

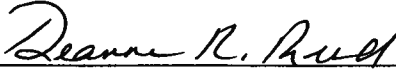
**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HARRISONBURG,  
VIRGINIA,  
APPROVING THE CONVEYANCE AND AUTHORIZING THE CITY MANAGER TO  
EXECUTE DEEDS CONVEYING REAL ESTATE TO MICHAEL STOLTZFUS AND  
JENNIFER STOLTZFUS AND RANDY LILLY AND ALICE SPRINGSTON LILLY.**

**WHEREAS**, the City of Harrisonburg agreed to convey a parcel consisting of 5,334 square feet, more or less, located off of Summit Avenue in the City, and being designated on the Harrisonburg City Block Map as Parcel number 49-B-14 (the Property), to Michael Stoltzfus and Jennifer Stoltzfus and Randy Lilly and Allice Springston Lilly, to be allocated in accordance with a survey to be provided by the purchasers, for a purchase price of \$5000.00.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF  
THE CITY OF HARRISONBURG, VIRGINIA:**

That the City Council of the City of Harrisonburg, Virginia, hereby approves the conveyance of the Property to Michael Stoltzfus and Jennifer Stoltzfus and Randy Lilly and Allice Springston Lilly, to be allocated in accordance with a survey to be provided by the purchasers and directs the City Manager to execute deeds conveying the said parcel to the purchasers, together with any of the necessary closing documents, and to retain any necessary easements for the benefit of the City.

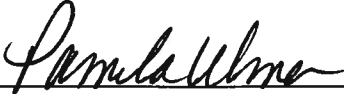
Adopted this 16<sup>th</sup> day of November, 2021.



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Deanna R. Reed, Mayor

ATTEST:



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Pamela Ulmer, City Clerk

PROPOSAL TO PURCHASE REAL ESTATE

September 25, 2021

Michael & Jennifer Stoltzfus ("Purchasers A")

981 Summit Avenue  
Harrisonburg, VA 22802

and

Randy R. Lilly & Alice Lilly Springston ("Purchasers B")

979 Summit Avenue  
Harrisonburg, VA 22802

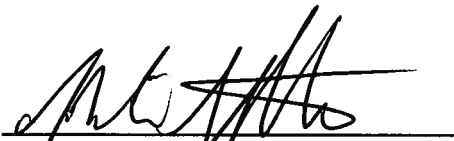
RE: Property of Harrisonburg City, location of former water tank (the "City Parcel")  
QUADRANT 2 WS SUMMIT AVE, T.M. 49-B-14  
5334 sq. ft. area

Dear Sirs or Madams:

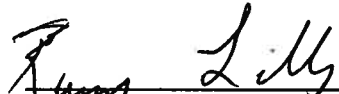

We, "Purchasers A" and "Purchasers B", wish to each purchase a portion of the "City Parcel" formerly occupied by the municipal water tank at the location referenced above. It is our intent to add purchased portions of the "City Parcel" to our respective properties, vacating existing interior property lines. These purchases would eliminate the need for two easements, referenced as "A" and "B" (D.B. 1569, pg 687) on the attached plat, and would bring structures on "Purchasers B" property into compliance with offset ordinances, and eliminate the need for easement referenced as "F" (D.B. 1308, pg 378) on the attached plat.

Glen and Malinda Stoltzfus purchased the property at 981 Summit Ave in 1994, and subsequently built the now existing house in late 1997, which "Purchasers A" then purchased from Glen and Malinda Stoltzfus in 2020. Since about the year 1994, Glen and Malinda Stoltzfus have provided an access easement (D.B. 1308, pg 397) to city vehicles servicing the water tank, have mowed and maintained the grass on the "City Parcel", and have reported water tank overflows to the city. Upon purchasing the property at 981 Summit Ave in 2020, "Purchasers A" have continued this service to the city.

Since the removal of the water tank, the "City Parcel" is no longer of any use to the city; indeed, it is now a liability to the city, being otherwise unusable. We, the "Purchasers A" and "Purchasers B", offer \$5000 total for the purchase of the "City Parcel". The amount will be divided between "Purchasers A" and "Purchasers B" as surveyed according to the attached survey plat, with the green portion deeded to "Purchasers B" and the remainder deeded to "Purchasers A".

  
Michael Stoltzfus

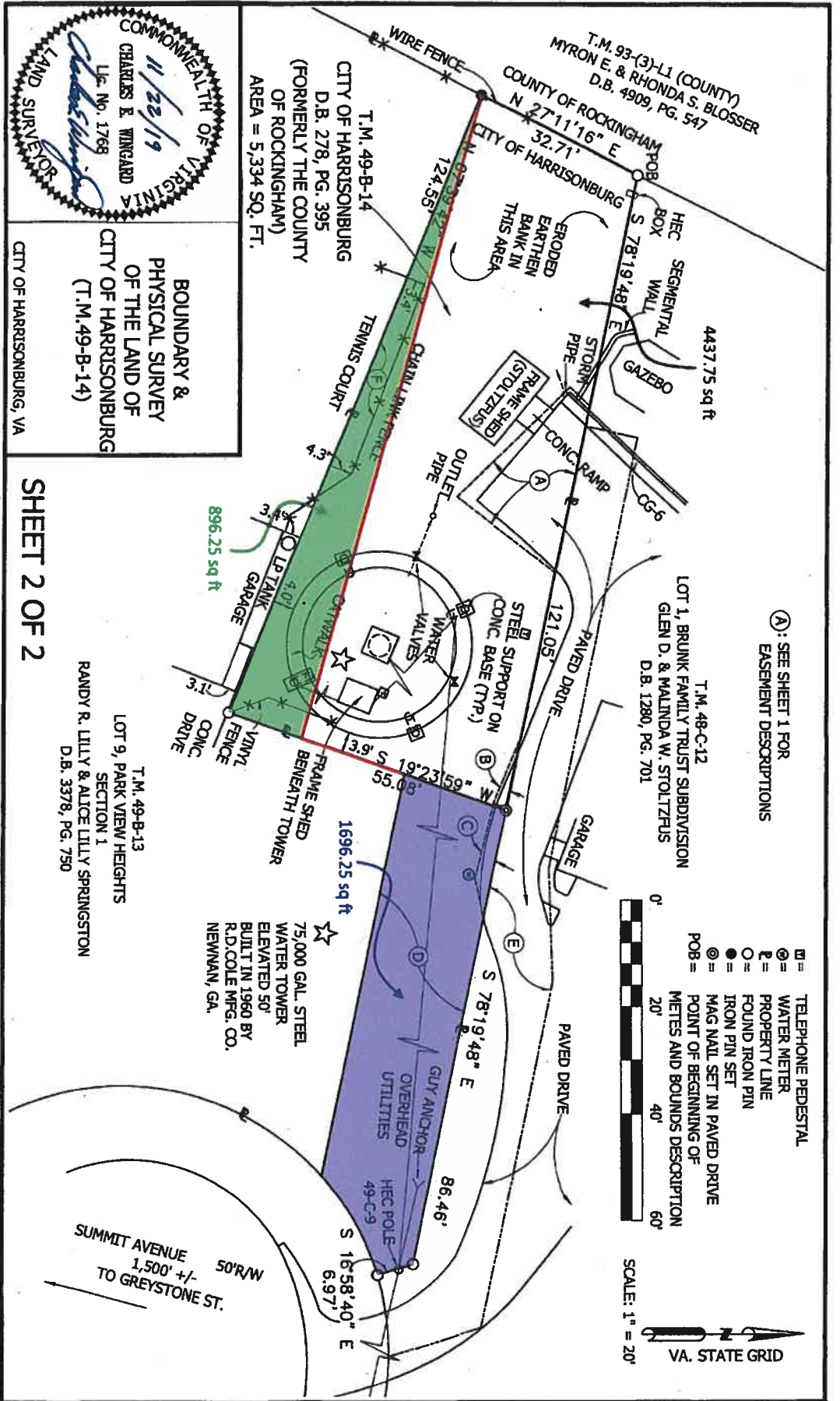
Date: 9/25/2021

  
Randy R. Lilly  
 (p.o.a.)

Date: 9-25/2021

  
Jennifer Stoltzfus

Date: 9/25/2021



(A): SEE SHEET 1 FOR EASEMENT DESCRIPTIONS

- ☐ = TELEPHONE PEDESTAL
- ⊕ = WATER METER
- ⊕ = PROPERTY LINE
- = FOUND IRON PIN
- = IRON PIN SET
- ⊙ = MAG NAIL SET IN PAVED DRIVE
- POB = POINT OF BEGINNING OF METES AND BOUNDS DESCRIPTION



SCALE: 1" = 20'



COMMONWEALTH OF VIRGINIA  
 11/22/19  
 CHARLES E. WINGARD  
 Lic. No. 1768  
 LAND SURVEYOR

BOUNDARY & PHYSICAL SURVEY OF THE LAND OF CITY OF HARRISONBURG (T.M. 49-B-14)  
 CITY OF HARRISONBURG, VA

SHEET 2 OF 2

The green shaded area is the portion of the "City Parcel" that is proposed to be deeded to "Purchasers B". This would create a 15 foot offset from the northwest corner of their garage to the new property line (indicated in red). The remaining portion of the "City Parcel" is proposed to be deeded to "Purchasers A". The blue shaded area is the proposed purchase by "Purchasers A" from "Purchasers B". This would eliminate the need for the easement referenced as "C" on the plat (D.B. 1569, pg 695).

NOTICE OF PUBLIC HEARING ON THE  
DISPOSITION OF REAL ESTATE  
OWNED BY THE CITY OF HARRISONBURG  
AT 101 NORTH MAIN STREET IN THE CITY OF HARRISONBURG

The Harrisonburg City Council will hold public hearings on December 14, 2021, at 7:00 P.M. in the City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia, concerning the disposition of a portion of a parcel of real estate, namely: Approximately 4,437.75 square feet, more or less, of the parcel located off of Summit Avenue and designated on the City Block Map as Tax Map Parcel 49-B-14 to Randy R. Lilly and Alice Lilly Springston and Michael Stoltzfus and Jennifer Stoltzfus as per their proposal to purchase the same.

Copies of the proposed sales agreement are available in the City Manager's Office, 409 South Main Street, Harrisonburg, Virginia, Monday through Friday, 8:00 A.M. to 5:00 P. M. Please call (540) 432-7701 to obtain a copy via email or by appointment.

**Residents/Media will be able to attend the meeting according to best practices and procedures associated with pandemic disaster.**

1. Masks must be worn by those unvaccinated
2. Social Distance rules will apply

The Public can also view the meeting live on:

- The City's website, <https://harrisonburg-va.legistar.com/Calendar.aspx>
- Public Education Government Channel 3

A phone line will also be live where residents will be allowed to call in and speak with City Council during the Public Hearings and the Public Comments portion of the night's meeting. We ask those that wish to speak during the public comment period to not call in until after all the public hearings and public comment on those have been heard. This will avoid anyone calling on any other item from holding up the queue and then being asked to call back at a later time. The telephone number to call in is: (540) 437-2687

Residents also may provide comment prior to the meeting by visiting this page:  
[www.harrisonburgva.gov/agenda-comments](http://www.harrisonburgva.gov/agenda-comments)

Any person requiring auxiliary aids, including signers, in connection with this public hearing shall notify the City Manager at least five (5) days prior to the time of the hearing.

CITY OF HARRISONBURG  
Eric D. Campbell,  
City Manager

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To be advertised two (2) times:

Tuesday, November 30, 2021 and December 7, 2021