

VACATION OF A PORTION OF RED OAK STREET AND DEDICATION OF ADDITIONAL AREAS TO RED OAK STREET

CITY OF HARRISONBURG, VIRGINIA
AUGUST 12, 2015

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 12,991 SQ. FT., MORE OR LESS, AND DESIGNATED AS VACATION OF A PORTION OF RED OAK STREET AND DEDICATION OF ADDITIONAL AREAS TO RED OAK STREET IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND THAT THE PUBLIC EASEMENTS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO PUBLIC USE.

(TAX PARCEL 56-E-26) - THE SAID LAND HEREBY SUBDIVIDED IS THE LAND CONVEYED TO ACORN ENTERPRISES, INC. BY SARCO CORPORATION BY DEED DATED NOVEMBER 21, 1986, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 820, PAGE 337.

(LOT 2A, TAX PARCEL 56-G-2A) - THE SAID LAND HEREBY SUBDIVIDED IS THE LAND CONVEYED TO REON PROPERTIES, L.L.C. BY ACORN ENTERPRISES, INC. BY DEED DATED MAY 3, 2005, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 2666, PAGE 126.

(TAX PARCEL 56-E-25B) - THE SAID LAND HEREBY SUBDIVIDED IS THE LAND CONVEYED TO QUARLES PETROLEUM, INC. BY ACORN ENTERPRISES, INC. BY DEED DATED JUNE 16, 1993, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 1209, PAGE 182.

(LOT 3, TAX PARCEL 56-G-3) - THE SAID LAND HEREBY SUBDIVIDED IS THE LAND CONVEYED TO MATTHEW S. EINSTEIN AND HOLLY C. EINSTEIN BY ACORN ENTERPRISES, INC. BY DEED DATED APRIL 18, 2007, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 3088, PAGE 177.

(RED OAK STREET) - THE SAID STREET IS HEREBY VACATED BY SEVERAL DEEDS, DEED BOOK 1107, PAGE 731, DEED BOOK 1047, PAGE 676, AND DEED BOOK 921, PAGE 1

GIVEN UNDER MY HAND THIS 16 DAY OF May, 2016.

ACORN ENTERPRISES, INC.

DAVID LEE

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF HARRISONBURG, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16TH DAY OF MAY, 2016, BY DAVID LEE, ACORN ENTERPRISES, INC.

NOTARY PUBLIC

REGISTRATION NO. 757111

MY COMMISSION EXPIRES: 09.30.2018

ALEXANDRA KEVYAN KEEFE
NOTARY PUBLIC
REG. # 27111
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES: SEPTEMBER 30, 2018

GIVEN UNDER MY HAND THIS 25 DAY OF MAY, 2016.

PAUL GIAMBRA, PRESIDENT/CEO OF QUARLES PETROLEUM INC.

PAUL GIAMBRA, PRESIDENT/CEO OF QUARLES PETROLEUM INC.

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Fredericksburg, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF May, 2016, BY PAUL GIAMBRA, PRESIDENT/CEO OF QUARLES PETROLEUM INC.

NOTARY PUBLIC

REGISTRATION NO. 299545

MY COMMISSION EXPIRES: 9-30-17

BENNER & ASSOC., INC.

8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801

540 434-0267

REF# 012899

DRAWING: 012899S1.dwg/CRD: 012899

NANCY B McKEITHAN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REG#299545

GIVEN UNDER MY HAND THIS 17 DAY OF May, 2016.

REON PROPERTIES, L.L.C.

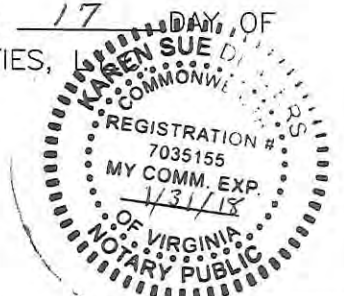
[Signature]
JAVIER A RENDON

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Harrisonburg, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, 2016, BY JAVIER A. RENDON, REON PROPERTIES,

[Signature] 7035155
NOTARY PUBLIC REGISTRATION NO.



MY COMMISSION EXPIRES: 1/31/2018

GIVEN UNDER MY HAND THIS 17 DAY OF May, 2016.

[Signature]
MATTHEW S. EINSTEIN

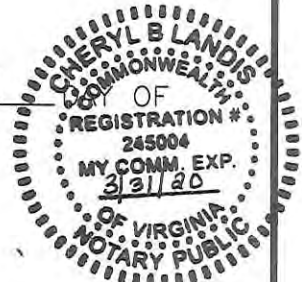
[Signature]
HOLLY C. EINSTEIN

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Harrisonburg, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, 2016, BY MATTHEW S. & HOLLY C. EINSTEIN

[Signature] 245004
NOTARY PUBLIC REGISTRATION NO.



MY COMMISSION EXPIRES: 3/31/2020

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS VACATION OF A PORTION OF RED OAK STREET AND DEDICATION OF ADDITIONAL AREAS TO RED OAK STREET IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DIRECTOR OF COMMUNITY DEVELOPMENT

DATE

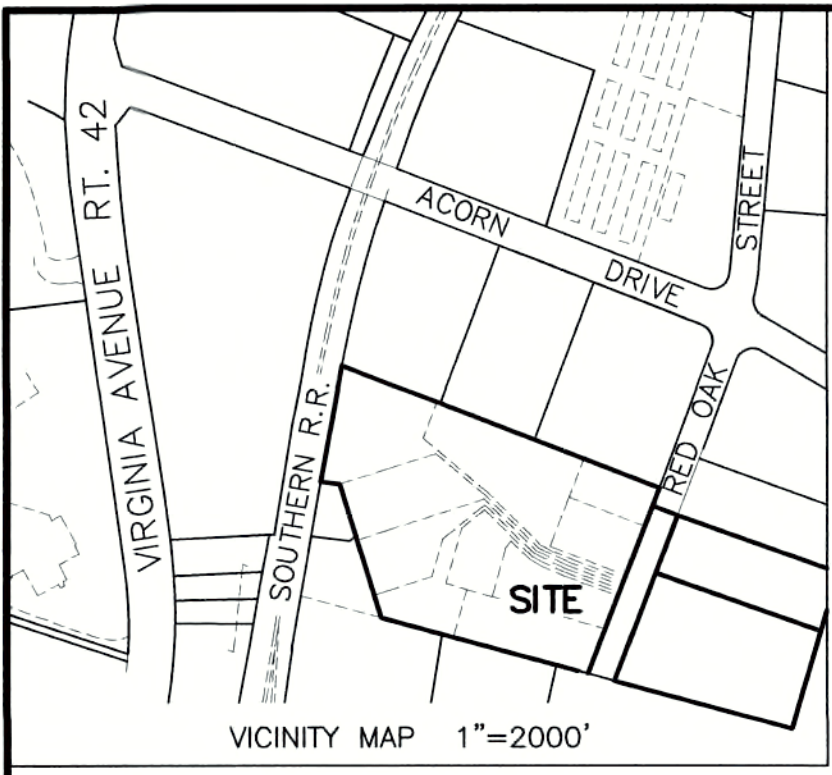
SURVEYOR'S CERTIFICATE

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 12 DAY OF AUGUST, 2015.

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 012899
DRAWING: 012899S1.dwg/CRD: 012899





SCALE: 1"=40'
 ● = IRON PIN TO BE SET
 ○ = NAIL TO BE SET IN PAVEMENT OR POINT
 ⊙ = POWER POLE
 VA. STATE GRID
 NOTE:
 ALL PROPERTY LINES WITHIN THE NEW CUL-DE-SAC ARE HEREBY VACATED.
 * = PRIVATE SIGN EASEMENT DB 2655/414
 [Hatched Box] = PRIVATE ACCESS EASEMENT PER APPROVED SITE PLAN

NOTE: WHERE THE PUBLIC PORTION OF RED OAK STREET TERMINATES AT THE END OF THE CUL-DE-SAC, THE PRIVATE STREET SHALL BE KNOWN AS "RED OAK STREET (PRIVATE)".

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 20°21'49" W	7.50'
L2	S 20°21'49" W	7.50'
L3	S 20°21'49" W	3.00'
L4	S 20°21'49" W	3.00'
L5	S 69°38'11" E	125.45'
L6	N 69°38'11" W	135.72'
L7	N 74°12'44" W	60.19'
L8	N 64°07'49" E	31.78'
L9	S 75°00'37" E	42.12'
L10	S 20°21'49" W	22.58'
L11	N 74°12'44" W	16.60'
L12	N 20°21'49" E	4.58'




TITLE INFORMATION	
LOT 1 = TM 56 (G) 1 = ACORN ENTERPRISES, INC. = DEED BOOK 2655/414	
RESIDUE OF = 11,944 SQ. FT.	
DEDICATED PORTION OF = 56 SQ. FT.	
LOT 2 = TM 56 (C) 2 = ACORN ENTERPRISES, INC. = DEED BOOK 820/337	
RESIDUE OF = 120,246 SQ. FT.	
DEDICATED PORTION OF = 807 SQ. FT.	
LOT 2A = TM 56 (G) 2A = REON PROPERTIES, L.L.C. = DEED BOOK 2666/126	
RESIDUE OF = 25,571 SQ. FT.	
DEDICATED PORTION OF = 103 SQ. FT.	
LOT 2B = TM 56 (G) 2B = ACORN ENTERPRISES, INC. = DEED BOOK 2655/414	
RESIDUE OF = 12,637 SQ. FT.	
DEDICATED PORTION OF = 49 SQ. FT.	
LOT 3 = TM 56 (G) 3 = MATTHEW S. & HOLLY C. EINSTEIN = DEED BOOK 3088/177	
RESIDUE OF = 16,827 SQ. FT.	
DEDICATED PORTION OF = 165 SQ. FT.	
LOT 4 = TM 56 (G) 4 = ACORN ENTERPRISES, INC. = DEED BOOK 2655/414	
RESIDUE OF = 19,743 SQ. FT.	
DEDICATED PORTION OF = 192 SQ. FT.	
LOT 9 = TM 56 (C) 6 = ACORN ENTERPRISES, INC. = DEED BOOK 820/337	
RESIDUE OF = 54,808 SQ. FT.	
DEDICATED PORTION OF = 862 SQ. FT.	
TM 56 (E) 25B = QUARLES PETROLEUM, INC. = DEED BOOK 1209/182	
RESIDUE OF = 45,676 SQ. FT.	
DEDICATED PORTION OF = 260 SQ. FT.	
TM 56 (E) 26 = ACORN ENTERPRISES, INC. = DEED BOOK 820/337	
RESIDUE OF = 78,809 SQ. FT.	
DEDICATED PORTION OF = 1,974 SQ. FT.	
PORTION OF RED OAK STREET TO BE VACATED = DEED BOOKS 1107/731, 1047/676, 921/1	
8,523 SQ. FT.	

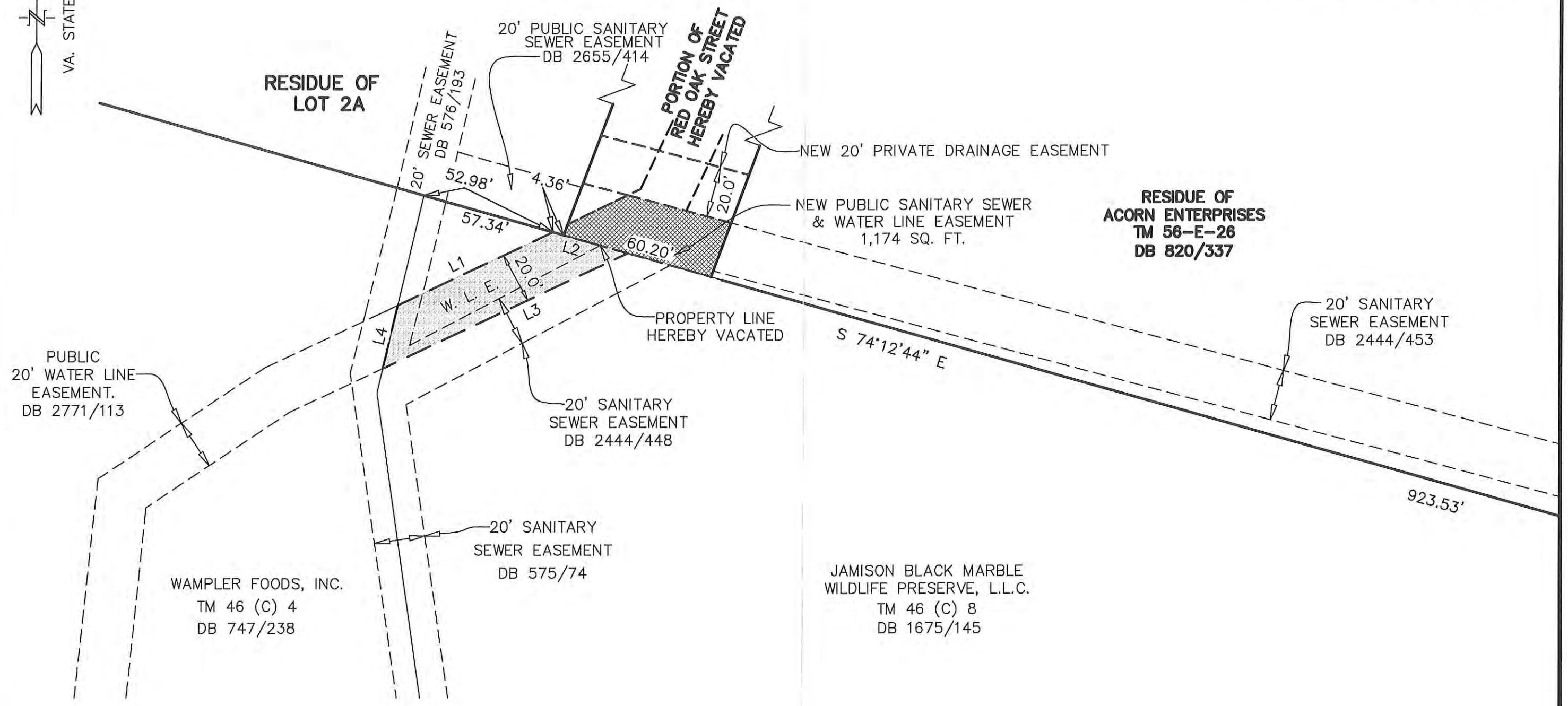
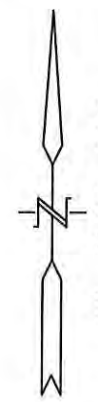
CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	CHORD BRG	DELTA ANGLE
C1	407.50'	74.37'	74.27'	S 64°24'29" E	10°27'25"
C2	415.00'	76.66'	76.56'	S 64°20'39" E	10°35'04"
C3	422.50'	78.97'	78.85'	S 64°16'55" E	10°42'31"
C4	60.00'	292.54'	77.65'	N 69°38'11" W	279°21'34"
C5	25.00'	21.68'	21.00'	N 04°28'35" W	49°40'47"
C6	60.00'	17.82'	17.75'	S 20°48'35" E	17°00'47"
C7	60.00'	97.04'	86.80'	S 34°01'49" W	92°40'00"
C8	60.00'	62.83'	60.00'	S 69°38'11" E	60°00'00"
C9	60.00'	19.50'	19.42'	S 30°19'26" E	18°37'30"
C10	60.00'	3.89'	3.89'	S 19°09'15" E	3°42'51"
C11	60.00'	3.70'	3.70'	S 15°31'43" E	3°32'13"
C12	60.00'	8.67'	8.66'	S 09°37'20" E	8°16'33"
C13	60.00'	8.09'	8.09'	N 01°37'11" W	7°43'46"
C14	60.00'	27.94'	27.69'	N 15°35'08" E	26°40'51"
C15	60.00'	43.06'	42.14'	N 49°29'05" E	41°07'03"
C16	25.00'	21.68'	21.00'	S 45°12'13" W	49°40'47"
C17	60.00'	8.53'	8.52'	S 84°26'05" W	8°08'33"
C18	60.00'	20.98'	20.87'	S 81°20'18" E	20°02'09"
C19	380.00'	66.04'	65.96'	N 64°39'28" W	9°57'26"
C20	60.00'	6.75'	6.75'	N 83°35'17" E	6°26'57"

BENNER & ASSOC., INC.
 3061 SOUTH MAIN STREET
 HARRISONBURG, VA 22801
 540 434-0267
 REF# 012899
 DRAWING: 012899S1
 CRD: 012899

LINE	BEARING	DISTANCE
L1	N 64°49'11" E	67.45'
L2	S 74°12'44" E	30.50'
L3	S 64°49'11" W	106.29'
L4	N 13°08'01" E	25.49'

SCALE: 1"=40'

W. L. E =  = PUBLIC 20' WATER LINE EASEMENT - 1,737 SQ. FT. HEREBY DEDICATED TO PUBLIC USE.



BENNER & ASSOC., INC.
 3061 SOUTH MAIN STREET
 HARRISONBURG, VA 22801
 540 434-0267
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