

OWNER'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS, THAT THE CONSOLIDATION OF THE LAND AS SHOWN ON THIS PLAT, CONTAINING 10.818 ACRES, AND DESIGNATED AS TAX PARCELS 117-D-1, 117-D-2 & 117-D-6, SITUATED IN THE CITY OF HARRISONBURG, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF. THE SAID 10.818 ACRES OF LAND HEREBY CONSOLIDATED HAVING BEEN CONVEYED TO CITY OF HARRISONBURG BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 2078 AT PAGE 738 AND DEED BOOK 3068 AT PAGE 702, AND CONVEYED TO CITY OF HARRISONBURG, VIRGINIA BY DEEDS RECORDED IN DEED BOOK 2078 AT PAGE 755, DEED BOOK 2078 AT PAGE 784 AND DEED BOOK 2078 AT PAGE 781.

FOR CITY OF HARRISONBURG, VIRGINIA:

KURT D. HODGEN, CITY MANAGER DATE

NOTARY'S STATEMENT:

FOR A PERSON WHO IS SIGNING ON BEHALF OF A CORPORATION:

STATE OF: _____

CITY / COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____, _____ BY _____

OF _____

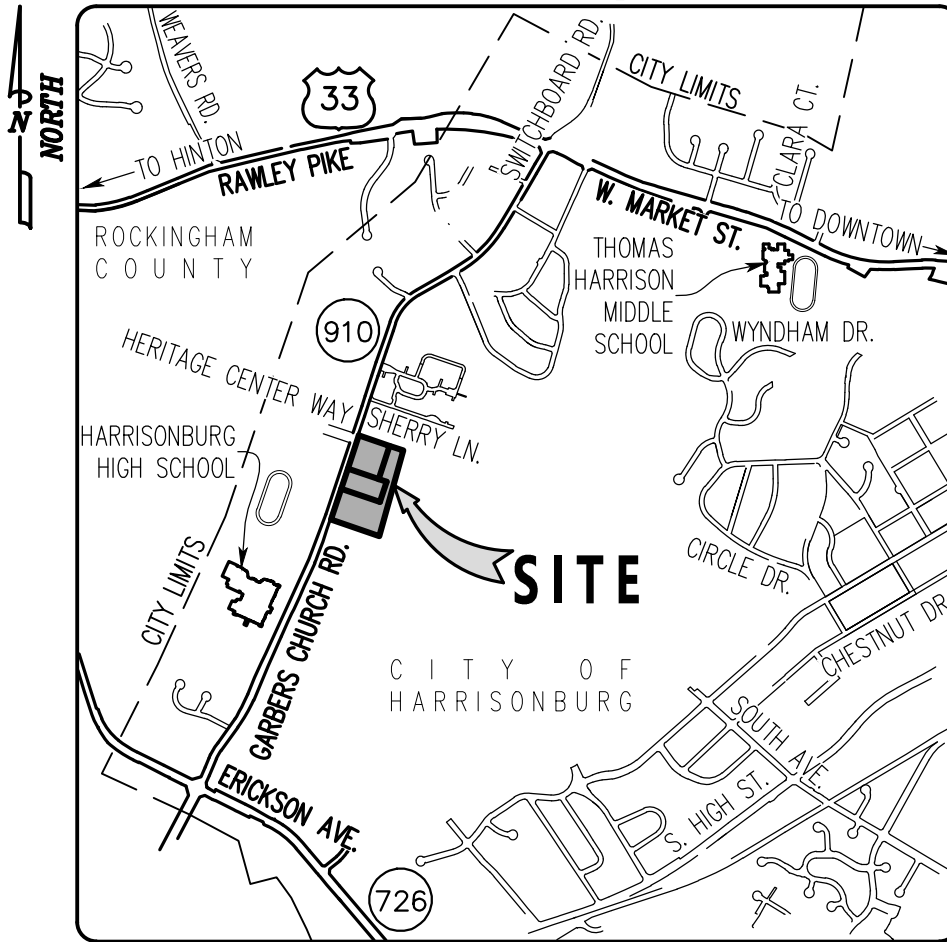
NOTARY PUBLIC REGISTRATION No. _____

MY COMMISSION EXPIRES: _____

APPROVAL AND ACCEPTANCE:

THIS "PLAT SHOWING PROPERTY CONSOLIDATION ON THE PROPERTIES OF CITY OF HARRISONBURG, VIRGINIA, BEING TAX PARCELS 117-D-1, 117-D-2 & 117-D-6, SITUATED ALONG GARBERS CHURCH ROAD, ROUTE 910" IS APPROVED BY THE UNDERSIGNED PURSUANT TO SECTION 10-2-8 OF THE HARRISONBURG CITY CODE AND MAY BE ADMITTED TO RECORD.

DATE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT



VICINITY MAP:
SCALE: 1"=±2000'

SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS PLAT, DATED 10/16/15, IS ALL OF THE PROPERTY WHICH WAS ACQUIRED BY CITY OF HARRISONBURG BY DEEDS RECORDED IN DEED BOOK 2078 AT PAGE 738 (TAX PARCEL 117-D-1) AND DEED BOOK 3068 AT PAGE 702 (TAX PARCEL 117-D-2) AND BY CITY OF HARRISONBURG, VIRGINIA, BY DEEDS RECORDED IN DEED BOOK 2078 AT PAGE 755, DEED BOOK 2078 AT PAGE 784 AND DEED BOOK 2078 AT PAGE 781 (TAX PARCEL 117-D-6) IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA; SAID DEEDS BEING THE LAST INSTRUMENTS BY WHICH SAID OWNERS ACQUIRED THEIR INTEREST IN THE SUBJECT PROPERTIES.

RALPH O. CLEMENTS, L.S. LIC. #1864 DATE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION, AND ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY, HAVE BEEN COMPLIED WITH.


GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2015.

RALPH O. CLEMENTS, L.S. LIC. #1864 DATE

SHEET INDEX:

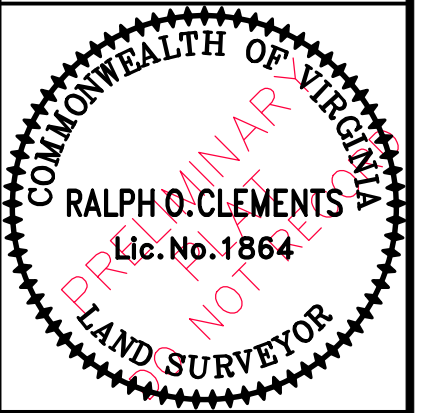
- SHEET 1 OF 2: SIGNATURES, APPROVALS, ETC.
- SHEET 2 OF 2: AREA SUMMARYNOTES, LEGEND, ABBREVIATIONS
- SHEET 2 OF 2: PROPERTY CONSOLIDATION

**PROPERTY CONSOLIDATION
ON THE PROPERTIES OF
CITY OF HARRISONBURG, VIRGINIA
BEING
TAX PARCELS 117-D-1,
117-D-2 & 117-D-6
SITUATED ALONG GARBERS CHURCH ROAD, ROUTE 910
CITY OF HARRISONBURG, VIRGINIA**



GAY AND NEEL, INC.
ENGINEERING ♦ LANDSCAPE ARCHITECTURE ♦ SURVEYING

1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011
Fax: (540) 381-2773
Email: info@gayandneel.com
Web: www.gayandneel.com



REVISIONS	
01/25/16 - REVISED R/W DEDICATION AREA	
PROJECT TEAM	
PM	ROC
TECH	MTM
CREW	DWS, SCL
GNI JOB NO.	ISSUE DATE
2564.00	10/16/15
SHEET NUMBER	
1 OF 3	

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LEGEND:

- PROPERTY LINE
- |——— ADJOINING PROPERTY LINE
- SOIL ROAD
- =====
EXISTING CURB & GUTTER
- =====
EXISTING EDGE OF PAVEMENT
- OHU----- OVERHEAD UTILITY LINE
- x----- EXISTING FENCE LINE
- EXISTING BUILDING
- PAINTED/PARKING STRIPE
- |——— LINE NOT TO SCALE
- PROPERTY CORNER
- UTILITY POLE
- GUY WIRE
- UTILITY PEDESTAL
- ⊗ POLE/POST

AREA SUMMARY:

BEFORE PROPERTY CONSOLIDATION:		AREA:
TAX PARCEL 117-D-1	2.156	ACRES
TAX PARCEL 117-D-2	2.845	ACRES
TAX PARCEL 117-D-6	5.817	ACRES
TOTAL AREA	10.818	ACRES
AFTER PROPERTY CONSOLIDATION:		AREA:
REVISED PROPERTY	10.476	ACRES
R/W DEDICATION	0.342	ACRE
TOTAL AREA	10.818	ACRES

ABBREVIATIONS:

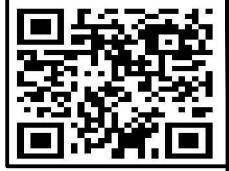
- AVE.=AVENUE
- BLDG.=BUILDING
- CONC.=CONCRETE
- CT.=COURT
- D.B.=DEED BOOK
- DR.=DRIVE
- DWLG.=DWELLING
- ESMT.=EASEMENT
- EX.=EXISTING
- F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M.=FLOOD INSURANCE RATE MAP
- GNI=GAY AND NEEL, INC.
- GW=GUY WIRE
- INC.=INCORPORATED
- INST.=INSTRUMENT
- LN.=LANE
- LIC.=LICENSE
- L.L.C.=LIMITED LIABILITY COMPANY/CORPORATION
- L.S.=LAND SURVEYOR
- MI.=MILE(S)
- NAD=NORTH AMERICAN DATUM
- NO./#=NUMBER
- N/F=NOW OR FORMERLY
- OHU=OVERHEAD UTILITY LINE
- PED.=PEDESTAL
- PG./PGS.=PAGE/PAGES
- RD.=ROAD
- R/W=RIGHT-OF-WAY
- ST.=STREET
- STY.=STORY
- U.P.=UTILITY POLE
- UTIL.=UTILITY
- W/=WITH
- ±=PLUS OR MINUS

NOTES:

1. THIS SURVEY WAS PREPARED FOR: VMDO ARCHITECTS, THE CITY OF HARRISONBURG AND THE CITY OF HARRISONBURG SCHOOL BOARD
2. CURRENT OWNERS & LEGAL REFERENCES:

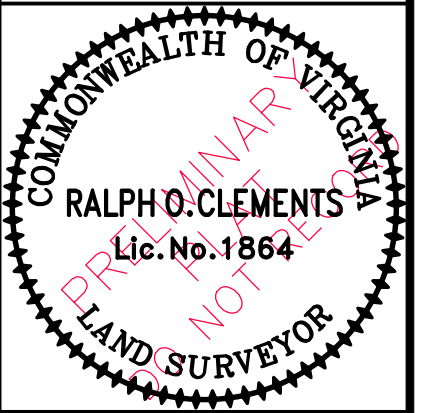
 CITY OF HARRISONBURG
 D.B. 2078 PG. 738; PLAT IN D.B. 1588 PG. 190; TAX PARCEL NO. 117-D-1
 D.B. 3068 PG. 702; TAX PARCEL NO. 117-D-2

 CITY OF HARRISONBURG, VIRGINIA
 D.B. 2078 PG. 755 W/PLAT AT PG. 753; D.B. 2078 PG. 784; D.B. 2078 PG. 781; TAX PARCEL NO. 117-D-6
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
4. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD. SURFACE FEATURES SUCH AS SOIL ROAD, INTERIOR FENCES AND STRUCTURES ON ADJOINING PROPERTY WERE LOCATED BY AERIAL PHOTOGRAMMETRIC METHODS DURING TOPOGRAPHIC SURVEY OF SITE CONDUCTED DURING OCTOBER, 2014, FOR SCHOOL SITE PLANNING PURPOSES, TIED TO GROUND CONTROL ESTABLISHED BY GAY & NEEL, INC.
5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD HAZARD ZONE. THE SUBJECT PROPERTY LIES WITHIN "UNSHADED ZONE X - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO'S. 51165C0383D & 51165C0384D, EFFECTIVE DATE OF FEBRUARY 6, 2008. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
6. SUBJECT PROPERTY IS SERVED BY PUBLIC WATER, SEWER AND PUBLIC STREETS/ROADS.
7. NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.



GAY AND NEEL, INC.
ENGINEERING ♦ LANDSCAPE ARCHITECTURE ♦ SURVEYING

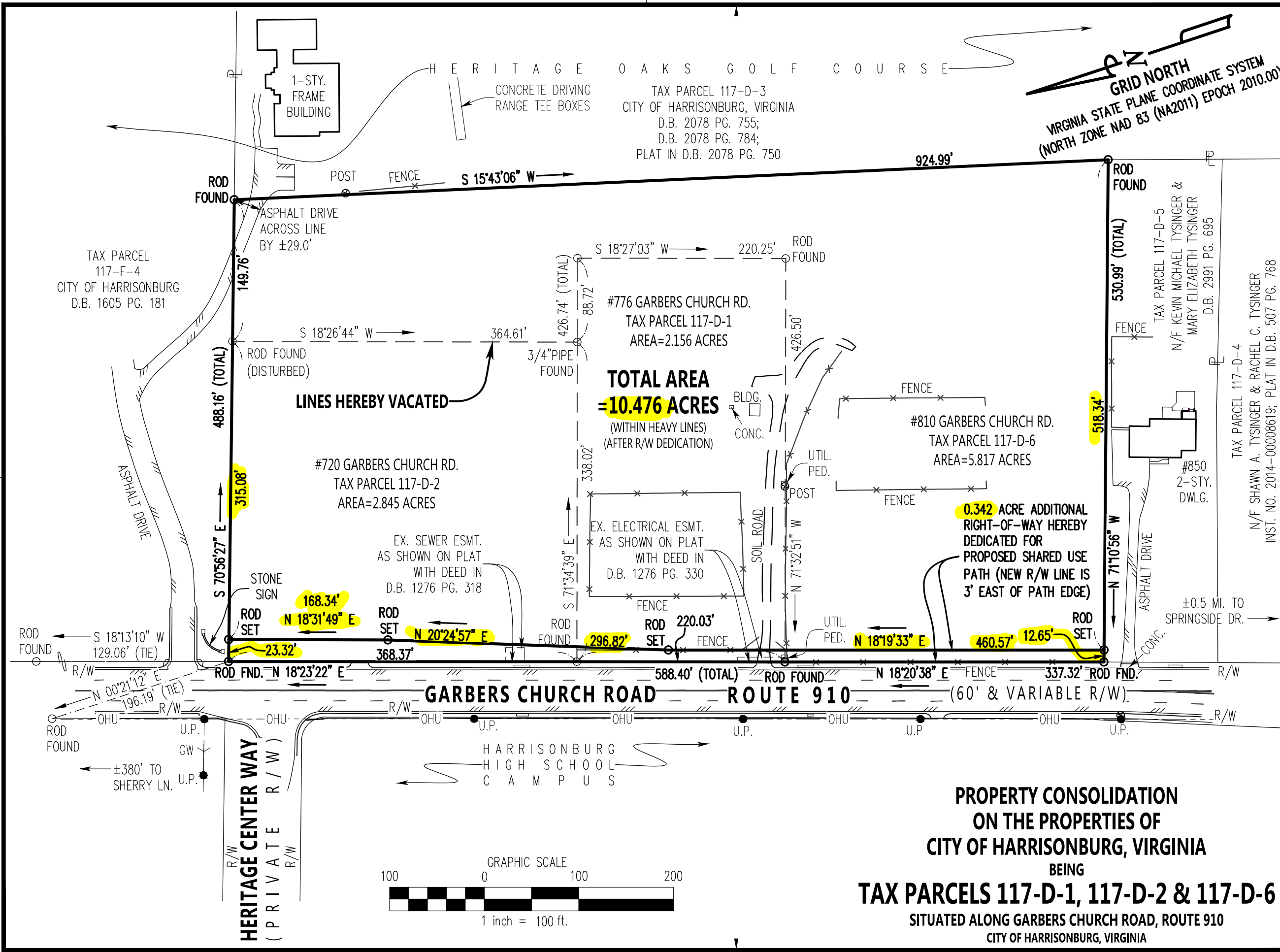
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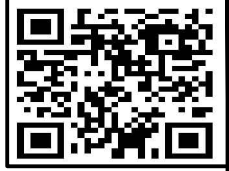
REVISIONS	
01/25/16 - REVISED R/W	DEDICATION AREA
PROJECT TEAM	
PM	ROC
TECH	MTM
CREW	DWS, SCL
GNI JOB NO.	ISSUE DATE
2564.00	10/16/15
SHEET NUMBER	
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ON THE PROPERTIES OF
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BEING
TAX PARCELS 117-D-1, 117-D-2 & 117-D-6
SITUATED ALONG GARBERS CHURCH ROAD, ROUTE 910
CITY OF HARRISONBURG, VIRGINIA**

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GRID NORTH
VIRGINIA STATE PLANE COORDINATE SYSTEM
(NORTH ZONE NAD 83 (NA2011) EPOCH 2010.00)



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COMMONWEALTH OF VIRGINIA
PRELIMINARY
Ralph O. Clements
Lic. No. 1864
LAND SURVEYOR
NOT FOR CONSTRUCTION

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