

**BOUNDARY INFORMATION AND IMPROVEMENTS SHOWN HEREON  
BASED ON THE FOLLOWING SURVEYS BY HURT & PROFFITT:**

ALTA/ACSM SURVEY FOR PROPERTY OF ROCKINGHAM MEMORIAL HOSPITAL  
DATED OCTOBER 20, 2005 RECORDED IN DEED BOOK 2797 PAGE 164.

ALTA/ACSM LAND TITLE SURVEY - PROPERTY OF UNIVERSITY TOWERS, LLC &  
ROBIN M. ALBRECHT & RICHARD H. MACHER AND ROBIN M. ALBRECHT,  
TRUSTEES DATED NOVEMBER 11, 2013 RECORDED DEED BOOK 4386 PAGE 753.

PLAT SHOWING THE VACATION OF A 10' ALLEY BETWEEN SOUTH MAIN STREET  
& SOUTH MASON STREET DATED REVISED MARCH 31, 2014 PENDING  
FINALIZATION AND RECORDATION.

**NOTES**

1. THIS PLAT HAS BEEN PREPARED TO VACATE A PORTION OF SOUTH MASON STREET AND IS BASED ON PLATS AND SURVEYS BY HURT & PROFFITT LISTED HEREON.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. EASEMENTS OVER ALL PUBLIC STREET RIGHT-OF-WAYS CLOSED BY THE ASSOCIATED ORDINANCE ARE HEREBY RESERVED TO ALLOW THE CITY OF HARRISONBURG, COLUMBIA GAS OF VIRGINIA, INC., AND HARRISONBURG ELECTRIC COMMISSION TO ACCESS AND MAINTAIN ALL UTILITIES. THE UTILITIES INCLUDE BUT ARE NOT LIMITED TO: PUBLIC WATER, PUBLIC SEWER, TRAFFIC CONTROL DEVICES, ELECTRICAL INFRASTRUCTURE AND GAS LINES.
4. THIS SURVEY HAS BEEN PREPARED AT THE REQUEST OF JAMES MADISON UNIVERSITY.

TM #25-P-13  
VISITORS OF JAMES MADISON UNIVERSITY  
DB 2797 PG 164

TM #25-P-14  
VISITORS OF JAMES MADISON UNIVERSITY  
DB 2797 PG 164

TM #25-P-1  
VISITORS OF JAMES MADISON UNIVERSITY  
DB 2797 PG 164

TM #25-P-11  
VISITORS OF JAMES  
MADISON UNIVERSITY  
DB 2797 PG 164

TM #25-P-10/12  
THE VISITORS OF JAMES  
MADISON UNIVERSITY  
DB 4386 PG 753

VISITORS OF JAMES MADISON UNIVERSITY  
DB 2797 PG 164  
(PARCEL 8)

TM #17-C-0

TM #17-C-1

TM #17-C-2

TM #17-C-3

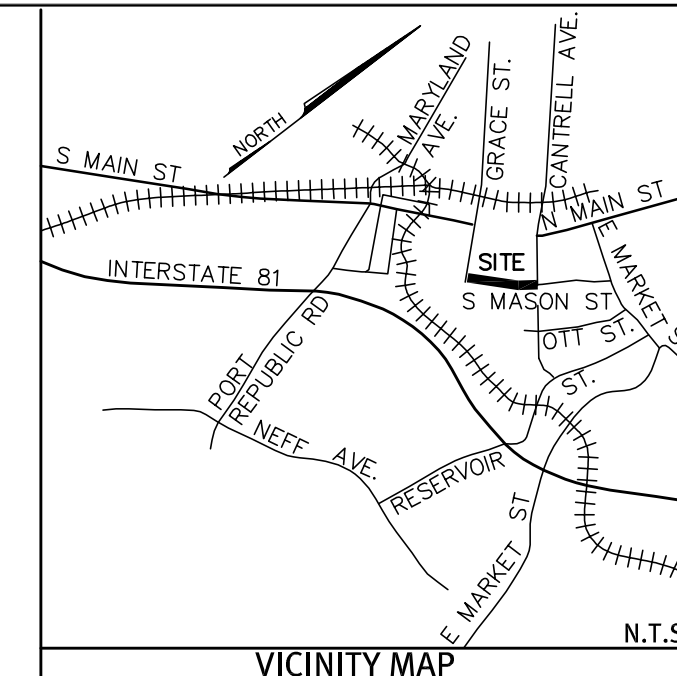
CANTRELL AVENUE  
(VARIABLE WIDTH R/W)

SOUTH MASON STREET  
(60' R/W - HEREBY VACATED)

THE STATE TEACHERS COLLEGE,  
AT HARRISONBURG, VIRGINIA  
DB 157 PG 24  
PART OF TAX# 17-B-1

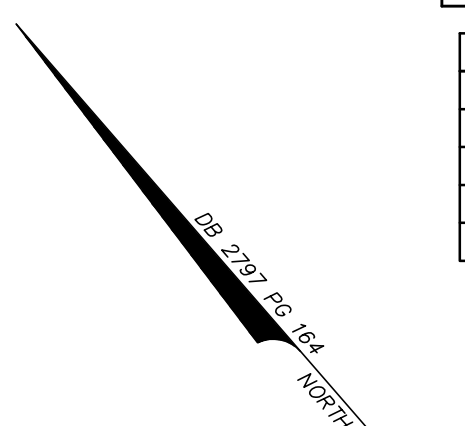
EAST GRACE STREET  
(SEE NOTE \*)

STATE NORMAL AND INDUSTRIAL SCHOOL FOR WOMEN AT  
HARRISONBURG  
(NOW JAMES MADISON UNIVERSITY)  
DB 84 PG 408  
PART OF TAX# 17-B-1

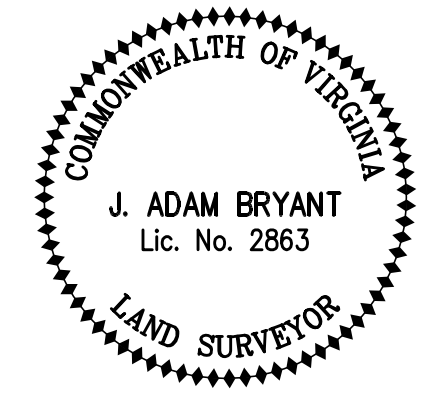


LINE TABLE		
LINE	BEARING	LENGTH
L1	N 49°04'07" W	30.00
L2	N 49°04'07" W	30.00
L3	N 49°04'07" W	30.00
L4	N 49°04'07" W	30.00

- LEGEND**
- IRON PIN FOUND
  - COMPUTED POINT
  - UTILITY POLE
  - CLEANOUT
  - WATER METER
  - WATER VALVE
  - STORM MANHOLE
  - SANITARY MANHOLE
  - FIRE HYDRANT
  - LIGHT POLE
  - EDGE OF PAVEMENT
  - OVERHEAD UTILITY
  - SS — UG SAN. SEWER LINE
  - UG STORM SEWER LINE
  - CONCRETE



\* EAST GRACE STREET IS SHOWN AS INTENDED TO BE PUBLIC RIGHT-OF-WAY ON EXISTING VDOT HIGHWAY PLANS. AN UNRECORDED DEED PREVIOUSLY PROVIDED BY JAMES MADISON UNIVERSITY LISTS EAST GRACE STREET IN THE AREA SHOWN HEREON AS "A 35 FOOT WIDE RIGHT-OF-WAY EASEMENT". HOWEVER, NO RECORDED DEED HAS BEEN FOUND OR PROVIDED CONVEYING RIGHT-OF-WAY ALONG THIS PORTION OF EAST GRACE STREET.



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**PLAT SHOWING  
VACATION OF A PORTION OF  
SOUTH MASON STREET  
CITY OF HARRISONBURG, VIRGINIA**

PROJECT NO. 20140561  
G.L. NO.  
FILE NO. SM-14261  
DATE: 5/21/14  
DRAWN BY: JAB  
CHECKED BY: JAB

**HURT & PROFFITT**

SHEET NO.  
**1 OF 1**