



Spot Design & Engineering
 3248 Hebron Ct.
 Rockingham, VA 22801
 +1 540 246 02 05
 www.sde-engineers.com

Seal:

Project:

PRELIMINARY PLAT AND
 DEVELOPMENT PLAN FOR LOT #2
BAXTER CROSSING

50 BAXTER DR
 Harrisonburg, VA 22801

NOT FOR CONSTRUCTION

Revisions:
 No. Description

Project Number: 2106
 Date: 25 March 2024
 Drawn by: SDE
 Checked by: DK

PRELIMINARY PLAT AND DEVELOPMENT PLAN

Sheet No.: **1 OF 1**

CERTIFICATION:

THIS "PLAT SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF TM# 1-C-10A" WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DANIEL E. HANSEN, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 06/10/2022; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA, INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

NOTES:

- 1) THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
- 3) VERTICAL DATUM IS NAVD 88 UTILIZING RTK GPS. CONTOUR INTERVAL IS ONE (1) FOOT.
- 4) PROPERTY IS LOCATED IN FEMA DEFINED ZONE "X" COMMUNITY PANEL NO.: 51165C0392D EFFECTIVE DATE: FEBRUARY 06, 2007
- 5) SETBACKS PER CITY CODE Sec. 10-3-92
 30' FRONT
 10' SIDE
 10' REAR

SITE INFORMATION

TAX MAP #:001-C-10-A
 DEEDBOOK:5558 PG. 471
 ACREAGE: 1.25AC
 ZONING: B2
 ADDRESS: 50 BAXTER DR
 HARRISONBURG, VA 22801

OWNER: FARHAD KOYEE & BAHAR MIKAEL
 ATT: FARHAD KOYEE
 3248 HERBON CT.
 ROCKINGHAM, VA 22801
 FARHADKOYEE11@YAHOO.COM
 540-433-4911

Owner: A BIRD IN HAND LAND LLC
 ADDRESS: 70 BAXTER DR
 DEEDBOOK:2747/43
 Zoning District:B2
 LOT Number:001-C-11

Owner: IGLESIA NUEVA VIDA PENTECOSTAL CORP
 ADDRESS: 3051 TASHA CIR
 DEEDBOOK:5376/436
 Zoning District:B2
 LOT Number: 001 C 10-B

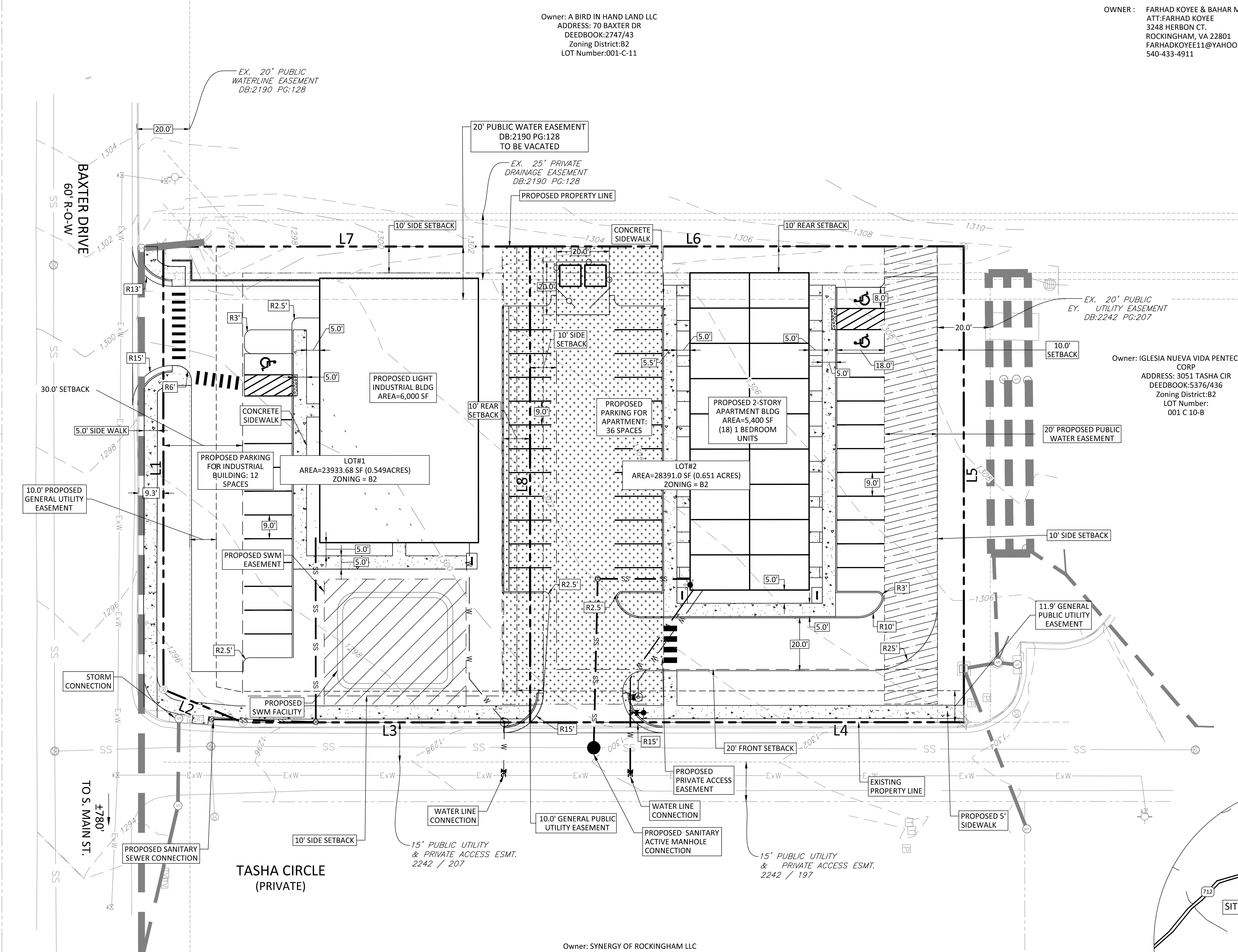
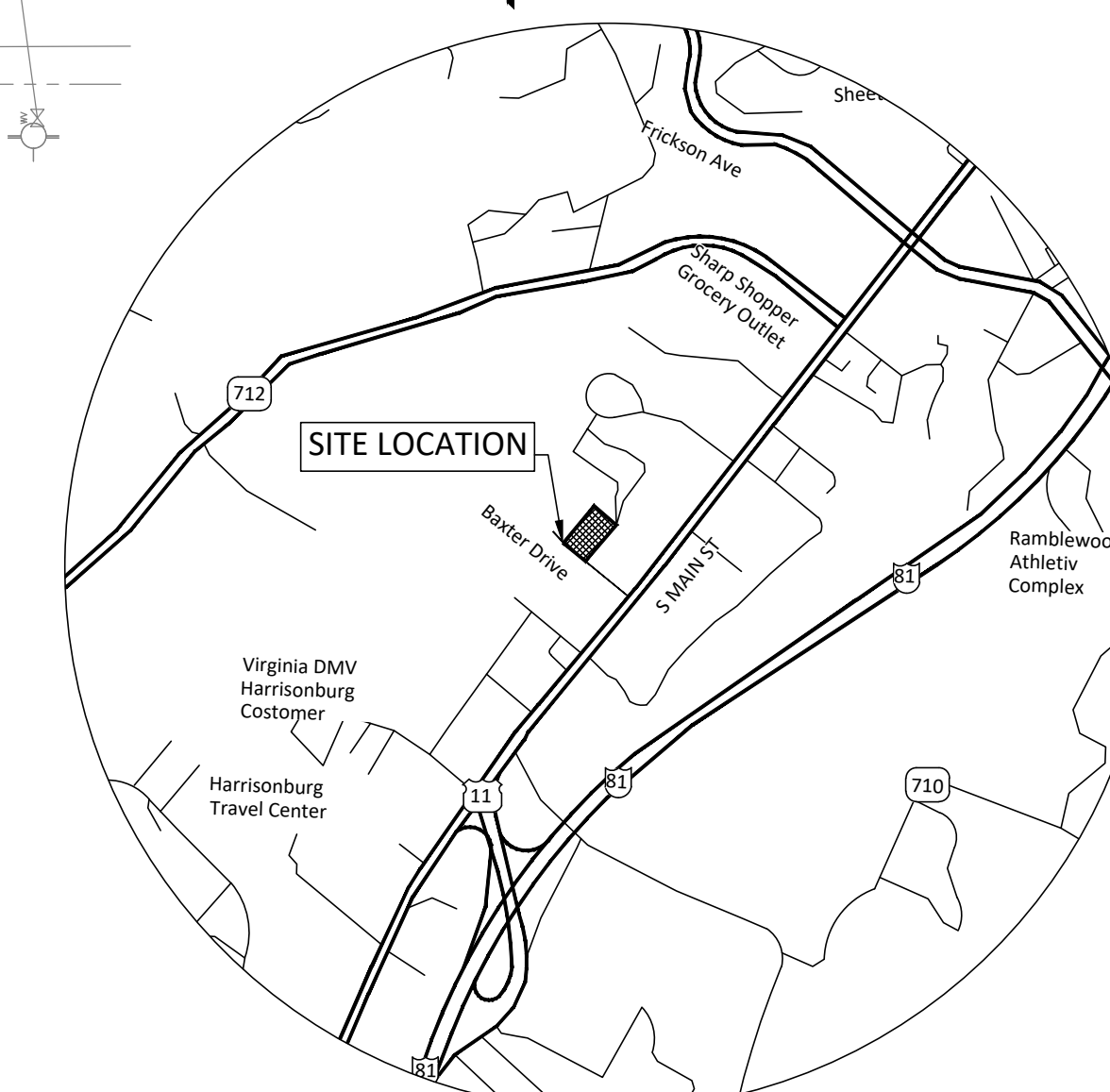
Owner: SYNERGY OF ROCKINGHAM LLC
 ADDRESS: 40 BAXTER DR
 DEEDBOOK:3975/63
 Zoning District:B2
 LOT Number:001 C 9-B

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	167.50'	N50° 01' 15"W
L2	32.50'	S62° 35' 57"W
L3	108.64'	S39° 58' 45"W
L4	164.00'	S39° 58' 45"W
L5	173.07'	S50° 01' 15"E
L6	164.00'	N39° 58' 45"E
L7	138.64'	N39° 58' 45"E
L8	180.00'	N50° 01' 15"W

- PROPOSED SWM EASEMENT
- PROPOSED PUBLIC WATER EASEMENT
- PROPOSED PRIVATE ACCESS EASEMENT

VICINITY MAP

SCALE: 1" = 2,000'



Owner: HARRISONBURG FORD PROPERTY LC
 ADDRESS: 55 BAXTER DR
 DEEDBOOK:4509/473
 Zoning District:B2
 LOT Number:104 E 2

Owner: REALTY INCOME PROPERTIES 17 LLC
 ADDRESS: 45 BAXTER DR
 DEEDBOOK:5703/734
 Zoning District:B2
 LOT Number:104 E 1

SCALE: 1" = 20'-0"
 0 20 40 Feet