

Date Application Received: 4/4/2017

Total Fees Due: \$ 405.00
Date Paid: 4/4/17

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information

Property Owner's Name: S & B Rentals, LLC - Barry Munnick Sue Gray

Street Address: 200 Tara Dawn Circle Email: twin_state@hotmail.com

City: Broadway State: Va Zip: 22815

Telephone: Work: 540-434-3344 Fax: 540-434-4591 Mobile/Home: 540-820-2787 Barry
540-820-2695 Sue

Section 2: Owner's Representative Information

Owner's Representative: Same as above

Street Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Telephone: Work: _____ Fax: _____ Mobile/Home: _____

Section 3: Description of Property

Location (Street Address): 160 & 164 Waterman Dr.

Tax Map Number Sheet: 36 Block: M Lot: 11 Lot Area: _____

Existing Zoning Classification: M-1

Special Use being requested: Additional parking if needed.

Provide a detailed description of the proposed (attach additional pages or separate letter if necessary):

Open lot in rear of 160 & 164 Waterman Dr. to be used for parking if necessary. See attached plat.

Section 4: Certification

I certify that the information contained herein is true and accurate.

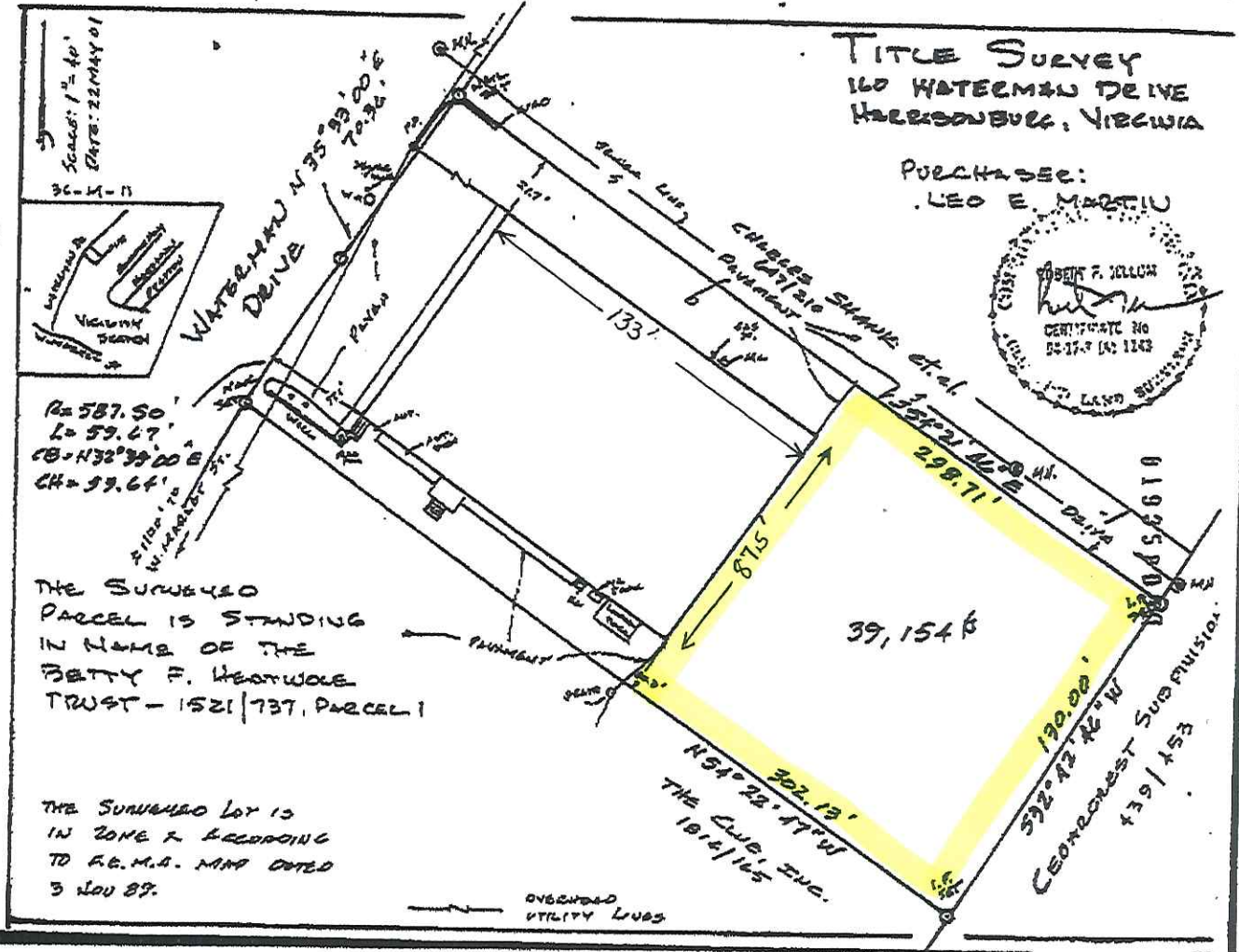
Signature: Barry Munnick Sue Gray
Property Owner

Section 5: Required Attachments

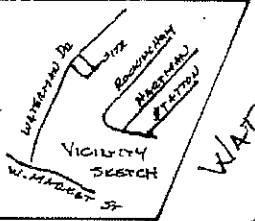
Survey of Property or Site Map

NOTE: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

M
 BRM
 JME



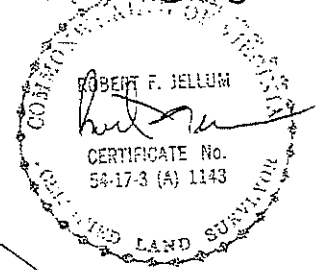
SCALE: 1" = 40'
 DATE: 22 MAY 01
 30-M-11



TITLE SURVEY

160 WATERMAN DRIVE
 HARRISONBURG, VIRGINIA

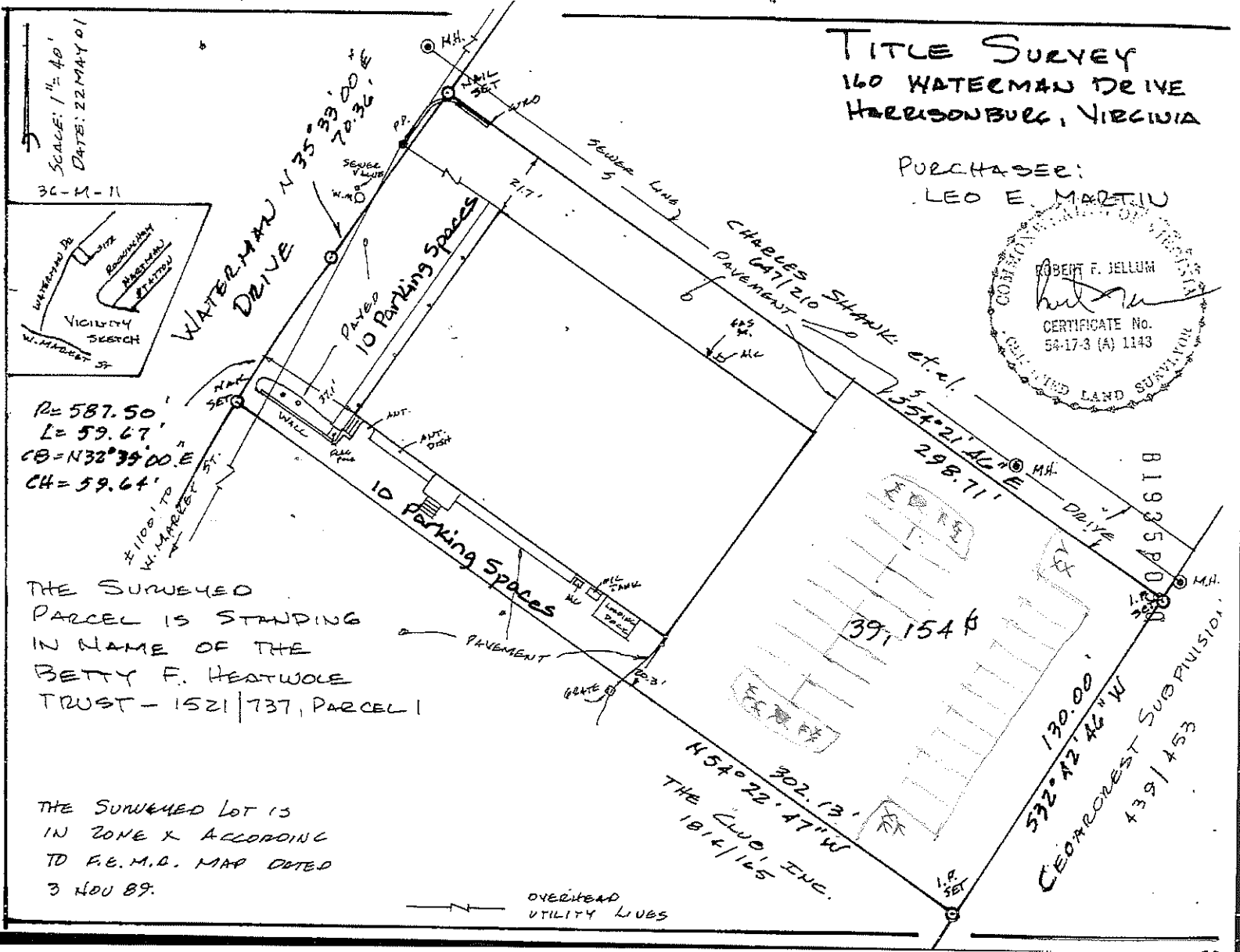
PURCHASER:
 LEO E. MARTIN



PC = 587.50'
 LC = 59.67'
 CB = N32°39'00" E
 CH = 59.64'

THE SURVEYED
 PARCEL IS STANDING
 IN NAME OF THE
 BETTY F. HEATWOLE
 TRUST - 1521/737, PARCEL 1

THE SURVEYED LOT IS
 IN ZONE X ACCORDING
 TO F.E.M.A. MAP DATED
 3 NOV 89.



B1521P737

THIS DEED, EXEMPT FROM TAXATION PURSUANT TO §58.1-810(3) OF THE CODE OF VIRGINIA, 1950, as amended, made and entered into this 11th day of September, 1997, by and between GLENN D. HEATWOLE and BETTY F. HEATWOLE, husband and wife, Grantors, and THE BETTY F. HEATWOLE LIVING TRUST, Grantee,

W I T N E S S E T H:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid by the Grantee to the Grantors, and for other good, valuable and sufficient consideration passing between the parties hereto, at and before the execution and delivery of this deed, the receipt of all of which is hereby acknowledged, they, the said Grantors have bargained and sold and do hereby grant and convey with GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE, unto the said Betty F. Heatwole Living Trust, Grantee, the hereinafter described three (3) certain tracts or parcels of land together with the improvements thereon, and all rights, privileges, easements, rights of way and appurtenances thereunto belonging or in anywise appertaining:

PARCEL 1: All that certain lot or parcel of land containing approximately 1.047 acres, more or less, subject to easements, restrictions, covenants and conditions of record, together with the improvements thereon and all the rights, privileges, appurtenances, easements and rights-of-way thereunto belonging or in anywise appertaining, situate and lying in the northwest portion of the City of Harrisonburg, Virginia, and being situate on the eastern side of Waterman

JULIAS, BLATT
& WOLFE, P.C.
ATTORNEYS AT LAW
HARRISONBURG, VA.

B1521P738

Drive, and being more particularly described according to a plat and survey thereof made by C. W. Ewing, C.L.S., dated March 31, 1969, as follows:

"Beginning at an iron pin in the southeast line of Waterman Drive, corner to a lot owned by Hubert B. Layman; thence around a right hand curve subtended by a chord running, N. 32° 39' E. 59.64 feet to an iron pin at end of curve; thence N. 35° 33' E. 90.36 feet to an iron pin, a new corner to Hubert B. Layman in the southeast line of Waterman Drive; thence with two new lines through land owned by H. B. Layman; S. 54° 25' E. 297.90 feet to an iron pin; S. 32° 38' W. 150.00 feet to an iron pin, corner to a lot owned by H. B. Layman; thence with line of said lot, N. 54° 25' W. 302.56 feet to the beginning."

LESS AND EXCEPT, HOWEVER, but included in the above description, a parcel containing 5,958 square feet, more or less, conveyed by Hobert G. Texiere and Frances R. Texiere, his wife, by deed dated August 6, 1974, which said deed is duly of record in the Clerk's Office of Rockingham County, Virginia, in Deed Book 448, at page 58, conveying the following described parcel to Hubert B. Layman, Jr.:

"Beginning at an iron pin, corner of Hobert G. Texiere and the grantees herein; thence, with the line of the grantees, S. 54° 25' E. 297.90 feet to an iron pin, thence, S. 32° 38' W. 20 feet to an iron pin, a new corner with Hobert G. Texiere; thence by a new line through the lands of Hobert G. Texiere, N. 54° 25' W. 297.90 feet to an iron pin in the southeastern line of Waterman Drive; thence, with Waterman Drive, N. 35° 33' E. 20 feet to the beginning."

And being the identical property acquired by the Grantors herein by deed dated August 3, 1976, from Hobert G. Texiere and Frances R. Texiere, his wife, duly of record in the Clerk's Office aforesaid in Deed Book 478, at page 526.

JULIAS, BLATT
& WOLFE, P.C.
ATTORNEYS AT LAW
HARRISONBURG, VA.

B1521P739

PARCEL 2: All that certain lot or parcel of land containing approximately 27,433 square feet, more or less, subject to easements, restrictions, covenants and conditions of record, together with the improvements thereon and all the rights, privileges, appurtenances, easements and rights-of-way thereunto belonging or in anywise appertaining, situate and lying in the northwestern portion of the City of Harrisonburg, Virginia, on the eastern side of Waterman Drive, and being more particularly described according to a plat and survey thereof made by C. W. Ewing, C.L.S., dated March 31, 1969, as follows:

"Beginning at an iron pin in the southeast line of Waterman Drive; thence around a right hand curve, subtended by chord running N. 22° 25' 30" E. 149.35 feet to an iron pin, the northwest corner of a 1.047 acre lot owned by Hubert B. Layman; thence leaving line of said road with the southwest line of said 1.047 acre lot, S. 54° 25' E. 302.56 feet to an iron pin, the southeast corner of said 1.047 acre lot; thence S. 32° 38' W. 39.43 feet to an iron pin, thence N. 75° 49' W. 290.57 feet to the beginning."

And being the identical property acquired by the Grantors herein by deed dated May 6, 1985, from Potentials, a Virginia Partnership, duly of record in the Clerk's Office aforesaid in Deed Book 745, at page 346.

PARCEL 3: All that certain lot or parcel of land containing approximately 33.393 acres, more or less, subject to easements, restrictions, covenants and conditions of record, together with the improvements thereon and all the rights, privileges, appurtenances, easements and rights-of-way thereunto belonging or in anywise appertaining, situate and lying on the northwest side of State Route #680 and on the southwest side of State Route #679, in Ashby District, Rockingham County, Virginia, and being more particularly described according to a plat and survey thereof made by Robert F. Jellum, C.L.S., dated May 18, 1990, which said plat is duly of record in the Clerk's Office aforesaid in Deed Book 1014, at page 503, as follows:

"Beginning at a point in the centerline of State Route # 679 and in the centerline of

B1521P740

State Route # 680, thence with State Route # 680 the following 4 courses S 13 degrees 10' 51" W 32.22'; thence S 44 degrees 07' 58" W 770.00'; thence S 38 degrees 34' 45" W 332.87; thence S 36 degrees 46' 00" W 204.20', to a point in the line of Nick Forkovitch, a corner with Cabbage; thence with said Forkovitch the following 2 courses N 33 degrees 09' 13" W 810.50' to a fence post in concrete; thence S 48 degrees 28' 22" W 301.39' to an iron pin, a corner with Roscoe Rexrode; thence with said Rexrode N 36 degrees 18' 35" W 279.15' to an iron pin, a corner with Hearty-Virginia, Inc.; thence with said Hearty-Virginia, Inc. N 46 degrees 17' 02" E 1665.85' to a point on the northeast side of State Route #679 the following 2 courses S 36 degrees 25' 02" E 529.07'; thence S 24 degrees 12' 21" E 462.00' to the beginning."

And being the identical property acquired by the Grantors herein by deed dated June 25, 1990, from Lester G. Cabbage and Anne B. Cabbage, husband and wife, by Jefferey L. Cabbage, attorney-in-fact, duly of record in the Clerk's Office aforesaid in Deed Book 1021, at page 376.

Reference to the aforesaid plats and deeds is hereby expressly made for a more particular description of the property conveyed herein and derivation of title thereto.

WITNESS the following signatures and seals.

 (SEAL)
GLENN D. HEATWOLE

 (SEAL)
BETTY F. HEATWOLE

B1521P741

COMMONWEALTH OF VIRGINIA, AT LARGE

City OF Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me by GLENN D. HEATWOLE and BETTY F. HEATWOLE, husband and wife, this 23rd day of September, 1997.

My commission expires: September 30, 2001

Anna C. Nicholas
Notary Public

AFTER RECORDATION MAIL TO GRANTEE AT:

Route 2, Box 651
Mt Crawford, VA 22841

w:\wp51\laj\glen.ded
WAJ/laj; 0 + (1); TR#425; 9/17/97

016598

'97 SEP 23 PM 1 02

RTM CO. CIRCUIT
COURT

L. WAYNE HARPER, CLERK

VIRGINIA: In the Clerk's Office of the Circuit Court of Rockingham County
The foregoing instrument was this day presented in the office aforesaid, and is
together with the certificate of acknowledgement annexed, admitted to record this
23 day of Sept, 1997 at 1:42 P.M. I certify that
taxes were paid when applicable:
Sec. 58-54 -- State _____ County _____ City _____
Sec. 58-54.1 -- State _____ County _____ City _____ Transfer 1.00
Recording 12.00

TESTE
L. WAYNE HARPER
CLERK

Deed Book No. 1521 Page 737

JULIAG, BLATT
& WOLFE, P.C.
ATTORNEYS AT LAW
HARRISONBURG, VA.

WATERMAN DR

11,500 sq ft

Remain open for future parking

10

10

