

# ACORN LC SUBDIVISION, SECTION 1

CITY OF HARRISONBURG, VIRGINIA  
REVISED OCTOBER 4, 2017  
SEPTEMBER 14, 2017

## OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 3.031 ACRES, MORE OR LESS, AND DESIGNATED AS ACORN LC SUBDIVISION, SECTION 1, THE DEDICATION OF 6,758 SQ. FT. PUBLIC RIGHT-OF-WAY, 20' SANITARY SEWER EASEMENT AND A 10' GENERAL PUBLIC UTILITY EASEMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF:

THE SAID 3.031 ACRES OF LAND HEREBY SUBDIVIDED IS A PORTION OF THE LAND CONVEYED TO ACORN LC BY VALLEY BLOX, INC. BY DEED DATED FEBRUARY 5, 2010 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 3660, PAGE 705.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
ACORN LC

BY: \_\_\_\_\_  
TITLE

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF \_\_\_\_\_, TO WIT:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BY \_\_\_\_\_ ON BEHALF OF ACORN LC.

\_\_\_\_\_  
NOTARY PUBLIC REGISTRATION NO.

MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS ACORN LC SUBDIVISION, SECTION 1 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

\_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT

\_\_\_\_\_  
DATE

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 4th DAY OF OCTOBER, 2017.

**BENNER & ASSOC., INC.**  
8 PLEASANT HILL ROAD  
HARRISONBURG, VA 22801  
540 434-0267  
REF# 020413  
DRAWING: 020413.DWG  
CRD: 020413-TOPO



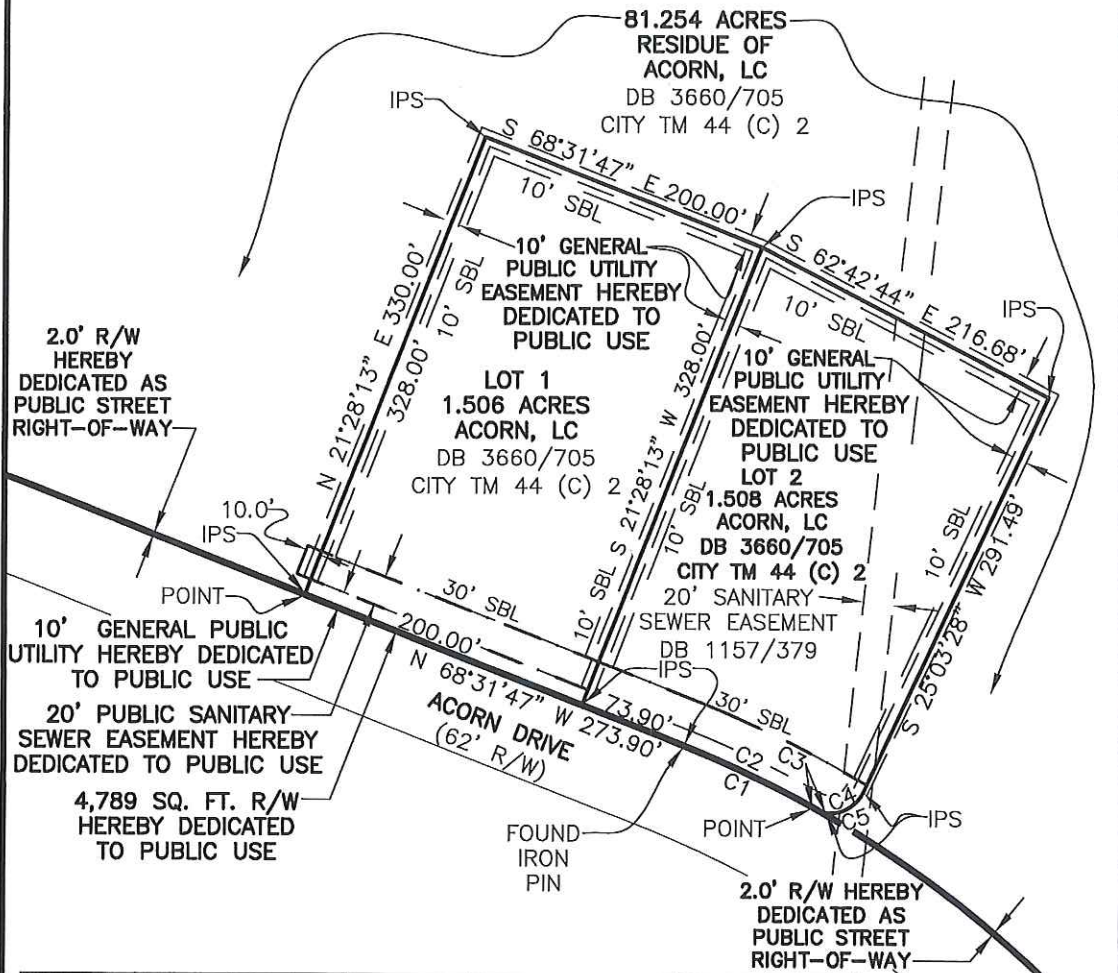
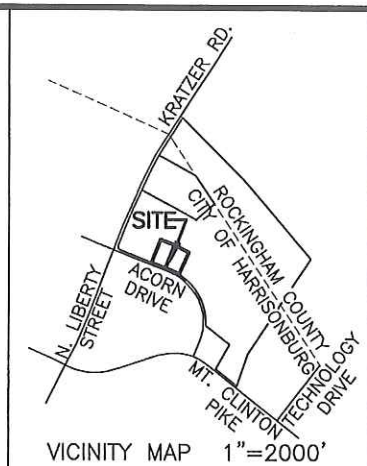
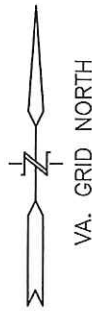
SCALE: 1"=100'

IPS = SET IRON PIN

NOTES:

- 1) THERE ARE NO DWELLINGS ON THE DIVISION
- 2) THE LAND IS ZONED M-1.
- 3) THE LAND IS IN FLOOD ZONE X.
- 4) THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.
- 5) NO TITLE OPINION WAS SUPPLIED FOR THIS SURVEY.

NOTE: IRON PINS TO BE SET AT NEW ROAD R/W UPON SUBDIVISION APPROVAL



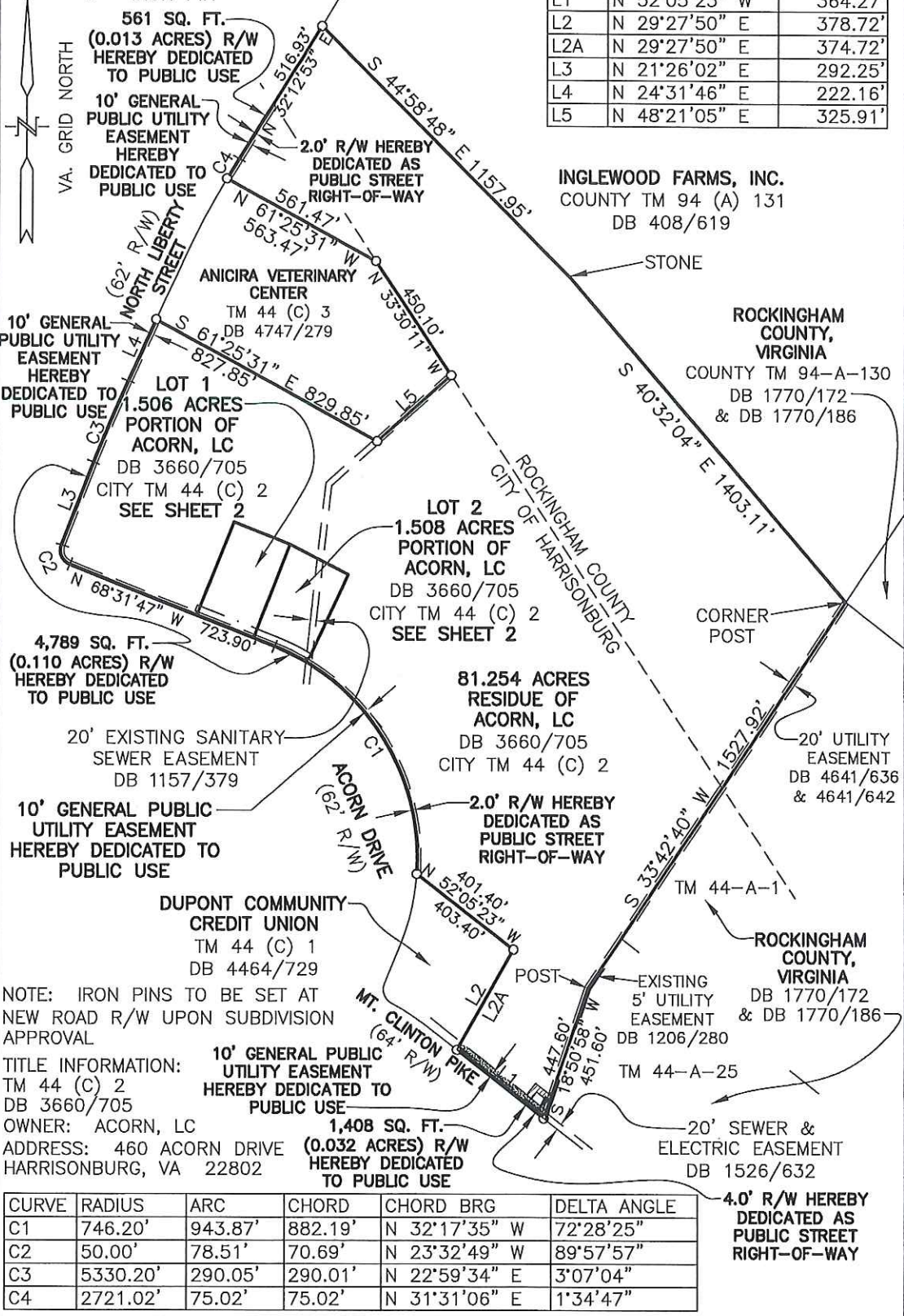
CURVE	RADIUS	ARC	CHORD	CHORD BRG	DELTA ANGLE
C1	746.20'	95.54'	95.47'	N 64°51'43" W	7°20'09"
C2	748.20'	105.45'	105.36'	S 64°29'33" E	8°04'29"
C3	25.00'	9.91'	9.84'	N 72°32'51" W	22°42'26"
C4	25.00'	31.00'	29.05'	S 60°34'42" W	71°02'27"
C5	25.00'	40.91'	36.49'	S 71°55'55" W	93°44'53"

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SCALE: 1"=400'  
 o = IRON PIN

LINE	BEARING	DISTANCE
L1	N 52°05'23" W	364.27'
L2	N 29°27'50" E	378.72'
L2A	N 29°27'50" E	374.72'
L3	N 21°26'02" E	292.25'
L4	N 24°31'46" E	222.16'
L5	N 48°21'05" E	325.91'



NOTE: IRON PINS TO BE SET AT NEW ROAD R/W UPON SUBDIVISION APPROVAL

TITLE INFORMATION:  
 TM 44 (C) 2  
 DB 3660/705  
 OWNER: ACORN, LC  
 ADDRESS: 460 ACORN DRIVE  
 HARRISONBURG, VA 22802

CURVE	RADIUS	ARC	CHORD	CHORD BRG	DELTA ANGLE
C1	746.20'	943.87'	882.19'	N 32°17'35" W	72°28'25"
C2	50.00'	78.51'	70.69'	N 23°32'49" W	89°57'57"
C3	5330.20'	290.05'	290.01'	N 22°59'34" E	3°07'04"
C4	2721.02'	75.02'	75.02'	N 31°31'06" E	1°34'47"

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▨ = SANITARY SEWER EASEMENT DB 4641/642  
 ▨ = R/W & PERMANENT UTILITY EASEMENT  
 DB 989/340

## METES & BOUNDS DESCRIPTION

BEGINNING AT AN IRON PIN SET IN THE NORTHERN RIGHT-OF-WAY LINE OF ACORN DRIVE, SAID PIN BEING LOCATED SOUTHEAST 500 FEET +/- FROM NORTH LIBERTY STREET; THENCE WITH NEW LINES THROUGH ACORN LC LANDS

**N 21°28'13" E 330.00 FEET**

TO AN IRON PIN SET; THENCE

**S 68°31'47" E 200.00 FEET**

TO AN IRON PIN SET; THENCE

**S 62°42'44" E 216.68 FEET**

TO AN IRON PIN SET; THENCE

**S 25°03'28" W 291.49 FEET**

TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 40.91', AND A DELTA ANGLE OF 93°44'53"

**LONG CHORD S 71°55'55" W 36.49 FEET**

TO AN IRON PIN SET; THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF ACORN DRIVE AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 746.20', AN ARC LENGTH OF 95.54', AND A DELTA ANGLE OF 07°20'09"

**LONG CHORD N 64°51'43" W 95.47 FEET**

TO A FOUND IRON PIN; THENCE

**N 68°31'47" W 273.90 FEET**

TO THE BEGINNING AND ENCLOSING AN AREA OF 3.031 ACRES.

TOTAL AREA	84.423 ACRES
LOT 1	- 1.506 ACRES
LOT 2	- 1.508 ACRES
DEDICATED R/W AREA	- 0.155 ACRES
RESIDUE AREA	81.254 ACRES

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**SHEET 4 OF 4**