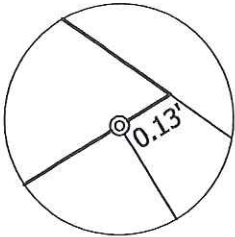


SUNSET HEIGHTS
ADDITION PLAT
D.B. 177, PG. 219

LEGEND :

- ⊙ = FOUND PIPE
- = FOUND IRON PIN
- = IRON PIN SET
- POB = POINT OF BEGINNING OF METES AND BOUNDS DESCRIPTION

LINE	BEARING	DISTANCE
L1	N 31°01'00" W	50.00'
L2	N 58°59'00" E	258.37'
L3	S 54°31'57" E	54.53'
L4	S 58°59'00" W	280.13'



DETAIL
(NOT TO SCALE)

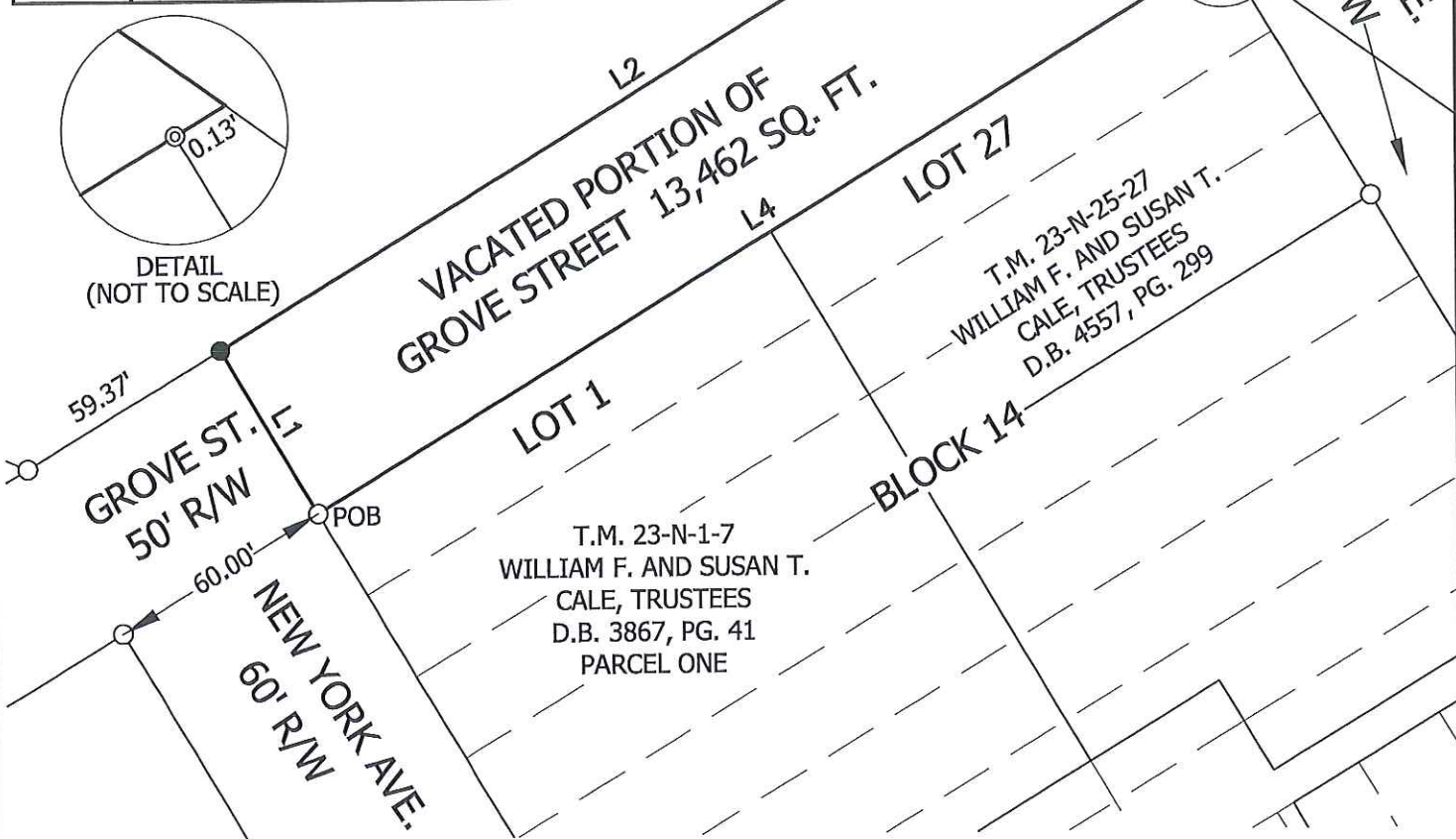
T.M. 36-P-1
CITY OF HARRISONBURG
(WESTOVER PARK)
D.B. 361, PG. 235

T.M. 23-W-2
WILLIAM F. AND SUSAN T.
CALE, TRUSTEES
D.B. 3867, PG. 41
PARCEL TWO
D.B. 3672, PG.324
MINOR SUBD. PLAT

60' EASEMENT
OF RIGHT OF WAY
D.B. 361, PG. 235

SEE DETAIL

OHIO AVE.
60' R/W



VACATED PORTION OF
GROVE STREET 13,462 SQ. FT.

LOT 1

LOT 27

T.M. 23-N-25-27
WILLIAM F. AND SUSAN T.
CALE, TRUSTEES
D.B. 4557, PG. 299

BLOCK 14

T.M. 23-N-1-7
WILLIAM F. AND SUSAN T.
CALE, TRUSTEES
D.B. 3867, PG. 41
PARCEL ONE

NOTES:

- 1) THIS 13,462 SQ. FT. PORTION OF GROVE STREET IS TO BE VACATED AND MADE PART OF CALE TRACT T.M. 23-W-2
- 2) ALL PROPERTY CORNERS SHOWN ON THIS PLAT ARE WITHIN 0.2' OF THEIR COMPUTED LOCATIONS



PLAT SHOWING
VACATION OF
A PORTION OF
GROVE STREET
IN SUNSET HEIGHTS
ADDITION
(D.B. 177, PG. 219)

CITY OF HARRISONBURG, VA

SCALE: 1" = 50'		
DRAWN BY		DATE
JRS		AUG 17 2015
SHEET	BLOCK	LOT
23	N	
DIVISION OF ENGINEERING CITY OF HARRISONBURG 409 SOUTH MAIN STREET HARRISONBURG, VA 22801		

GROVE STREET CLOSING

PROJECT # 1513

Department of Planning and Community Development

Vacated Portion of Grove Street

Sunset Heights Addition

DB 177, P 219

City of Harrisonburg, Virginia

Beginning at a found iron pin on the northeastern side of New York Avenue at its intersection with the southeastern side of Grove Street, said pin being the western corner of Lot 1, Block 14, Sunset Heights Addition; thence making a new line crossing Grove Street

N 31°01'00" W 50.00 feet

To an iron pin set in a line of the land of William F. and Susan T. Cale, Trustees; thence running with said line

N 58°59'00" E 258.37 feet

To a found iron pin in a line of the land of City of Harrisonburg (Westover Park); thence running with said line

S 54°31'57" E 54.53 feet

To a point at the northwestern terminus of Ohio Avenue; thence passing a found pipe on line at 0.13 feet at the northern corner of Lot 27, Block 14, Sunset Heights Addition and continuing with the northwestern lines of Lots 27 and 1

S 58°59'00" W 280.13 feet

To the beginning and enclosing an area of **13,462 square feet**.

