



FIP = FOUND IRON PIN
 R = PROPERTY LINE
 POB = POINT OF BEGINNING OF METES AND BOUNDS DESCRIPTION



OPEN SPACE EASEMENT 9,021 SQ. FT.
 MONROE ST. 50' R/W

OPEN SPACE EASEMENT 6,204 SQ. FT.
 MONROE ST. 50' R/W

*** EXISTING EASEMENT NOTES**

- 1.) THERE IS A 50' ACCESS EASEMENT FOR INGRESS AND EGRESS TO TAX PARCEL 40-E-8, 9 & 10 GRANTED TO THE CITY OF HARRISONBURG IN D.B. 3441, PG. 437
- 2.) THERE IS A 50' SEWER LINE EASEMENT & ELECTRICAL UTILITY EASEMENT RETAINED BY THE CITY OF HARRISONBURG. SEE ORDINANCE CLOSING THIS PORTION OF MONROE STREET RECORDED IN D.B. 3368, PG. 106



PLAT SHOWING
 OPEN SPACE
 EASEMENTS ON TWO
 PORTIONS OF
 MONROE STREET
 IMPROVED BY
 THE NORTHERND GREENWAY
 CITY OF HARRISONBURG, VA

SCALE: 1" = 60'

DRAWN BY	DATE
JRS	SEPT. 18, 2024
SHEET	BLOCK
-	LOT
-	-

NORTHERND GREENWAY
 OPEN SPACE EASEMENT
 PROJECT # 2120

DIVISION OF ENGINEERING
 CITY OF HARRISONBURG
 409 SOUTH MAIN STREET
 HARRISONBURG, VA 22801



**Metes and bounds descriptions of Open Space Easements on two portions of Monroe Street lying southeast of Jefferson Street in the City of Harrisonburg, Virginia
September 18, 2024**

9,021 Square Foot Open Space Easement

Beginning at a found iron pin on the southeastern side of Jefferson Street at the northern corner of the land of Pedro Perez; thence with the southeastern side of Jefferson Street

N 24°36'20" E 60.11 feet

To a found iron pin at the western corner of the land of The Salvation Army (TM 41-J-1); thence with two lines of The Salvation Army land

S 31°41'49" E 180.38 feet

To a found iron pin; thence

S 24°36'20" W 60.11 feet

To a found iron pin at the eastern corner of the land of Pedro Perez; thence with the northeastern line of the land of Perez

N 31°41'49" W 180.38 feet

To the beginning and enclosing an area of **9,021 square feet**.

6,204 Square Foot Open Space Easement

Beginning at a found iron pin on the southwestern side of Monroe Street, said pin being the northern corner of the land of Aaron H. & Rebecca S. Johnston, the eastern corner of the land of City of Harrisonburg (TM 40-E-8,9,&10), and the southern corner of the land of The Salvation Army (TM 41-J-1); thence with the southeastern line of the land of The Salvation Army

N 28°16'26" E 57.76 feet

To a found iron pin at the western corner of the land of City of Harrisonburg (TM 41-K-18,19,20, and 21); thence with the southwestern line of the City land

S 31°41'49" E 138.50 feet

To a point on the northwestern side of a 12' alley; thence crossing Monroe Street at the northwestern line of said alley

S 58°18'11" W 50.01 feet

To a point in the northeastern line of the land of the aforementioned Johnston; thence with Johnston's northeastern line

N 31°41'49" W 109.59 feet

To the beginning and enclosing an area of **6,204 square feet**, with both of the above described easements being in accordance with the plat attached hereto and made a part hereof.

