



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Public Street or Alley Closing Application
<https://www.harrisonburgva.gov/street-alley-closings>

APPLICANT INFORMATION

Shenandoah Valley Organic			540-299-1388
Applicant's Name			Telephone
779 Massanutten Street			Curtis.Shreve@farmerfocus.com
Street Address			E-Mail
Harrisonburg	VA	22802	
City	State	Zip	

APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)

Curtis Shreve			540-299-1388
Applicant's Representative			Telephone (work, fax, mobile)
779 Massanutten Street			Curtis.Shreve@farmerfocus.com
Street Address			E-Mail
Harrisonburg	VA	22802	
City	State	Zip	

Property Location: _____

Estimated Cost of Street/Alley Closing:

Estimated area to be closed (A):	8,925	sq. ft.
Estimated cost per sq. ft. (B):	\$4.50	per sq. ft.
Estimated total cost (A x B):	\$40,162.50	

Estimated area to be closed can be obtained from the Department of Community Development, City Hall, 2nd Floor.

Estimated cost per sq. ft. must be obtained from the Real Estate Office, City Hall, 1st Floor and documented by e-mail or letter attached to this application, or by staff initials here. Staff Initials: _____ Date: _____

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

G. Shreve 9/8/23
APPLICANT DATE

REQUIRED ATTACHMENTS

- Letter providing a description of the proposed closure and reason for the desired closure.
- Location sketch of the street/alley to be closed or a survey of the property.²
- Email or Letter from Real Estate Office providing estimated costs if staff initials are not provided above.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received	Total Fees Due: \$ _____
	Application Fee: \$50.00 ³
Received By _____	

¹ Adjacent property owners are entitled to purchase half of the street/alley and have 60-days to notify the City from the date of notification from the City following the first reading at City Council. If the adjoining property owners do not wish to purchase their half of the street/alley, the applicant will be required to purchase the remaining half. The final cost shall be a fair market value determined by the Real Estate Office and City Manager after the survey is provided by the applicant and after the first reading.

² The Department of Community Development can assist with the location sketch for this application. After the first reading, the applicant is responsible for providing a survey of property and metes and bound description (prepared by a surveyor, engineer, or other person duly authorized by the state). A survey is not required at the time of application for the first reading at City Council.

³ The applicant is responsible for additional fees for newspaper advertisements prior to the first hearing at City Council.

Athena Cupp

From: Shannon L. DeWitt <Shannon.DeWitt@harrisonburgva.gov>
Sent: Wednesday, April 19, 2023 12:06 PM
To: Athena Cupp
Subject: RE: Massanutten Street Map

Athena,
Nice taking to you as well, hope to run into you and Gina again soon!
After reviewing comps, we are quoting approx. \$4.50 per sq ft.
I don't have correct sq footage but my very rough estimate in looking at the 2 areas you had highlighted were around 26,365 sq ft

Thank you,

Shannon L DeWitt
Real Estate Program Support Specialist
409 S. Main St
Harrisonburg, Va. 22801
Office: 540.432.7795
Fax: 540.432.8938
Email: shannon.dewitt@harrisonburgva.gov
website: https://link.edgepilot.com/s/390bb5df/ifRs71DJvUW_IVDhOuYHKg?u=http://www.harrisonburgva.gov/



CITY OF HARRISONBURG
REAL ESTATE

From: Athena Cupp <Athena.Cupp@farmerfocus.com>
Sent: Wednesday, April 19, 2023 11:22 AM
To: Shannon L. DeWitt <Shannon.DeWitt@harrisonburgva.gov>
Subject: Massanutten Street Map

WARNING: This email was sent from outside of your organization.

Shannon,

It was great to talk with you! Here is the map with the requested areas highlighted.

Thank you,



Athena Cupp
Executive Assistant
Office: 540-908-3987
Mobile: 540-246-6058
farmerfocus.com



Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

August 2, 2023

Department of Planning & Community Development
Harrisonburg City Hall
409 South Main Street
Harrisonburg, VA 22801

To whom it may concern,

We are applying to close Massanutten Street to the public ; this includes one portion of the street, which is accessible from West Washington Street.

Farmer Focus (Shenandoah Valley Organic, LLC) now owns and operates all the buildings on both sides of Massanutten Street. We operate a busy processing plant with a steady stream of trailer trucks, forklifts, and pedestrian traffic. Our staff are trained in safety procedures, and know the flow of activity, but to the public who use this street as a shortcut it poses a safety risk. Closing the street benefits the wellbeing of our staff members and the public.

Thank you for your consideration in approving our application to close Massanutten Street.

Kind regards,

Athena Cupp
Executive Assistant

ArcGIS Web Map



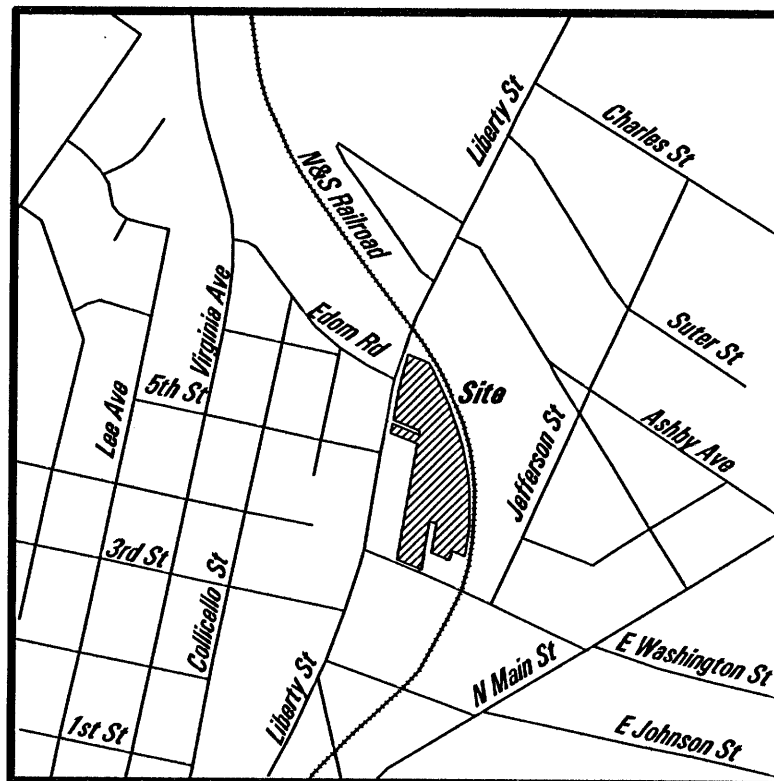
4/18/2023, 2:56:26 PM

1:1,713

Zoning Designations

	B-1		M-1
	B-1C		M-1 TECHNOLOGY
	B-2		M-1C
	B-2 INSTITUTIONAL OVERLAY		R-1
	B-2C		R-2
	B-2C INSTITUTIONAL OVERLAY		R-2 INSTITUTIONAL OVERLAY
			R-2C





Vicinity Map

Curve	Arc	Radius	Chord Bearing	Chord
1	499.26'	1407.00'	S19°49'00"E	496.64'
2	132.66'	1352.00'	S 6°49'47"E	132.60'
3	396.97'	1399.68'	S 4°03'20"W	395.64'
4	35.67'	1399.68'	S 3°21'42"E	35.67'
5	361.29'	1399.68'	S 4°47'17"W	360.29'

Line Table:

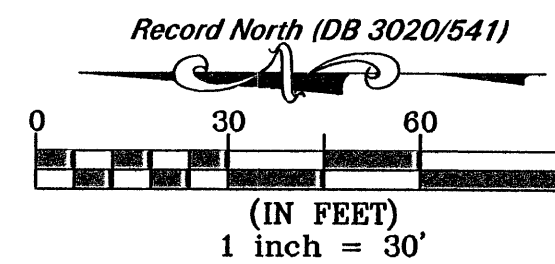
1	N67°32'21"W	151.89'
2	S67°01'00"E	138.00'
3	S67°01'00"E	98.00'
4	S67°01'00"E	40.00'
5	S11°32'09"W	50.00'
6	N67°01'00"W	40.00'
7	N67°01'00"W	98.00'
8	N67°01'00"W	138.00'
9	N11°32'09"E	50.00'
10	N11°32'09"E	50.00'
11	N78°27'51"W	35.00'

Encroachments:

- A** Building Stoop on Railroad Property
- B** Building and Stoop on Railroad Property
- C** Chainlink Fence on Railroad Property

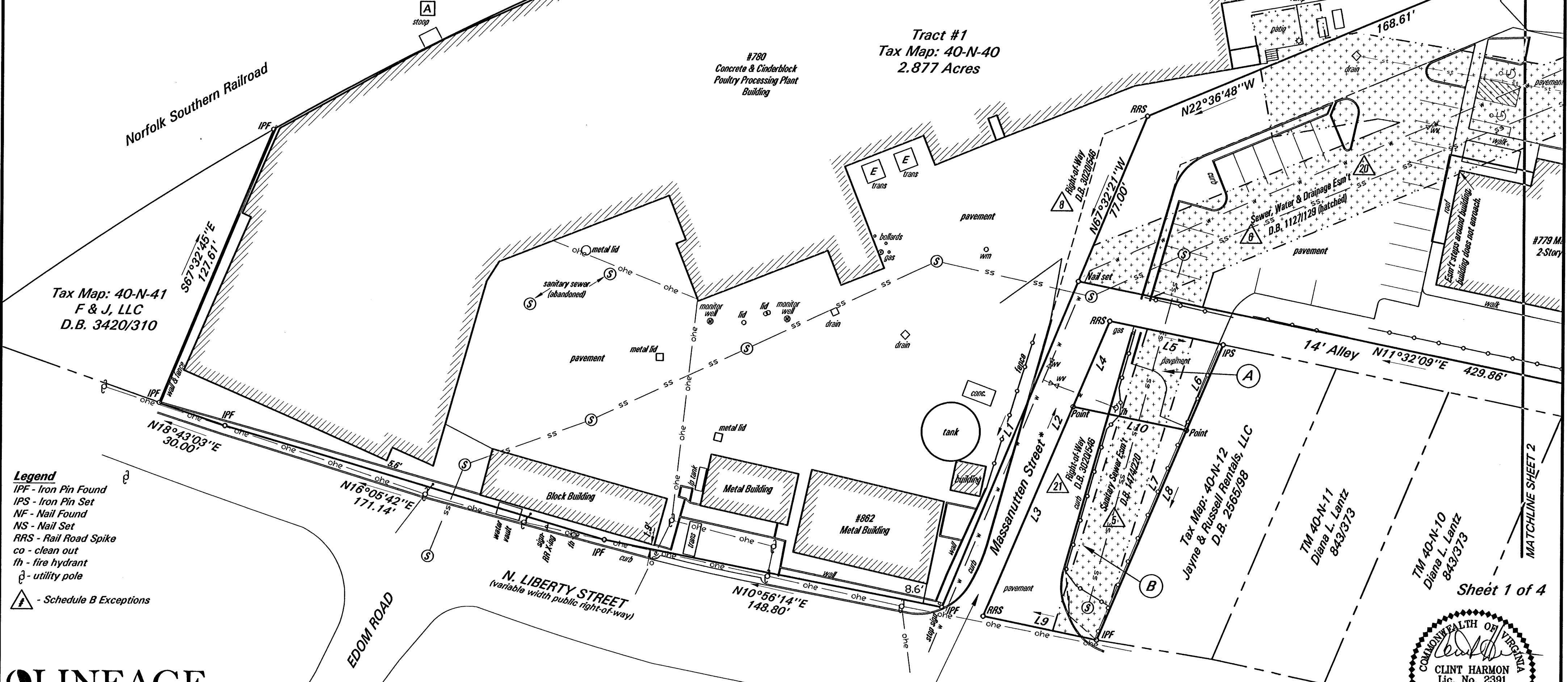
(A) Tract #3 - Parcel 2
Tax Map: 40-N-13A
1,960 Sq.Ft.

(B) Tract #3 - Parcel 2
Tax Map: 40-N-13
4,803 Sq.Ft.



Sewer, Water & Drainage Esm't
D.B. 1127/129 (hatched)

**ALTA/NSPS TITLE SURVEY OF
SHENANDOAH VALLEY ORGANIC, LLC.
City of Harrisonburg, Virginia**



- Legend**
- IPF - Iron Pin Found
 - IPS - Iron Pin Set
 - NF - Nail Found
 - NS - Nail Set
 - RRS - Rail Road Spike
 - co - clean out
 - fh - fire hydrant
 - u - utility pole
 - ⚠ - Schedule B Exceptions

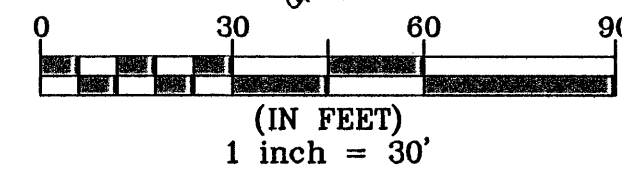
OLINEAGE
ARCHITECTS • ENGINEERS • SURVEYORS
98 LEE HIGHWAY - P.O. BOX 991
VERONA, VIRGINIA 24482
Telephone (540)-248-3771

Note:
Massanutten Street* labled as shown on present City GIS Mapping. Formerly designated as Jackson Street as per subdivision plat of the W.N. Gay Addition to the City of Harrisonburg recorded in D.B. 50/163.

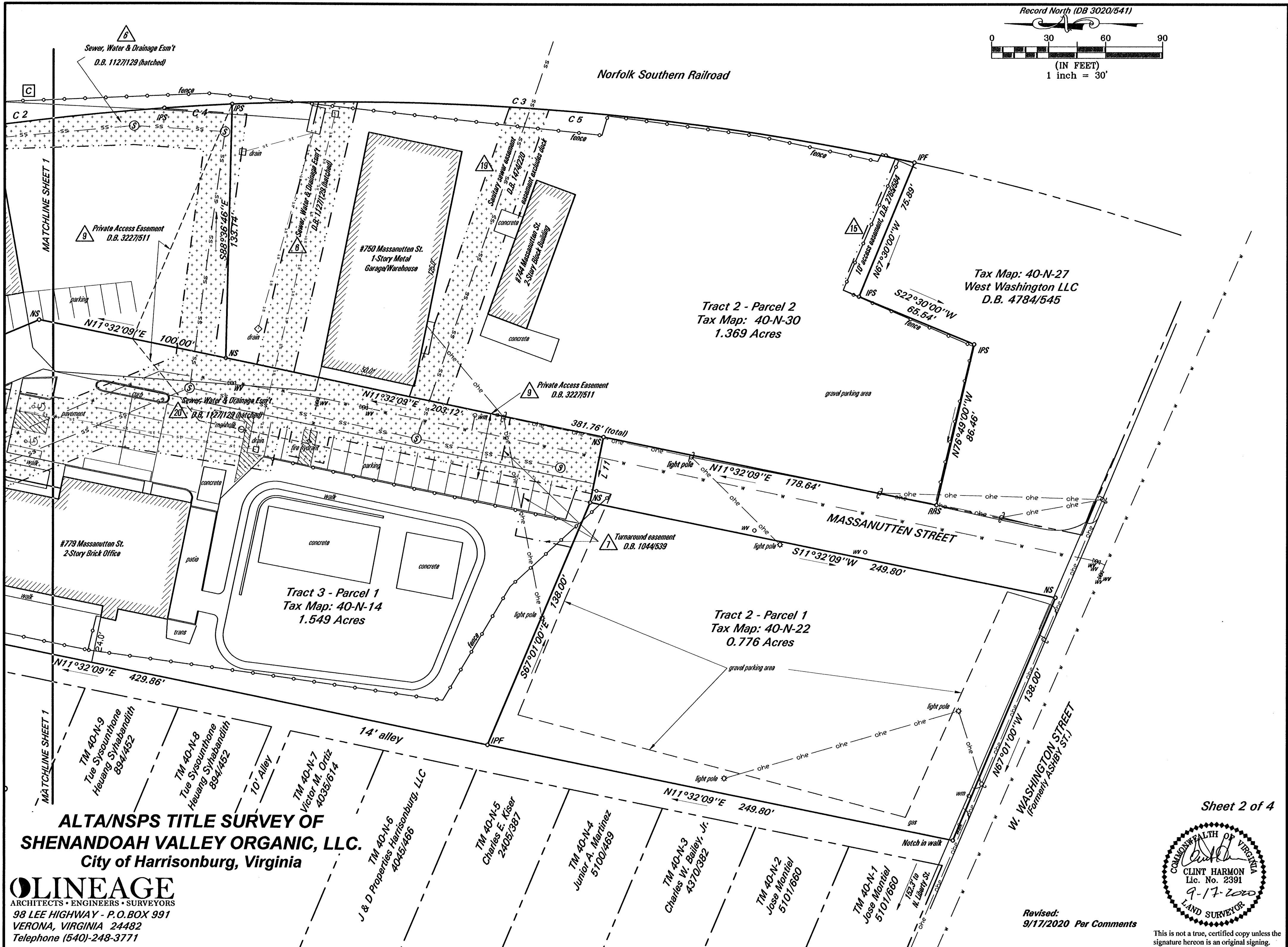
Revised:
9/17/2020 Per Comments
Job #: s23708



This is not a true, certified copy unless the signature hereon is an original signing.



Norfolk Southern Railroad



Tax Map: 40-N-27
West Washington LLC
D.B. 4784/545

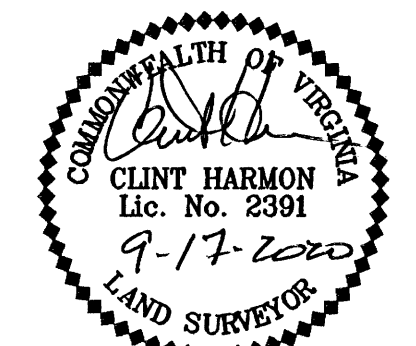
Tract 2 - Parcel 2
Tax Map: 40-N-30
1.369 Acres

Tract 3 - Parcel 1
Tax Map: 40-N-14
1.549 Acres

Tract 2 - Parcel 1
Tax Map: 40-N-22
0.776 Acres

**ALTA/NSPS TITLE SURVEY OF
SHENANDOAH VALLEY ORGANIC, LLC.**
City of Harrisonburg, Virginia

OLINEAGE
ARCHITECTS • ENGINEERS • SURVEYORS
98 LEE HIGHWAY - P.O. BOX 991
VERONA, VIRGINIA 24482
Telephone (540)-248-3771



Revised:
9/17/2020 Per Comments

This is not a true, certified copy unless the signature hereon is an original signing.

Survey Notes:

Property Information:

TRACT 1:

Tax Map Parcel: 40-N-40
Address: 780 N. Liberty Street
Present Owners: Organic Plant, LLC
See Deed Book 5000, Page 196 for title reference.
Area: 2.877 Acres

TRACT 2 - Parcel 1:

Tax Map Parcel: 40-N-22
Address: 715 Massanutten Street
Present Owners: Shenandoah Valley Organic, LLC
See Deed Book 5208, Page 40 for title reference.
Area: 33,786 Sq.Ft. = 0.776 Acres

TRACT 2 - Parcel 2:

Tax Map Parcel: 40-N-30
Address: 744 Massanutten Street
Present Owners: Shenandoah Valley Organic, LLC
See Deed Book 5208, Page 40 for title reference.
Area: 1.369 Acres

TRACT 3 - Parcel 1:

Tax Map Parcel: 40-N-14
Address: 779 Massanutten Street
Present Owners: Shenandoah Valley Organic, LLC
See Deed Book 4975, Page 64 for title reference.
Area: 1.549 Acres

TRACT 3 - Parcel 2:

Tax Map Parcel: 40-N-13 & 13A
Address: 778 & 780 N. Liberty Street
Present Owners: Shenandoah Valley Organic, LLC
See Deed Book 4975, Page 64 for title reference.
Area: 4,803 Sq.Ft. and 1,960 Sw.Ft. (Respectively) = 0.155 Acres combined

The lands surveyed, shown and described hereon are the same lands described in the Title Commitment issued by Fidelity National Title Insurance Company as Commitment No. VA2000808 with an effective date of May 14, 2020.

See Sheet 4 for additional survey notes, and title exceptions.

Legal Description: (Per Title Commitment)

TRACT 1: (780 North Liberty St. - City Tax Parcel 40-N-40)

All that certain lot or parcel of land containing 2.877 acres, more or less, with improvements situate on North Liberty Street in the City of Harrisonburg, Virginia, and being more particularly shown and described on a plat of survey entitled "Rocktown Partners Massanutten Street Division, Section Two, Harrisonburg, Virginia," dated December 12, 2006, made by Robert F. Jellum, C.L.S., which plat, together with an owners consent and dedication, is recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 3020, page 541.

TOGETHER WITH two non-exclusive easements of right-of-way over and across adjacent property, one extending from the northern end of Massanutten Street containing 13,184 square feet, and the other extending east from North Liberty Street, containing 2,824 square feet, both of which easements are shown and described on the aforementioned plat.

Being the same real estate conveyed to Organic Plant, LLC, a Virginia limited liability company, by deed from The Waterman Group, LLC, a Virginia limited liability company, dated May 1, 2018, recorded May 15, 2018, in the Clerk's Office, Circuit Court, Rockingham County, Virginia, in Deed Book 5000, page 196.

TRACT 2:

Parcel 1: (715 Massanutten St. - City Tax Parcel 40-N-22)

All that certain lot or parcel of land, containing 33,786 square feet, more or less, together with all improvements thereon, situate and lying at 715 Massanutten Street on the western side of Massanutten Street, in the City of Harrisonburg, Virginia, being shown and described as Lot 2 upon the plat of Rocktown Partners Massanutten Street Division - Section Three, which plat is duly of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 3148, page 624.

Legal Description: (Per Title Commitment) - Continued

TRACT 2:

Parcel 2: (744 Massanutten St. - City Tax Parcel 40-N-30)

All that certain lot or parcel of land, containing 1.369 acres more or less, together with all improvements thereon, situate and lying at 744 Massanutten Street on the eastern side of Massanutten Street, in the City of Harrisonburg, Virginia, and more particularly shown and described according to a plat of survey made by Robert F. Jellum, C.L.S., dated April 6, 2006, entitled "Rocktown Partners Massanutten Street Division, Section One, Harrisonburg, Virginia," which plat is duly of record in the Clerk's Office of the Circuit Court Rockingham County, Virginia, in Deed Book 2846, page 649.

Being the same real estate conveyed to Shenandoah Valley Organic, LLC, a Virginia limited liability company, by deed from JWK Land, LLC, a Virginia limited liability company, dated January 22, 2020, recorded January 30, 2020, in the aforesaid Clerk's Office in Deed Book 5208, page 40.

TRACT 3:

Parcel 1: (779 Massanutten St - City Tax Parcel 40-N-14)

All that certain lot or parcel of land, containing 1.549 acres, more or less, together with all improvements thereon, situate east of North Liberty Street in the City of Harrisonburg, Virginia, more particularly shown and described as Lot 1 on a plat entitled Rocktown Partners Massanutten Street Division - Section Three, dated June 13, 2007, prepared by Robert F. Jellum, C.L.S., which plat, together with an Owners Consent and Dedication is recorded in the Clerk's office of the Circuit Court of Rockingham County, Virginia, in Deed Book 3148, page 624.

TOGETHER WITH an easement of right-of-way over and across a portion of the 2.877 acre parcel adjoining Lot 1 to the north, which right of way is shown on the above described plat as "R/W for 1.549 Ac. Parcel."

Parcel 2: (778 & 780 N Liberty St - Tax Parcels 40-N-13 & 40-N-13A)
All those two (2) certain parcels of land, one containing 4,803 square feet, more or less, and the other containing 1,960 square feet, more or less, situate on the eastern side of North Liberty Street and the southern side of Jackson Street in the City of Harrisonburg, Virginia, more particularly shown and described upon a plat entitled Plat of Lot 13 W. N. Gays Addition, dated June 13, 2007, made by Robert F. Jellum, C.L.S., which plat is of record in Deed Book 3148, page 627.

Being the same real estate conveyed to Shenandoah Valley Organic, LLC, a Virginia limited liability company, by deed from Massanutten Street, LLC, a Virginia limited liability company, dated February 28, 2018, and recorded March 1, 2018, in the aforesaid Clerk's Office in Deed Book 4975, page 64.

Survey Description: (Per this survey)

TRACT 1: (780 North Liberty St. - City Tax Parcel 40-N-40)

All that certain lot or parcel of land containing 2.877 acres, standing in the name of Organic Plant, LLC, and located on the eastern side of North Liberty Street, in the City of Harrisonburg; previously designated as "Rocktown Partners Massanutten Street Division, Section Two," recorded in Deed Book 3020, page 541. More particularly described as follows:

Beginning at an Iron Pin found, a common corner with F&J, LLC in the eastern line of North Liberty Street, thence with said F&J, LLC
S 67° 32' 45" E 127.61'

to an Iron Pin found in the western line of the Southern Railway thence with said railway the following 3 courses, the first being a curve to the right having

an arc length of 499.26' a radius of 1407.00'
and a long chord of S 19° 49' 00" E 496.64'

to a Nail set, at the point of compound curvature (PCC) with a curve to the right having

an arc length of 132.66' a radius of 1352.00'
and a long chord of S 06° 49' 47" E 132.60'

to an Iron Pin set, at the point of compound curvature (PCC) with a curve to the right having

an arc length of 35.67' a radius of 1399.68'
and a long chord of S 03° 21' 42" E 35.67'

to an Iron Pin set, a common corner with Shenandoah Valley Organic, LLC, thence with said Shenandoah Valley Organic the following four courses

N 88° 36' 46" W 133.14'

to a Nail set, thence

N 11° 32' 09" E 100.00'

to a Nail set, thence

N 22° 36' 48" W 168.61'

to a Railroad Spike found, thence

N 67° 32' 21" W 77.00'

to a Nail set at the northern terminus of Massanutten Street (formerly Jackson Street), thence with the northern line of said Massanutten Street

N 67° 32' 21" W 151.89'

to an Iron Pin found, in the eastern line of North Liberty Street, thence with the eastern line of said street the following three courses

N 10° 56' 14" E 148.80'

Survey Description: (Per this survey) - Continued

(Tract 1 - Continued)

to an Iron Pin found, thence
N 16° 05' 42" E 171.14'

to an Iron Pin found, thence
N 18° 43' 03" E 30.00'

to the beginning, and enclosing an area of 2.877 acres, as shown hereon. The said 2.877 acres being all of that same real estate conveyed to Organic Plant, LLC, by deed from The Waterman Group, LLC, dated May 1, 2018, and recorded in Deed Book 5000, page 196.

TRACT 2 - Parcel 1: (715 Massanutten St. - Tax Parcel 40-N-22)

All that certain lot or parcel of land containing 33,786 square feet, standing in the name of Shenandoah Valley Organic, LLC, and located on the north side of West Washington Street, in the City of Harrisonburg; previously designated as Lot 2 of "Rocktown Partners Massanutten Street Division, Section Three" recorded in Deed Book 3148, page 624. More particularly described as follows:

Beginning at a Nail set, at the intersection of the northern line of West Washington Street and the western line of Massanutten Street, thence with said West Washington Street
N 67° 01' 00" W 138.00'

to a Notch in a concrete sidewalk, the intersection with the east line of a 14' alley, thence with said alley
N 11° 32' 09" E 249.80'

to an Iron Pin found, a common corner with Lot 1 of the Rocktown Partners Massanutten Street Division, Section Three, thence with said Lot 1
S 67° 01' 00" E 138.00'

to an Iron Pin, at the end of the western line of Massanutten Street, thence with said western line of Massanutten Street
S 11° 32' 09" W 249.80'

to the beginning, and enclosing an area of 33,786 square feet or 0.776 acres, as shown hereon. The said 33,786 square feet being all of that same real estate conveyed to Shenandoah Valley Organic, LLC., as Parcel 1 in a deed from JWK Land, LLC., dated January 22, 2020 and recorded in Deed Book 5208, page 40.

TRACT 2 - Parcel 2: (744 Massanutten St. - Tax Parcel 40-N-30)

All that certain lot or parcel of land containing 1.369 acres, standing in the name of Shenandoah Valley Organic, LLC, and located on the east side of Massanutten Street, in the City of Harrisonburg; previously designated as "Rocktown Partners Massanutten Street Division, Section One" recorded in Deed Book 2846, page 649. More particularly described as follows:

Beginning at a railroad spike set in the east line of Massanutten Street, a corner with West Washington, LLC., thence with said Massanutten Street
N 11° 32' 09" E 381.76'

to a nail set, a corner with Organic Plant, LLC., thence with said Organic Plant
S 88° 36' 46" E 133.14'

to an Iron Pin set in the west line of the Norfolk Southern Railway right-of-way, with a curve to the right having
an arc length of 361.29' a radius of 1399.68'
and a long chord of S 04° 47' 17" W 360.29'

to an iron pin found, a corner with West Washington, LLC., thence with said West Washington, LLC., the following 3 courses
N 67° 30' 00" W 75.89'

to an Iron Pin set, thence
S 22° 30' 00" W 65.54'

to an Iron Pin set, thence
N 76° 49' 00" W 86.46'

to the beginning and enclosing an area of 1,369 acres, as shown hereon. The said 1.369 acres being all of that same real estate conveyed to Shenandoah Valley Organic, LLC., as Parcel 2 in a deed from JWK Land, LLC., dated January 22, 2020 and recorded in Deed Book 5208, page 40.

Survey Description: (Per this survey) - Continued

TRACT 3 - Parcel 1: (779 Massanutten St. - Tax Parcel 40-N-14)

All that certain lot or parcel of land containing 1.549 acres, standing in the name of Shenandoah Valley Organic, LLC, and located north of Massanutten Street, in the City of Harrisonburg; previously designated as Lot 1 of "Rocktown Partners Massanutten Street Division, Section Three" recorded in Deed Book 3148, page 624. More particularly described as follows:

Beginning at an Iron Pin, at the northwestern terminal end of Massanutten Street, a corner with Lot 2, thence with said Lot 2
N 67° 01' 00" W 138.00'

to an Iron Pin found, in the eastern line of a 14' alley, thence with said alley
N 11° 32' 09" E 429.86'

to a nail at the eastern end of Jackson Street, a corner with Organic Plant, LLC., thence with said Organic Plant the following 2 courses
S 67° 32' 21" E 77.00'

to a railroad spike, thence
S 22° 36' 48" E 168.61'

to a nail set, thence partially with said Organic Plant and partially with other lands of Shenandoah Valley Organic, LLC.,
S 11° 32' 09" W 303.12'

to an iron pin a corner with the northeast end of Massanutten Street, thence with said street
N 78° 27' 51" W 35.00'

to the beginning, and enclosing an area of 1.549 acres, as shown hereon. The said 1.549 acres being all of that same real estate conveyed to Shenandoah Valley Organic, LLC., as Parcel 1 in a deed from Massanutten Street, LLC., dated February 28, 2018 and recorded in Deed Book 4975, Page 64.

TRACT 3 - Parcel 2:

All of those two certain lots or parcels of land containing 4,803 and 1,960 square feet respectively, standing in the name of Shenandoah Valley Organic, LLC, and located on the south side of Jackson Street and the east side of N. Liberty Street in the City of Harrisonburg, as described in Deed Book 3148, page 624. More particularly described as follows:

4,803 Square Foot Lot - (778 N. Liberty St - City Tax Parcel 40-N-13)

Beginning at an Iron Pin found in the east line of N. Liberty Street, a corner with Lot 12 of W.N. Gays Addition, thence with said Street
N 11° 32' 09" E 50.00'

to a Railroad Spike found, in the south line of Massanutten Street (formerly Jackson Street), thence with said Street
S 67° 01' 00" E 98.00'

to a Point, a corner with the 1,960 square foot lot, thence with said lot
S 11° 32' 09" W 50.00'

to a Point, in the line of Lot 12, thence with said Lot 12
N 67° 01' 00" W 98.00'

to the beginning, and enclosing an area of 4,803 Square Feet.

1,960 Square Feet - (780 N. Liberty St - City Tax Parcel 40-N-13A)

Beginning at a Railroad Spike found, in the south line of Massanutten Street (formerly Jackson Street) and in the west line of a 14' alley, thence with said alley
S 11° 32' 09" W 50.00'

to an iron pin, a corner with Lot 12 of W. N. Gays Addition, thence with said Lot 12
N 67° 01' 00" W 40.00'

to a Point, a corner with the 4803 Square Foot Lot, thence with said lot
N 11° 32' 09" E 50.00'

to a Point in the south line of Jackson Street, thence with said Street
S 67° 01' 00" E 40.00'

to the beginning and enclosing an area of 1,960 Square Feet, as shown hereon. The said two parcels being all of that same real estate conveyed to Shenandoah Valley Organic, LLC., as Parcel 2 in a deed from Massanutten Street, LLC., dated February 28, 2018 and recorded in Deed Book 4975, Page 64.

**ALTA/NSPS TITLE SURVEY
OF SHENANDOAH VALLEY
ORGANIC, LLC.
City of Harrisonburg, Virginia**

Sheet 3 of 4



Revised:
9/17/2020 Per Comments

This is not a true, certified copy unless the signature hereon is an original signing.

Survey Notes:

Property Information:

TRACT 1:

Tax Map Parcel: 40-N-40
Address: 780 N. Liberty Street
Present Owners: Organic Plant, LLC
See Deed Book 5000, Page 196 for title reference.
Area: 2.877 Acres

TRACT 2 - Parcel 1:

Tax Map Parcel: 40-N-22
Address: 715 Massanutten Street
Present Owners: Shenandoah Valley Organic, LLC
See Deed Book 5208, Page 40 for title reference.
Area: 33,786 Sq.Ft. = 0.776 Acres

TRACT 2 - Parcel 2:

Tax Map Parcel: 40-N-30
Address: 744 Massanutten Street
Present Owners: Shenandoah Valley Organic, LLC
See Deed Book 5208, Page 40 for title reference.
Area: 1.369 Acres

TRACT 3 - Parcel 1:

Tax Map Parcel: 40-N-14
Address: 779 Massanutten Street
Present Owners: Shenandoah Valley Organic, LLC
See Deed Book 4975, Page 64 for title reference.
Area: 1.549 Acres

TRACT 3 - Parcel 2:

Tax Map Parcel: 40-N-13 & 13A
Address: 778 & 780 N. Liberty Street
Present Owners: Shenandoah Valley Organic, LLC
See Deed Book 4975, Page 64 for title reference.
Area: 4,803 Sq.Ft. and 1,960 Sw.Ft. (Respectively) = 0.155 Acres combined

The lands surveyed, shown and described hereon are the same lands described in the Title Commitment issued by Fidelity National Title Insurance Company as Commitment No. VA2000808 with an effective date of May 14, 2020.

See Sheet 3 for legal descriptions of the parcels.

Zoning:

Tax Map Parcels 40-N-40, 40-N-22, 40-N-30 & 40-N-14 are zoned M-1 (General Industrial District), per City Tax Records.
Tax Map Parcels 40-N-13 & 40-N-13A are zoned R-2 (General Residential District) per City Tax Records.

Setbacks: (Per City Ordinance)

M-1 Zoning

Front - 30'
Side - 10'* (*except 30' required when abutting a Residential Zone)
Rear - 10'* (*except 30' required when abutting a Residential Zone)

R-2 Zoning

Front - 30'
Side - 10'
Rear - 20'

Flood Zone: All of the surveyed property falls within FEMA Flood Zone X (unshaded); areas determined to be outside of the 500-year Flood Plane, as shown on FEMA Flood Insurance Rate Map panel 51165C0403D, with an effective date of February 6, 2008.

There is no evidence of recent earthwork, building construction, or building additions.

There are no known proposed changes in street right-of-way lines, or further sidewalk construction or repairs.

There is no evidence of any portion of this property being used as a solid waste dump, sump or sanitary land fill.

Utilities shown hereon, are by visible surface evidence, City records, and information provided by the client.

SCHEDULE B - Exceptions from Coverage per Title Commitment

PART I

1. Taxes for for the second half of the fiscal year 2020 and subsequent years, not yet due and payable, and in addition thereto, possible supplemental assessment and taxes for improvements constructed on the premises, if any.
Not a matter of survey.

2. The exact acreage or square footage of the Land described in Schedule A hereof is not insured.
See this survey for a correct accounting of the several acreages.

3. INTENTIONALLY DELETED

AS TO TRACT 1:

4. Restrictions, covenants, conditions, as set forth in instrument recorded in Deed Book 195, page 69, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
There is a reservation prohibiting the use of the property for the manufacturing of apple by-products. Blanket in nature, and not a plot-able easement.

5. Easement granted City of Harrisonburg, Virginia, by instrument dated January 17, 1997, recorded in Deed Book 1474, page 220. Grants easement for sanitary sewer.
Additional Sanitary Sewer Easements, See Sheet 1 & 2 for graphic location.

6. Easement granted City of Harrisonburg, Virginia, by instrument dated April 11, 1991, recorded in Deed Book 1064, page 60. Corrected by easement granted City of Harrisonburg, Virginia, by instrument dated May 6, 1992, recorded in Deed Book 1127, page 129. Grants easement for sanitary sewer, water and general utilities.
Sanitary Sewer, Water and Drainage Easements, See Sheet 1 & 2 for graphic location.

7. Easement for turnaround retained by City of Harrisonburg, Virginia, by Ordinance dated November 27, 1990, recorded in Deed Book 1044, page 539.
See Sheet 2 for graphic location of turnaround easement at the terminal end of Massanutten Street.

8. Reservation of easement of right of way, together with terms and conditions regarding upkeep, maintenance and repair as contained in instrument dated January 3, 2007, recorded in Deed Book 3020, page 546.
See Sheet 1 & 2 for graphic location of private access easement.

9. Easement of right of way for ingress and egress, together with terms and conditions regarding upkeep, maintenance and repair, granted JWK Land, LLC, by instrument dated November 12, 2007, recorded in Deed Book 3227, page 511.
See Sheet 1 & 2 for graphic location of private access easement.

10. Rights of others entitled thereto in and to the use of the easements of right of way appurtenant to the insured premises.
See Sheets 1 & 2 for graphic location of the several easements.

11. INTENTIONALLY DELETED

12. INTENTIONALLY DELETED

13. INTENTIONALLY DELETED

AS TO TRACT 2:

14. INTENTIONALLY DELETED

15. Non-exclusive 10' private access easement by Deed of Easement between Rocktown Partners, LLC and Girl Power, LLC, dated October 31, 2005, recorded in Deed Book 2765, page 584.
See Sheet 2 for graphic location of private access easement.

16. Matters as shown on Survey by Robert F. Jellum, C.L.S., dated April 6, 2006, at Deed Book 2846, page 649 shows:
a. City of Harrisonburg sewer water and utility easement on northern end of lot
b. City of Harrisonburg sewer easement in the center of lot
c. 10' access easement on southern end of lot
d. Access easement on northern one-half of western lot line.
(Applicable to Parcel 2)
See Sheet 1 & 2 for graphic location of easements.

17. AS TO TRACT 3:

18. Matters as shown on Survey by Robert F. Jellum, C.L.S., dated December 12, 2006, at Deed Book 3148, page 624, shows the following:
a. Turnaround easement to City at Deed Book 1044, page 539.
b. Access easement at Deed Book 2846, page 649.
c. Easement to City at Deed Book 1127, page 129.
d. City sewer easement at Deed Book 1474, page 220.
e. Portion of access easement on 2.877 acre parcel at Deed Book 3020, page 546.
(Applicable to 779 Massanutten St.)
See Sheet 1 & 2 for graphic location of items a, b, c, d, and e.

19. Easement granted to the City of Harrisonburg, a Virginia municipal corporation, by instrument dated January 17, 1997, recorded February 19, 1997, in Deed Book 1474, page 220.
Additional Sanitary Sewer Easements, See Sheet 1 & 2 for graphic location.

20. Easement granted to the City of Harrisonburg, a Virginia municipal corporation, by instrument dated April 11, 1991, recorded May 7, 1991, in Deed Book 1064, page 60 and corrected in Deed Book 1127, page 129.
Sanitary Sewer, Water and Drainage Easements, See Sheet 1 & 2 for graphic location.

21. Survey by Robert F. Jellum, C.L.S., dated June 13, 2007, at Deed Book 3148, page 627 shows the following:
a. Sewer easement to City at Deed Book 1474, page 220.
Recorded survey shows existing access right-of-way previously identified in Deed Book 3020, Page 546 and shown graphically on Sheet 1 hereon.
Item #21a, is a 20' sanitary sewer easement granted in Deed Book 1474, page 220, previously identified in Item #5 and #19, and shown graphically on Sheet 1 hereon.

22. INTENTIONALLY DELETED

23. INTENTIONALLY DELETED

**ALTA/NSPS TITLE SURVEY
OF SHENANDOAH VALLEY
ORGANIC, LLC.
City of Harrisonburg, Virginia**

Surveyor's Certification

To Shenandoah Valley Organic, LLC, a Virginia limited liability company, Organic Plant, LLC, a Virginia limited liability company, Pinnacle Bank, 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 8, 10a, 11, 13, 14, 16 and 17 of Table A thereof. The field work was completed on June 15, 2020.

Date of Pat or Map: June 22, 2020
Revised: Sept. 17, 2020

Sheet 4 of 4



This is not a true, certified copy unless the signature hereon is an original signing.