

PLAT SHOWING PORTIONS OF EXISTING BOULEVARD AVENUE AND WILSON AVENUE TO BE CLOSED, PUBLIC UTILITY EASEMENTS TO BE DEDICATED, AND A PRIVATE INGRESS/EGRESS EASEMENT

CITY OF HARRISONBURG, VIRGINIA

ROAD CLOSURE PARCEL TABLE			
①	8,357.6 SQ.FT. TO PARCEL 42-B-9	⑦	8,632.5 SQ.FT. TO PARCEL 42-B-8C
②	6,287.7 SQ.FT. TO PARCEL 42-B-7A	⑧	10,187.7 SQ.FT. TO PARCEL 42-A-2
③	7,698.9 SQ.FT. TO PARCEL 42-B-36	⑨	1,592.4 SQ.FT. TO PARCEL 42-B-5
④	7,661.2 SQ.FT. TO PARCEL 42-B-34	⑩	3,121.5 SQ.FT. TO PARCEL 42-B-3
⑤	1,930.6 SQ.FT. TO PARCEL 42-B-33	⑪	1,560.7 SQ.FT. TO PARCEL 42-B-2
⑥	3,250.7 SQ.FT. TO PARCEL 42-B-32	⑫	1,354.0 SQ.FT. TO PARCEL 42-B-1A

ROAD CLOSURE AREA BY ADJACENT OWNER	
NORTHSIDE, L.L.C.	43,819.2 SQ.FT.
RICHARD & BETTY SAMPSON	1,592.4 SQ.FT.
HARRISONBURG-ROCKINGHAM COMMUNITY SERVICES BOARD	4,682.2 SQ.FT.
GSW INVESTORS	11,541.7 SQ.FT.

EASEMENT TABLE	
①	PROPOSED 20' PUBLIC OVERHEAD UTILITY EASEMENT
②	PROPOSED VARIABLE WIDTH PUBLIC WATER AND SANITARY SEWER EASEMENT
③	PROPOSED 20' PUBLIC SANITARY SEWER EASEMENT
④	PROPOSED VARIABLE WIDTH PRIVATE INGRESS/EGRESS EASEMENT (SEE SHEET 5)

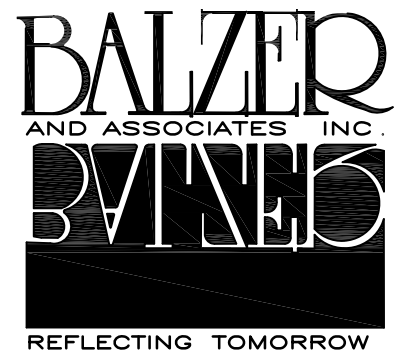
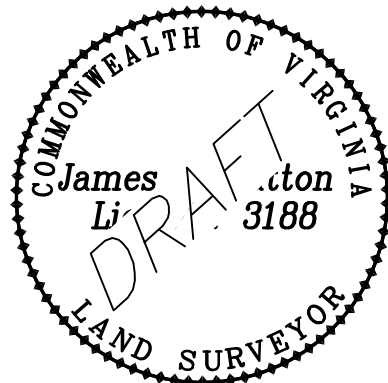
LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N58°20'56"E	25.14'	E30	N35°23'41"W	165.54'	E50	N36°42'19"W	83.06'
L2	S58°20'56"W	34.02'	E31	S57°54'23"W	110.05'	E51	N40°00'09"W	107.64'
L3	S37°38'31"E	4.43'	E32	N32°39'04"W	20.00'	E52	N40°36'54"W	79.90'
L4	S51°39'31"E	25.64'	E33	N57°54'23"E	108.52'	E53	N47°54'53"W	50.60'
L5	N43°35'56"E	25.12'	E34	N38°16'07"W	70.87'	E54	N47°54'53"W	41.01'
L6	S40°30'22"W	25.02'	E35	N50°15'15"W	191.90'	E55	N50°40'22"W	97.34'
L7	S39°47'48"W	25.01'	E36	N53°49'51"W	136.79'	E56	S41°36'21"W	18.61'
L8	N39°47'48"E	20.10'	E37	N36°10'09"E	20.00'	E57	N48°23'39"W	20.00'
L9	S40°54'23"W	4.91'	E38	S53°49'51"E	129.36'	E58	N41°36'21"E	17.81'
L10	S40°54'23"W	25.13'	E39	N50°43'17"E	202.59'	E59	N50°40'22"W	17.37'
L11	N51°51'25"W	15.02'	E40	S39°16'43"E	20.00'	E60	N38°39'06"E	26.32'
L12	N32°42'05"W	15.63'	E41	S50°43'17"W	198.20'	E61	S51°59'39"E	26.81'
L13	N32°53'41"W	15.61'	E42	S50°15'15"E	182.19'	E62	S48°29'25"E	286.24'
L14	N32°53'41"W	15.61'	E43	S38°16'07"E	75.44'	③ 20' PUBLIC SANITARY SEWER EASEMENT		
L15	N32°53'41"W	15.61'	E44	N59°56'12"E	141.28'			
L16	N31°38'41"W	15.72'	E45	N46°35'17"W	20.86'			
L17	N31°38'41"W	15.72'	E46	S59°56'12"W	144.90'			
L18	N52°11'49"W	13.40'	E47	S35°23'41"E	165.58'			
LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E70	N51°59'39"W	300.06'				E70	N51°59'39"W	300.06'
E71	S40°45'41"W	693.19'				E71	S40°45'41"W	693.19'
E72	N40°45'41"E	686.45'				E72	N40°45'41"E	686.45'
E73	N48°46'48"W	2.11'				E73	N48°46'48"W	2.11'
E74	S51°59'39"E	321.40'				E74	S51°59'39"E	321.40'

LEGEND	
Ⓟ	P/F PIPE FOUND
Ⓡ	R/F ROD FOUND
●	R/S ROD SET

NOTES
 - HORIZONTAL DATUM (NAD83, VA NORTH) IS FROM GPS OBSERVATIONS OF ON SITE CONTROL POINTS FROM A CURRENT FIELD SURVEY.

- THIS PLAT WAS PREPARED FROM RECORD INFORMATION AND A CURRENT FIELD SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH WOULD BE DISCLOSED BY SUCH.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	5770.00'	137.67'	N60°17'30"E	137.66'	1°22'01"
C2	5770.00'	25.19'	N59°28'59"E	25.19'	0°15'01"
C3	5770.00'	25.18'	N59°13'59"E	25.18'	0°15'00"
C4	5770.00'	55.90'	N58°49'50"E	55.90'	0°33'18"
C5	668.62'	40.02'	S39°19'27"E	40.01'	3°25'46"
C6	618.62'	28.60'	S38°57'59"E	28.60'	2°38'56"
C7	668.62'	123.56'	S46°19'59"E	123.39'	10°35'19"
C8	618.62'	122.40'	S45°57'33"E	122.20'	11°20'11"



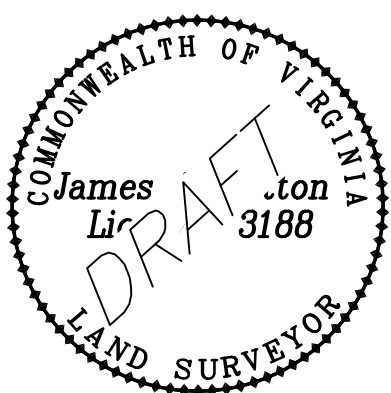
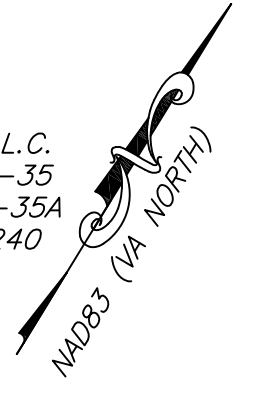
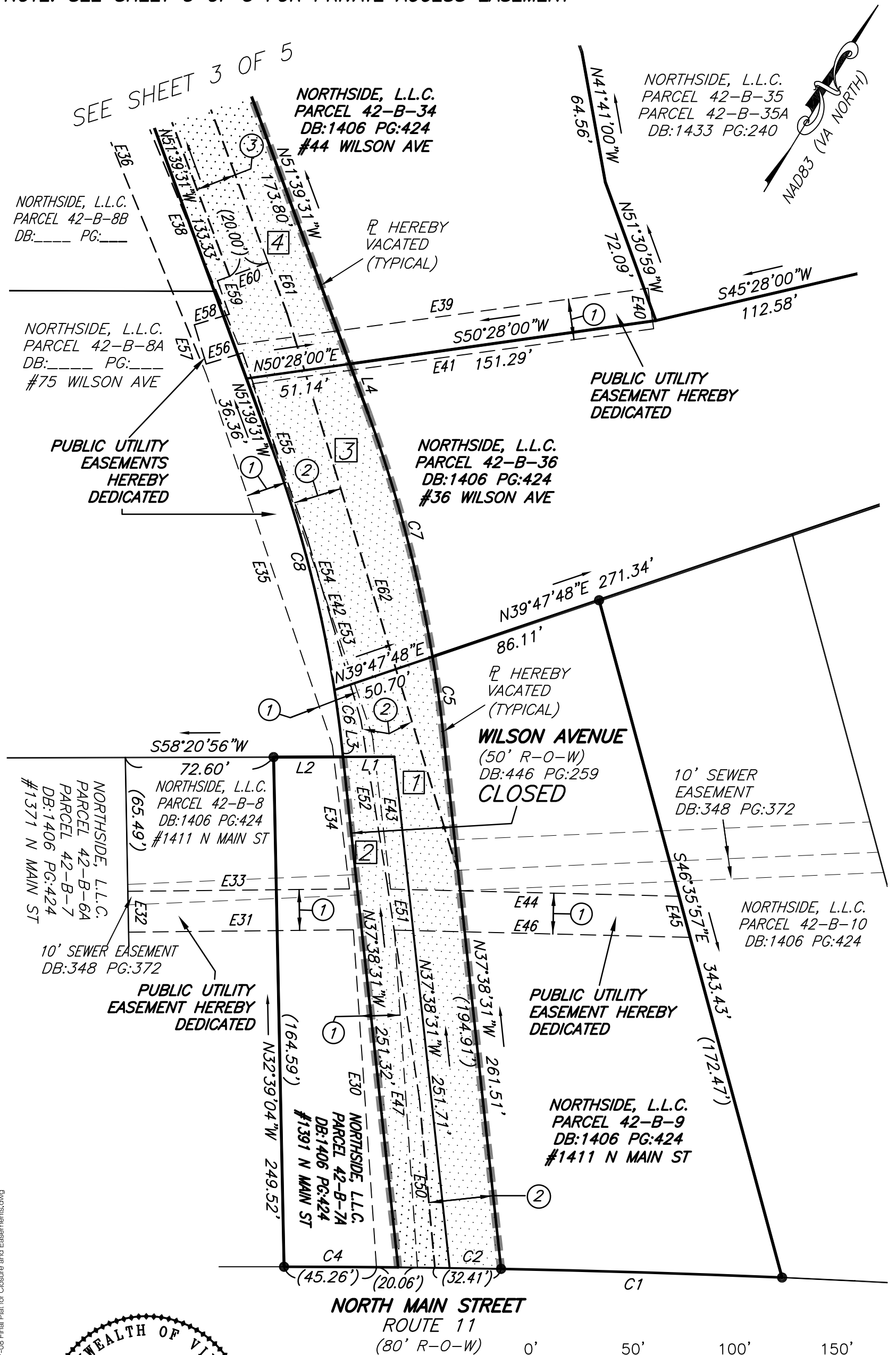
DATE: xx/xx/2014
 SCALE: 1"=50'
 JOB NO: S1400022
 DRAWN BY: JAP
 SHEET 1 OF 5

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NOTE: SEE SHEET 5 OF 5 FOR PRIVATE ACCESS EASEMENT

SEE SHEET 3 OF 5



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NOTE: SEE SHEET 5 OF 5 FOR PRIVATE ACCESS EASEMENT

MT CLINTON PIKE
(60' R-O-W)
DB:953 PG:144,
DB:1036 PG:537



GSW INVESTORS
PARCEL 42-A-2
DB:1037 PG:690
#1211 N MAIN ST

NORTHSIDE, L.L.C.
PARCEL 44-A-30
DB:1406 PG:424
DB:_____ PG:_____

TECHNOLOGY DRIVE
60' R/W
DB:_____ PG:_____

PRIVATE ACCESS
EASEMENT
PG:_____
DB:_____
SEE SHEET 4 OF 5

HEREBY
VACATED
(TYPICAL)

NORTHSIDE, L.L.C.
PARCEL 42-B-32
DB:1406 PG:424
DB:_____ PG:_____

NORTHSIDE, L.L.C.
PARCEL 42-B-8C
DB:1784 PG:790
#81 WILSON AVE

WILSON AVENUE
(50' R-O-W)
DB:446 PG:259
CLOSED

PUBLIC UTILITY
EASEMENT HEREBY
DEDICATED

NORTHSIDE, L.L.C.
PARCEL 42-B-33
DB:1406 PG:424

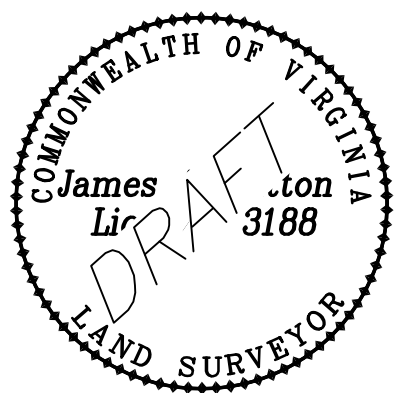
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PARCEL 42-B-34
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#44 WILSON AVE

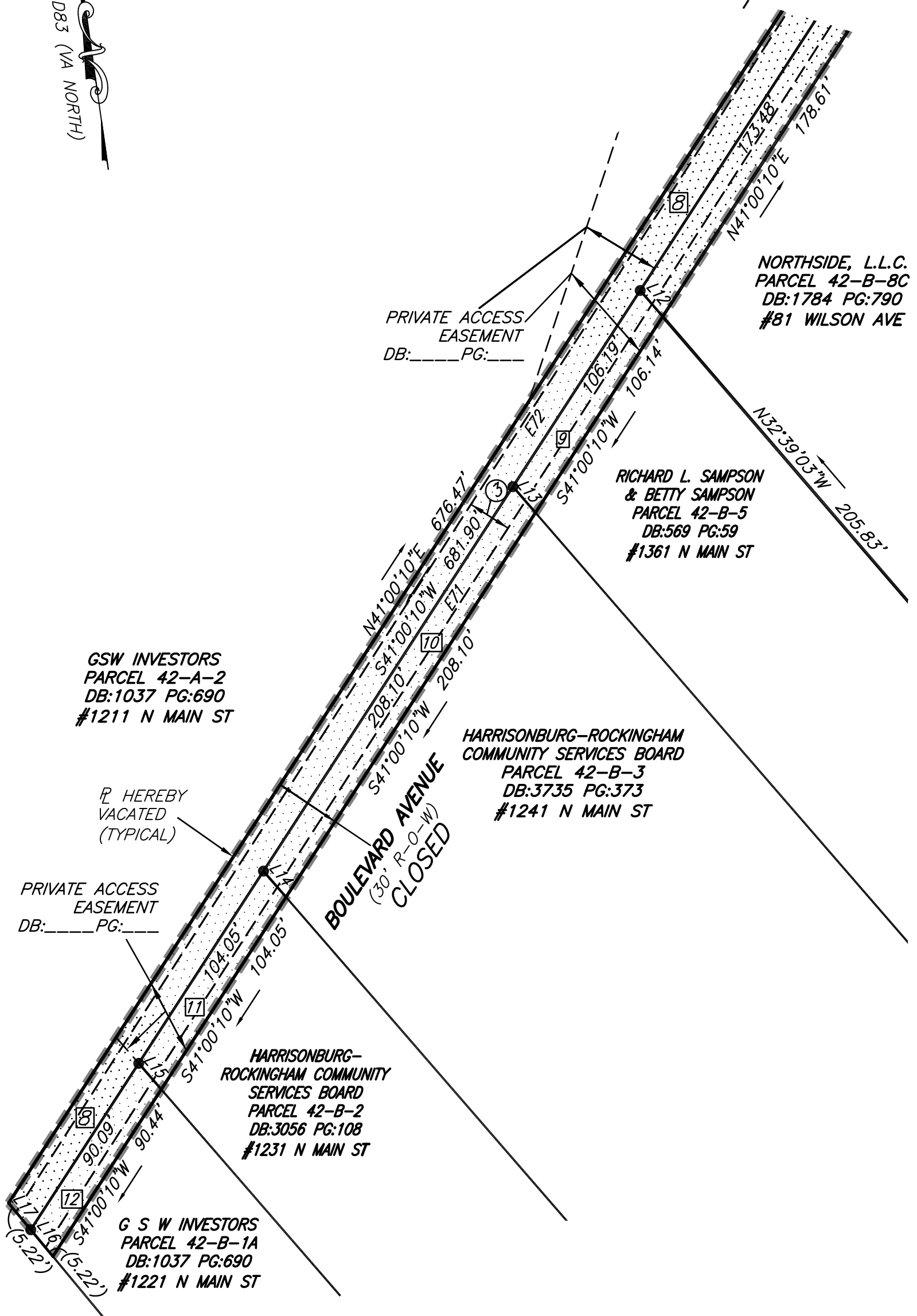
NORTHSIDE, L.L.C.
PARCEL 42-B-8B
DB:_____ PG:_____

NORTHSIDE, L.L.C.
PARCEL 42-B-8A
DB:_____ PG:_____
#75 WILSON AVE

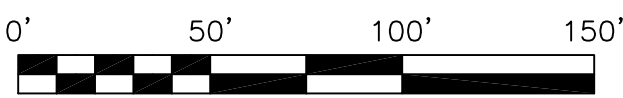
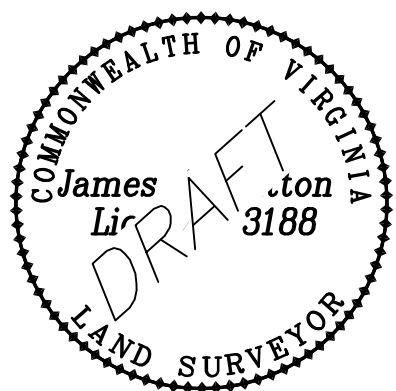
SEE SHEET 2 OF 5

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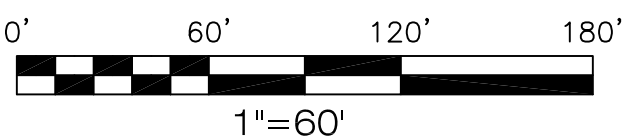
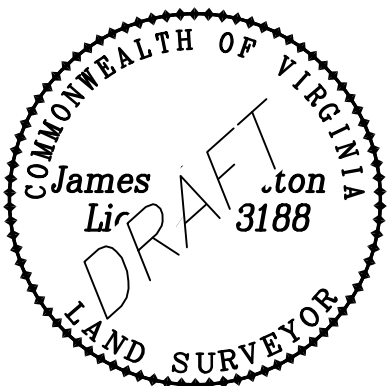
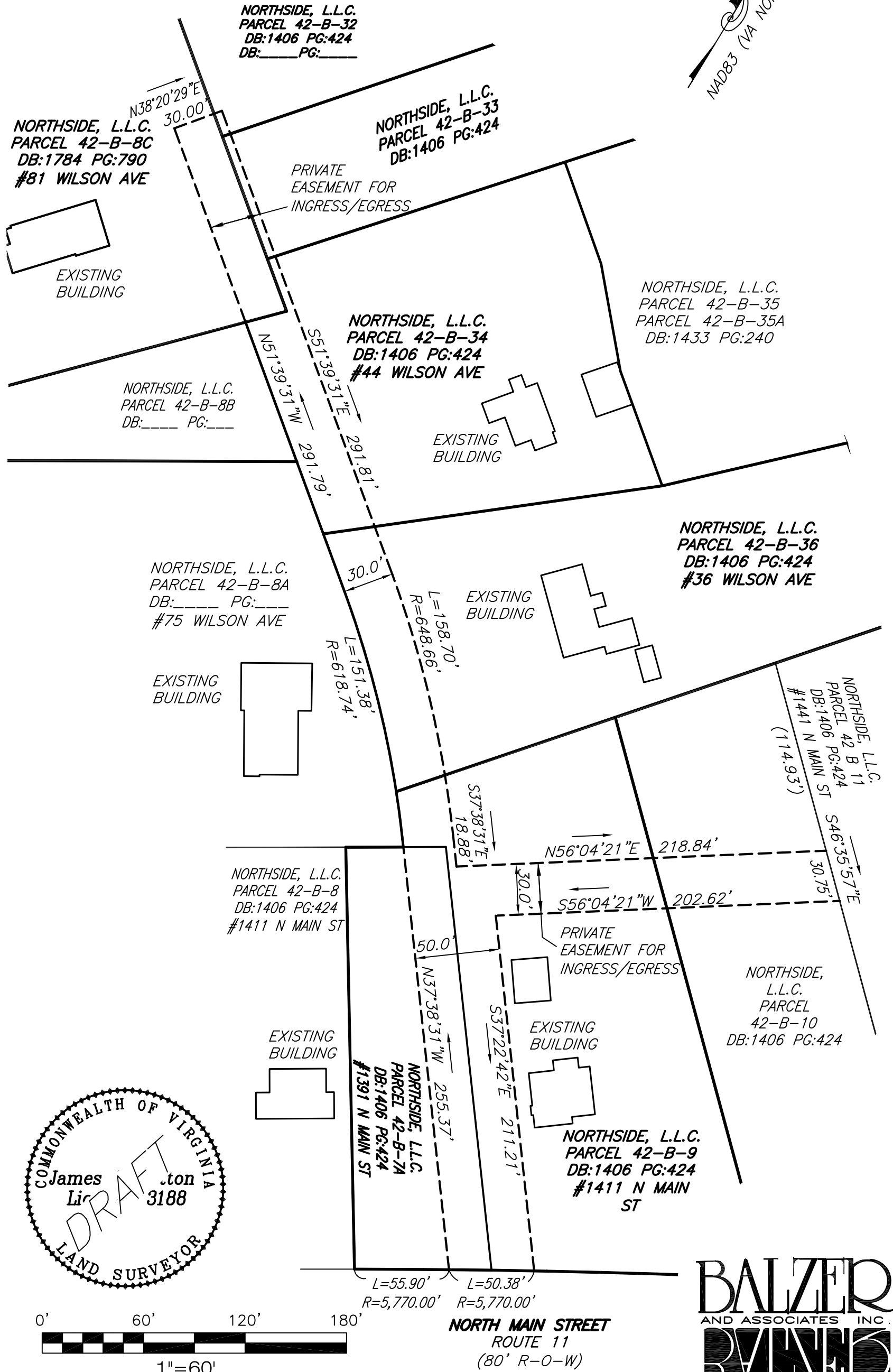




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NOTE: THIS SHEET IS ONLY FOR THE PRIVATE INGRESS/EGRESS EASEMENT SHOWN BELOW. SEE SHEETS 1 THROUGH 4 FOR BOUNDARY, ROAD CLOSURE AND PUBLIC UTILITY EASEMENTS. THE PRIVATE INGRESS/EGRESS EASEMENT IS HEREBY DEDICATED TO PROVIDE ACCESS TO NORTH MAIN STREET FOR THE EXISTING PARCELS UNTIL THE FINAL SUBDIVISION PLAT IS RECORDED.



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