  
**2 OF 2**