

SUBDIVISION OF THE HEAVNER LAND LOT 4, R.E. BROOKS SUBDIVISION

CITY OF HARRISONBURG, VIRGINIA
JUNE 9, 2021

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 5.278 ACRES, MORE OR LESS, AND DESIGNATED AS SUBDIVISION OF THE HEAVNER LAND LOT 4, R.E. BROOKS SUBDIVISION, THE DEDICATION OF THE 25' PUBLIC GENERAL UTILITY EASEMENT AND THE 10' PUBLIC GENERAL UTILITY EASEMENTS ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF.

THE SAID 5.278 ACRES OF LAND HEREBY SUBDIVIDED IS THE LAND CONVEYED TO GEORGE R. & BETTY L. HEAVNER BY GEORGE R. & BETTY L. HEAVNER BY DEED DATED MAY 14, 2009, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 3521, PAGE 220. BETTY L. HEAVNER IS NOW SOLE OWNER BY WILL BOOK INSTRUMENT # 200473.

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

BY: _____
REBECCA HEAVNER, CONSERVATOR FOR BETTY L. HEAVNER

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF _____, TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY _____, CONSERVATOR ON THE BEHALF OF BETTY L. HEAVNER.

NOTARY PUBLIC REGISTRATION NO.

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS SUBDIVISION OF THE HEAVNER LAND LOT 4, R.E. BROOKS SUBDIVISION 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

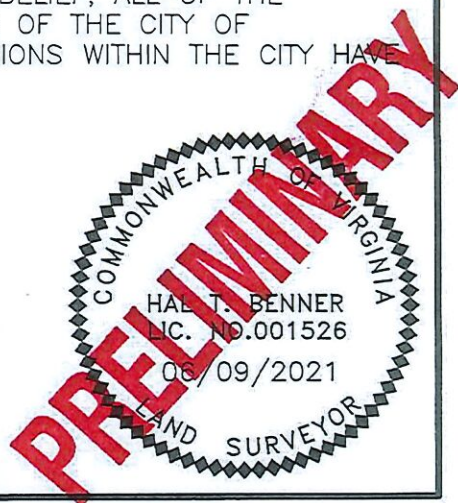
SURVEYOR'S CERTIFICATE

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 9TH DAY OF JUNE, 2021.

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 050821
DRAWING: 050821.dwg
CRD: 050821

SHEET 1 OF 4





SCALE: 1"=100'

- = IRON PIN SET
- = IRON PIN FOUND
- ⊙ = NAIL
- △ = POINT
- ⊕ = SANITARY SEWER MANHOLE
- ⊕ = FIRE HYDRANT
- ⊕ = WATER METER
- ⊕ = WELL

- (A) = OVERHEAD POWER & PHONE EASEMENT
- (B) = OVERHEAD POWER EASEMENT

SCHOOL BOARD OF THE CITY OF HARRISONBURG, VIRGINIA
 TM 72 (A) 16
 DB 2736/469

NOTE:
 THE 1.496 ACRE LOT IS SERVICED BY AN EXISTING SEWER DRAINFIELD INSTALLED CIRCA 1980 (NOT LOCATED.)

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LINE	BEARING	DISTANCE
L1	S 78°42'34" E	102.41'
L2	S 78°37'26" E	50.00'
L3	S 78°41'34" E	54.47'
L4	S 55°03'34" E	103.90'

POINT LOCATED
 S 01°16'48" W
 1.13'
 FROM FOUND PIN

POINT LOCATED
 S 11°18'26" W
 1.18'
 FROM FOUND PIN

LOT 1
THE WALL FAMILY TRUST
 TM 64 (B) 1
 DB 4800/523

LOT 2
ROBERT L. HOFACKER, SR. & CONNIE S. HOFACKER
 TM 64 (B) 2
 DB 1575/389

LOT 4
3.782 ACRES PORTION OF BETTY L. HEAVNER
 TM 64 (B) 4
 WB INSTRUMENT # 200473
 ZONE R1

LOT 3
RONNIE KENNETH & LINDA K. STEELE
 TM 64 (B) 3
 DB 506/382

LOT 4
1.496 ACRES RESIDUE OF BETTY L. HEAVNER
 TM 64 (B) 4
 WB INSTRUMENT # 200473
 ZONE R1

WAYNE E. WOODSON
 TM 64 (B) 5
 DB 2625/680

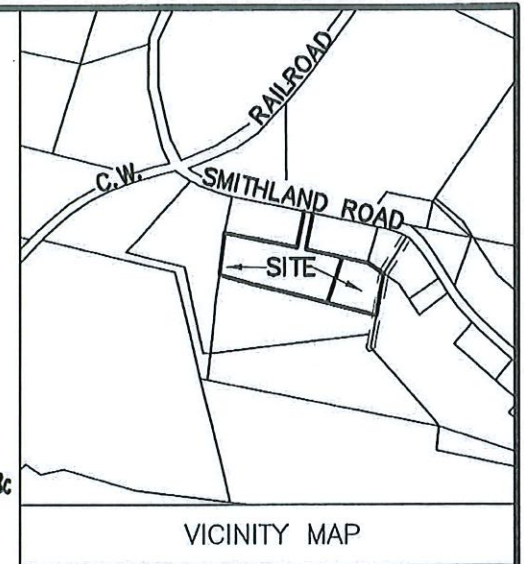
JANIS BROWN ENTERPRISES, LLC
 TM 71 (A) 3
 DB 3027/183

10' PRIVATE SANITARY SEWER EASEMENT

10' PUBLIC GENERAL UTILITY EASEMENT HEREBY DEDICATED TO PUBLIC USE.

10' PUBLIC GENERAL UTILITY EASEMENT HEREBY DEDICATED TO PUBLIC USE.

25' PUBLIC GENERAL UTILITY EASEMENT HEREBY DEDICATED TO PUBLIC USE





SCALE: 1"=100'

- = IRON PIN SET
- = IRON PIN FOUND
- ⊙ = NAIL
- △ = POINT

SCHOOL BOARD OF THE
CITY OF
HARRISONBURG,
VIRGINIA
TM 72 (A) 16
DB 2736/469

POINT LOCATED
S 01°16'48" W
1.13'
FROM FOUND PIN

SMITHLAND ROAD
(50' R/W)

POINT LOCATED
S 11°18'26" W
1.18'
FROM FOUND PIN

LOT 1
THE WALL FAMILY TRUST
TM 64 (B) 1
DB 4800/523

LOT 2
ROBERT L. HOFACKER, SR. &
CONNIE S. HOFACKER
TM 64 (B) 2
DB 1575/389

LOT 3
RONNIE KENNETH &
LINDA K. STEELE
TM 64 (B) 3
DB 506/382

3.782 ACRES
PORTION OF

1.496 ACRES
RESIDUE OF

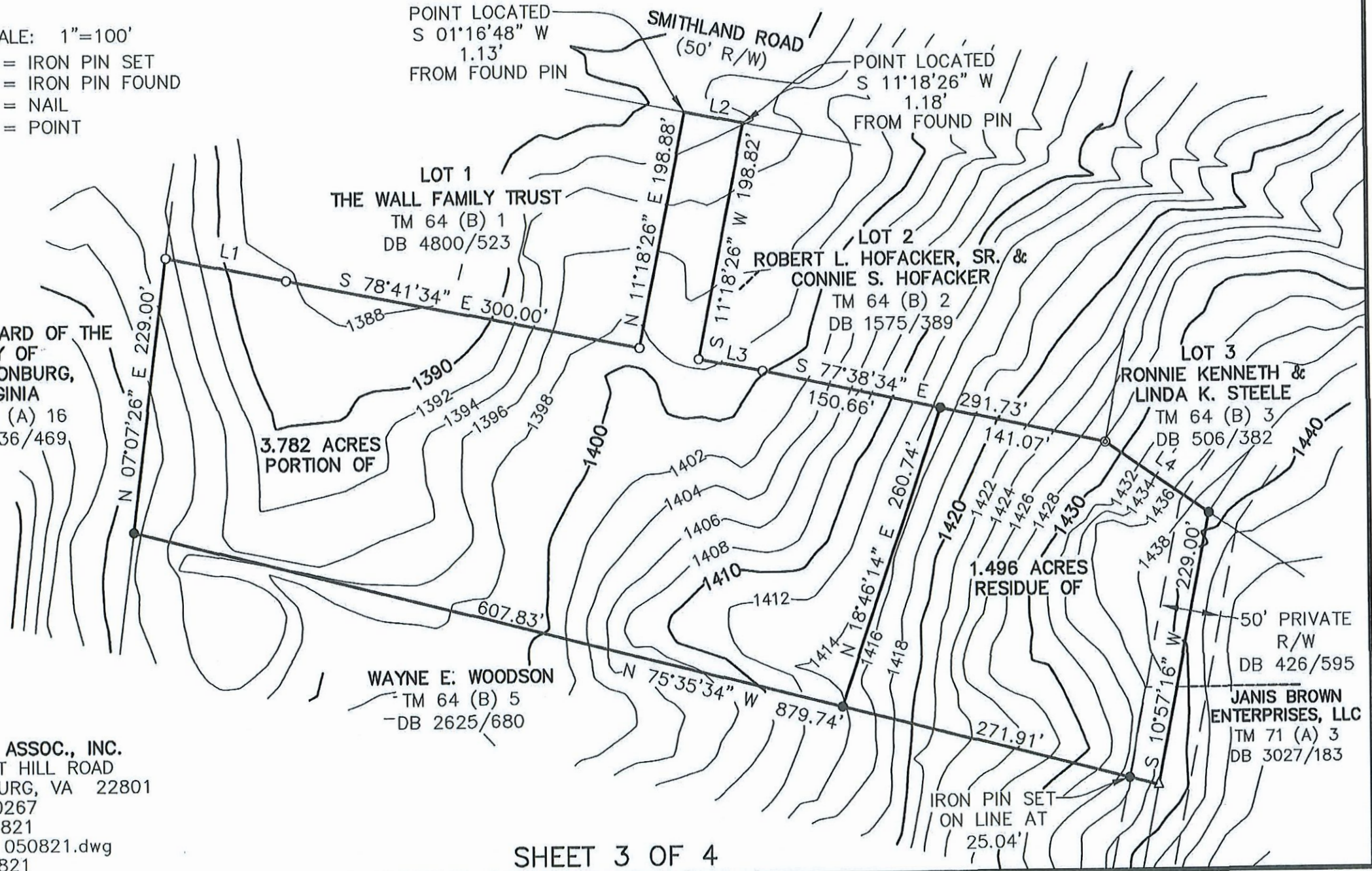
WAYNE E. WOODSON
TM 64 (B) 5
DB 2625/680

50' PRIVATE
R/W
DB 426/595

JANIS BROWN
ENTERPRISES, LLC
TM 71 (A) 3
DB 3027/183

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SHEET 3 OF 4



NOTES:

1) SEE PLAT FOR LOCATION OF SANITARY MANHOLES, FIRE HYDRANT AND WATER METERS. SMITHLAND ROAD HAS A 12" WATER MAIN. THE 50' PRIVATE RIGHT-OF-WAY HAS A 8" WATER MAIN.

2) SEE PLAT FOR APPLICABLE SETBACKS ON 1.496 ACRE LOT. FRONT SETBACKS 30', SIDE YARD 10', REAR YARD 25'.

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