NOTES: 1) ALL LOTS ADJOINING THE VACATED PORTION OF THE 20' ALLEY STAND IN THE NAME OF THE VISITORS OF JAMES MADISON UNIVERSITY.

2) DEED BOOK AND PAGE REFERENCES ARE IN ACCORDANCE WITH SURVEYS PERFORMED BY HURT & PROFFIT, INCORPORATED.

3) WITHIN THE LIMITS OF THE VACATED ALLEY, THE CITY OF HARRISONBURG HEREBY RESERVES A PUBLIC UTILITY EASEMENT FOR UNDERGROUND AND OVERHEAD UTILITIES.

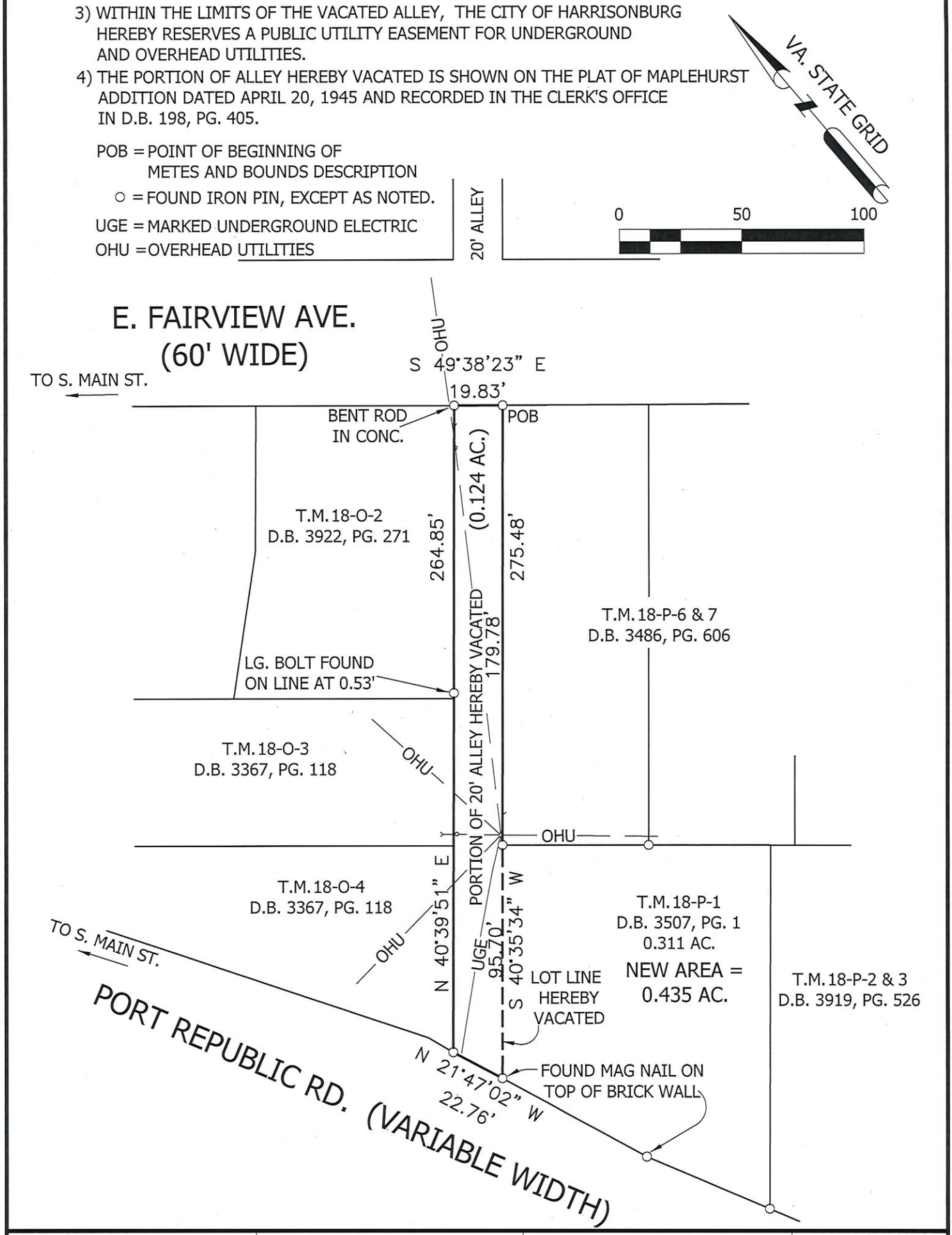
4) THE PORTION OF ALLEY HEREBY VACATED IS SHOWN ON THE PLAT OF MAPLEHURST ADDITION DATED APRIL 20, 1945 AND RECORDED IN THE CLERK'S OFFICE IN D.B. 198, PG. 405.

POB = POINT OF BEGINNING OF METES AND BOUNDS DESCRIPTION

○ = FOUND IRON PIN, EXCEPT AS NOTED.

UGE = MARKED UNDERGROUND ELECTRIC

OHU = OVERHEAD UTILITIES



COMMONWEALTH OF VIRGINIA
4/20/22
CHARLES E. WINGARD
Lic. No. 1768
LAND SURVEYOR

PORTION OF 20' ALLEY HEREBY VACATED BY THE CITY OF HARRISONBURG AND COMBINED WITH T.M. 18-P-1, THE LAND OF THE VISITORS OF JAMES MADISON UNIVERSITY

CITY OF HARRISONBURG, VA

SCALE: 1" = 50'		
DRAWN BY	DATE	
JRS	APR. 20, 2022	
SHEET	BLOCK	LOT

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

ALLEY CLOSING BETWEEN PORT REPUBLIC RD. AND E. FAIRVIEW AVE. PROJECT # 2208

CITY OF HARRISONBURG VIRGINIA
Department of Planning and Community Development

April 20, 2022

Metes and bounds description of a portion of a 20 foot alley hereby vacated by the City of Harrisonburg and combined with T.M. 18-P-1, the land of The Visitors of James Madison University, said alley running between Port Republic Road and East Fairview Avenue in the City of Harrisonburg, Virginia.

Portion of 20 foot alley hereby vacated

Beginning at a found iron pin on the southwestern side of East Fairview Avenue at the northern corner of a lot standing in the name of The Visitors of James Madison University (T.M. 18-P-6 & 7); thence with the northwestern line of said lot, passing a found iron pin on line at 179.78 feet, and continuing with the northwestern line of another lot standing in the name of The Visitors of James Madison University (T.M. 18-P-1), said line hereby vacated

S 40°35'34" W **275.48 feet**

To a found mag nail on top of a brick wall on the northeastern side of Port Republic Road; thence with the northeastern side of said road

N 21°47'02" W **22.76 feet**

To a found iron pin at the southern corner of another lot standing in the name of The Visitors of James Madison University (T.M. 18-O-4); thence with the southeastern lines of three lots standing in the name of The Visitors of James Madison University (T.M. 18-O-4,T.M. 18-O-3 and T.M. 18-O-2), passing a large bolt found on line at 145.38 feet

N 40°39'51" E **264.85 feet**

To a found bent rod in concrete on the southwestern side of East Fairview Avenue at the eastern corner of T.M. 18-O-2; thence with the southwestern side of said avenue

S 49°38'23" E **19.83 feet**

To the beginning and enclosing an area of **0.124 acres** and being in accordance with the plat attached hereto and made a part hereof. The 0.124 acres is hereby added to the 0.311 acres of T.M. 18-P-1, and results in **a new area of T.M. 18-P-1 of 0.435 acres**.

Within the limits of the vacated alley, the City of Harrisonburg hereby reserves a Public Utility Easement for underground and overhead utilities.

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