



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	725.00'	197.21'	196.60'	S 40°21'21" W	15°35'07"
C-2	725.00'	166.57'	166.20'	S 25°58'33" W	13°09'49"
C-3	15.00'	24.31'	21.74'	S 65°49'49" W	92°51'41"
C-4	425.00'	90.31'	90.14'	N 73°49'36" W	12°10'31"
C-5	657.00'	196.96'	196.23'	N 71°19'34" W	17°10'36"
C-6	425.00'	70.96'	70.87'	S 72°31'19" E	09°33'57"
C-7	425.00'	19.36'	19.35'	S 78°36'35" E	02°36'34"

LINE	BEARING	DISTANCE
L-1	S 79°05'27" E	25.77'
L-2	S 19°23'59" W	62.01'
L-3	N 67°44'21" W	47.58'
L-4	N 79°54'52" W	112.10'
L-5	N 62°44'16" W	41.94'
L-6	S 56°28'37" W	48.48'
L-7	S 00°48'02" E	53.97'
L-8	N 79°54'52" W	103.45'
L-9	N 79°54'52" W	8.65'

PHASE ONE AREA
0.686 ACRES
29,887 SQ. FT.

PHASE TWO AREA
1.010 ACRES
43,994 SQ. FT.

PHASE THREE AREA
0.520 ACRES
22,632 SQ. FT.

ABBREVIATIONS:

I. (GCB) GENERAL COMMON ELEMENT

NOTES:

- DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
- THIS PROPERTY IS PRESENTLY IN THE NAME OF FOUNDERS WAY, LLC.
- BEARINGS ARE ROTATED TO PLAT RECORDED IN D.B. 2689, PG. 53.
- ANY EXISTING EASEMENT SHOWN HEREON IS BASED ON RECORDED INFORMATION. THIS PROPERTY MAY BE EXPRESSLY SUBJECT TO EASEMENTS, CONDITIONS, RESERVATIONS AND RESERVATIONS CONTAINED IN DULY RECORDED DEEDS, PLATS AND OTHER INSTRUMENTS CONSTITUTING CONSTRUCTIVE NOTICE IN THE CHAIN OF TITLE TO THE PROPERTY HEREBY SURVEYED THAT ARE NOT SHOWN. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS NOT OF PUBLIC RECORD.
- NO TITLE REPORT HAS BEEN FURNISHED.
- ALL PARKING SPACES ARE GENERAL COMMON ELEMENTS WHICH MAY BE ASSIGNED AS LIMITED COMMON ELEMENTS LATER.

LEGEND

- IRON PIN FOUND
- SANITARY LINES
- ⊙ SEWER MANHOLE
- DUMPSTER
- POINT
- ⊕ FIRE HYDRANT

SURVEYOR'S CERTIFICATE

I, BARRY E. LOTTS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF:
THIS CONDOMINIUM PLAT REPRESENTS AN ON THE GROUND FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION. CORNER MONUMENTATION HAS BEEN SET AS SHOWN HEREON AND THIS CONDOMINIUM PLAT MEETS THE REQUIREMENTS SET FORTH IN SECTION 55-79.58A CODE OF VIRGINIA. THE PROPERTY STANDS IN THE NAME OF FOUNDERS WAY, LLC. ACQUIRED BY THEM IN DEED BOOK 2849, PAGE 765; RECORDED IN THE LANDS OF THE CITY OF HARRISONBURG, VIRGINIA. THE IMPROVEMENTS SHOWN HEREON ARE SUBSTANTIALLY COMPLETED.

BARRY E. LOTTS, LS #001528-B _____ DATE _____

PLAT OF PHASE TWO FOUNDERS WAY CONDOMINIUM

CITY OF HARRISONBURG, VIRGINIA
SCALE 1" = 50'
OCTOBER 18, 2012

Lotts & Associates, P.C.
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