

SUBDIVISION PLAT
DIVISION OF TAX PARCEL 45 (D) 3

CITY OF HARRISONBURG, VIRGINIA
JUNE 10, 2021

OWNER'S CONSENT AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 6.403 ACRES, MORE OR LESS, AND DESIGNATED AS SUBDIVISION PLAT DIVISION OF TAX PARCEL 45 (D) 3, THE DEDICATION OF A 20' PUBLIC SANITARY SEWER EASEMENT AND A 10' PUBLIC GENERAL UTILITY EASEMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF.

THE SAID 6.403 ACRES OF LAND HEREBY SUBDIVIDED IS THE LAND CONVEYED TO BRIDGEWATER COLLEGE HOLDINGS, LLC, BY W. WALLACE HATCHER REVOCABLE TRUST UAD 1/12/2010, BY DEED DATED NOVEMBER 2, 2018, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA, IN DEED BOOK 5059, PAGE 655.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2021.

BRIDGEWATER COLLEGE HOLDINGS, LLC

BY: _____
NAME TITLE

STATE OF VIRGINIA AT LARGE
CITY/COUNTY OF _____, TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY _____
ON BEHALF OF BRIDGEWATER COLLEGE HOLDINGS, LLC.

NOTARY PUBLIC _____ REGISTRATION NO. _____

MY COMMISSION EXPIRES: _____

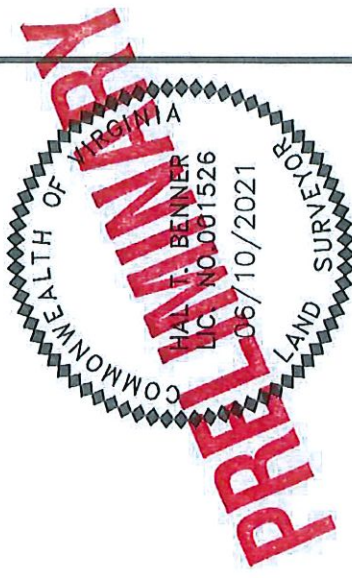
CERTIFICATE OF APPROVAL
THIS SUBDIVISION KNOWN AS SUBDIVISION PLAT DIVISION OF TAX PARCEL 45 (D) 3 IS APPROVED BY THE UNDERSIGNED PURSUANT TO SECTION 10-2-23 OF THE HARRISONBURG CITY CODE AND MAY BE COMMITTED TO RECORD.

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

SURVEYOR'S 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 10th DAY OF JUNE, 2021.

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 052921
DRAWING: 052921.DWG
CRD: 052921



SCALE: 1"=100'

● = SET 5/8" IRON PIN

⊙ = MAGNETIC NAIL IN

⊙ = CONCRETE

△ = POINT

⊠ = CITY MONUMENT

⊙ = SANITARY SEWER

⊙ = MANNHOLE

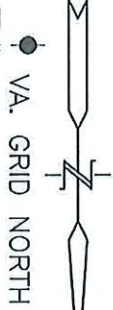
⊙ = WATER VALVE

⊙ = WOODEN UTILITY POLE

● = CONCRETE UTILITY

⌒ = GUY WIRE

— = OVERHEAD UTILITY



LINE

ZONED M-1C

10' PUBLIC
EASEMENT HEREBY
DEDICATED TO
PUBLIC USE

L2 20' PRIVATE STORM
WATER EASEMENT
(HATCHED AREA)

CENTERLINE OF 20' PUBLIC
SANITARY SEWER
EASEMENT HEREBY
DEDICATED TO PUBLIC USE

3.903 ACRES
RESIDUE OF
BRIDGEWATER COLLEGE
HOLDINGS, LLC
TM 45 (D) 3
DB 5059/655

2.500 ACRES
PORTION OF
BRIDGEWATER COLLEGE
HOLDINGS, LLC
TM 45 (D) 3
DB 5059/655

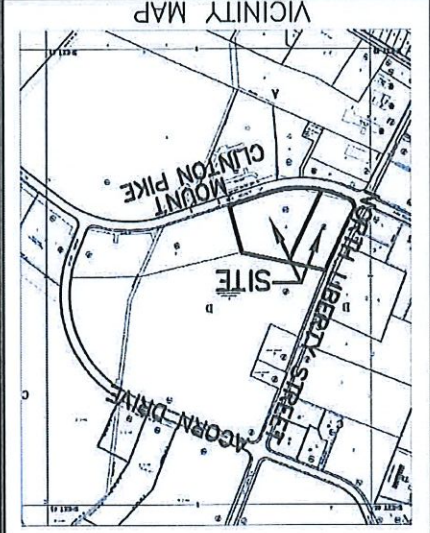
ERYLAND, INC.
TM 45 (D) 1
DB 5039/750



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	682.20'	505.75'	494.25'	S 86°42'58" E	42°28'56"
C2	682.20'	344.33'	340.68'	S 86°30'18" W	28°55'08"
C3	682.20'	161.43'	161.05'	N 72°15'25" W	13°33'28"
C4	50.00'	80.68'	72.21'	N 19°15'13" W	92°27'23"
C5	5760.79'	363.77'	363.71'	N 25°09'44" E	03°37'05"

NOTE: THIS BOUNDARY IS BASED ON
CITY MONUMENTS AS SHOWN

LINE	BEARING	DISTANCE
L1	N 65°28'40" W	20.03'
L2	N 26°58'14" E	42.76'
20' PUBLIC SANITARY SEWER EASEMENT		
L5	N 25°15'42" E	42.09'
L6	N 75°53'54" W	166.41'
L7	N 65°28'40" W	33.59'
L8	N 12°58'56" W	53.06'
L9	N 26°58'14" E	21.79'



PRELIMINARY

BENNER & ASSOC., INC.
8 HILLSIDE HILL ROAD
HARRISONBURG, VA 22801
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SHEET 2 OF 3

TO CITY MONUMENT

10' PUBLIC GENERAL UTILITY EASEMENT HEREBY DEDICATED TO PUBLIC USE

10' PUBLIC GENERAL UTILITY EASEMENT HEREBY DEDICATED TO PUBLIC USE

64' PUBLIC R/W

PERMANENT UTILITY EASEMENT DB 989/340

C. EUGENE T. LANTZ & CATHERINE T. LANTZ 2 TM 45 (D) 2 DB 5039/758

S 14°22'23" E 298.99'

10' PUBLIC GENERAL UTILITY EASEMENT HEREBY DEDICATED TO PUBLIC USE

S 78°03'50" E 236.03'

S 78°03'50" E 525.98'

10' SBL

N 25°15'42" E 491.01'

NORTH LIBERTY STREET (VARIABLE WIDTH PUBLIC R/W)

30' SBL

10' PUBLIC GENERAL UTILITY EASEMENT HEREBY DEDICATED TO PUBLIC USE

10' PUBLIC GENERAL UTILITY EASEMENT HEREBY DEDICATED TO PUBLIC USE

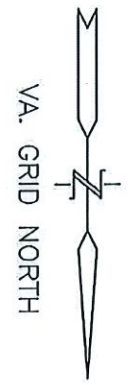
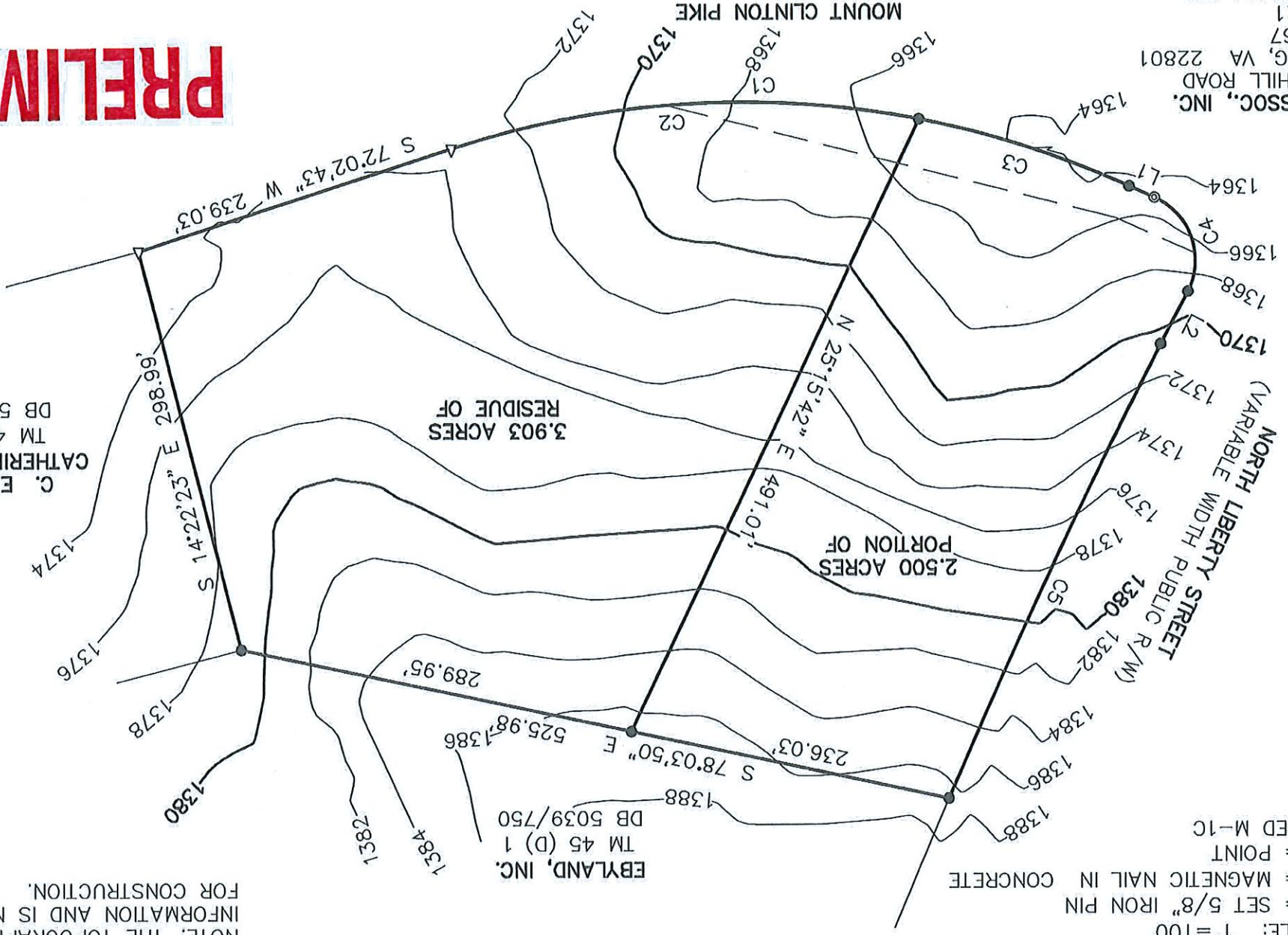
PRELIMINARY

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C. EUGENE &
 CATHERINE T. LANTZ
 TM 45 (D) 2
 DB 5039/758

EBYLAND, INC.
 TM 45 (D) 1
 DB 5039/750

NOTE: THE TOPOGRAPHY IS FROM CITY
 INFORMATION AND IS NOT TO BE USED
 FOR CONSTRUCTION.



SCALE: 1"=100'
 ZONED M-1C