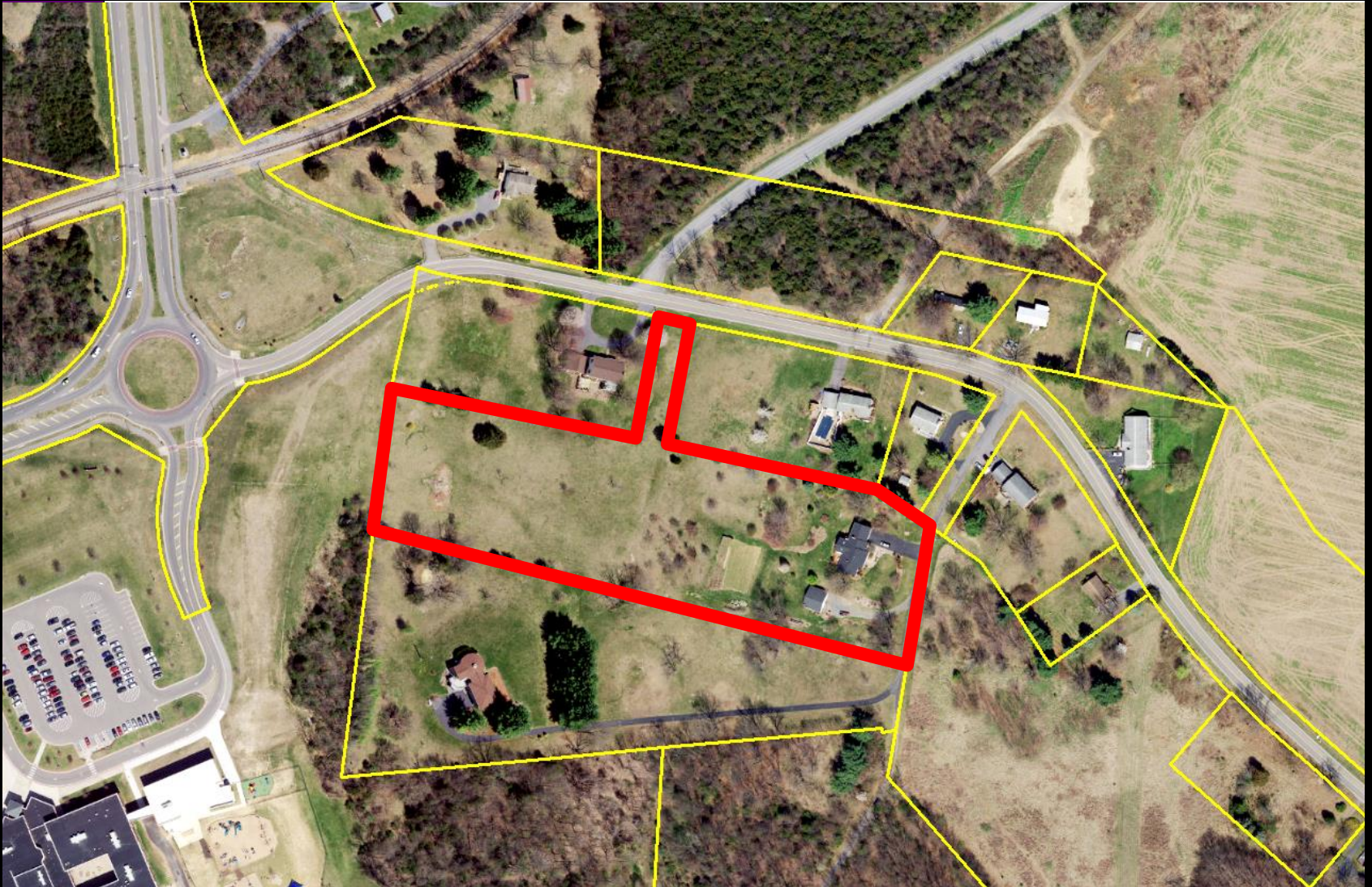


Preliminary Plat 1270 Smithland Road





0' 100' 200' 300'

SCALE: 1"=100'

- = IRON PIN SET
- = IRON PIN FOUND
- ⊙ = NAIL
- △ = POINT
- ⊗ = SANITARY SEWER MANHOLE
- ⊕ = FIRE HYDRANT
- ⊖ = WATER METER
- ⊗ = WELL

VA. GRID NORTH

- (A) = OVERHEAD POWER & PHONE EASEMENT
- (B) = OVERHEAD POWER EASEMENT

SCHOOL BOARD OF THE CITY OF HARRISONBURG, VIRGINIA
TM 72 (A) 16
DB 2736/469

NOTE:
THE 1.496 ACRE LOT IS SERVICED BY AN EXISTING SEWER DRAINFIELD INSTALLED CIRCA 1980 (NOT LOCATED.)

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 050821
DRAWING: 050821.dwg
CRD: 050821

LINE	BEARING	DISTANCE
L1	S 78°42'34" E	102.41'
L2	S 78°37'26" E	50.00'
L3	S 78°41'34" E	54.47'
L4	S 55°03'34" E	103.90'

POINT LOCATED
S 01°16'48" W
1.13'
FROM FOUND PIN

SMITHLAND ROAD
(50' R/W)

POINT LOCATED
S 11°18'26" W
1.18'
FROM FOUND PIN

LOT 1
THE WALL FAMILY TRUST
TM 64 (B) 1
DB 4800/523

10' PUBLIC GENERAL UTILITY EASEMENT HEREBY DEDICATED TO PUBLIC USE.

LOT 2
ROBERT L. HOFACKER, SR. & CONNIE S. HOFACKER
TM 64 (B) 2
DB 1575/389

LOT 4
3.782 ACRES
PORTION OF BETTY L. HEAVNER
TM 64 (B) 4
WB INSTRUMENT # 200473
ZONE R1

10' PRIVATE SANITARY SEWER EASEMENT

10' PUBLIC GENERAL UTILITY EASEMENT HEREBY DEDICATED TO PUBLIC USE.

WAYNE E. WOODSON
TM 64 (B) 5
DB 2625/680

LOT 3
RONNIE KENNETH & LINDA K. STEELE
TM 64 (B) 3
DB 506/382

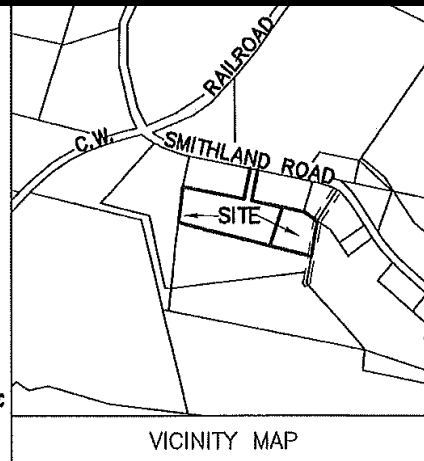
LOT 4
1.496 ACRES
RESIDUE OF BETTY L. HEAVNER
TM 64 (B) 4
WB INSTRUMENT # 200473
ZONE R1

50' PRIVATE R/W
DB 426/595

JANIS BROWN ENTERPRISES, LLC
TM 71 (A) 3
DB 3027/183

IRON PIN SET ON LINE AT 25.04'

25' PUBLIC GENERAL UTILITY EASEMENT HEREBY DEDICATED TO PUBLIC USE





0' 100' 200' 300'

SCALE: 1"=100'

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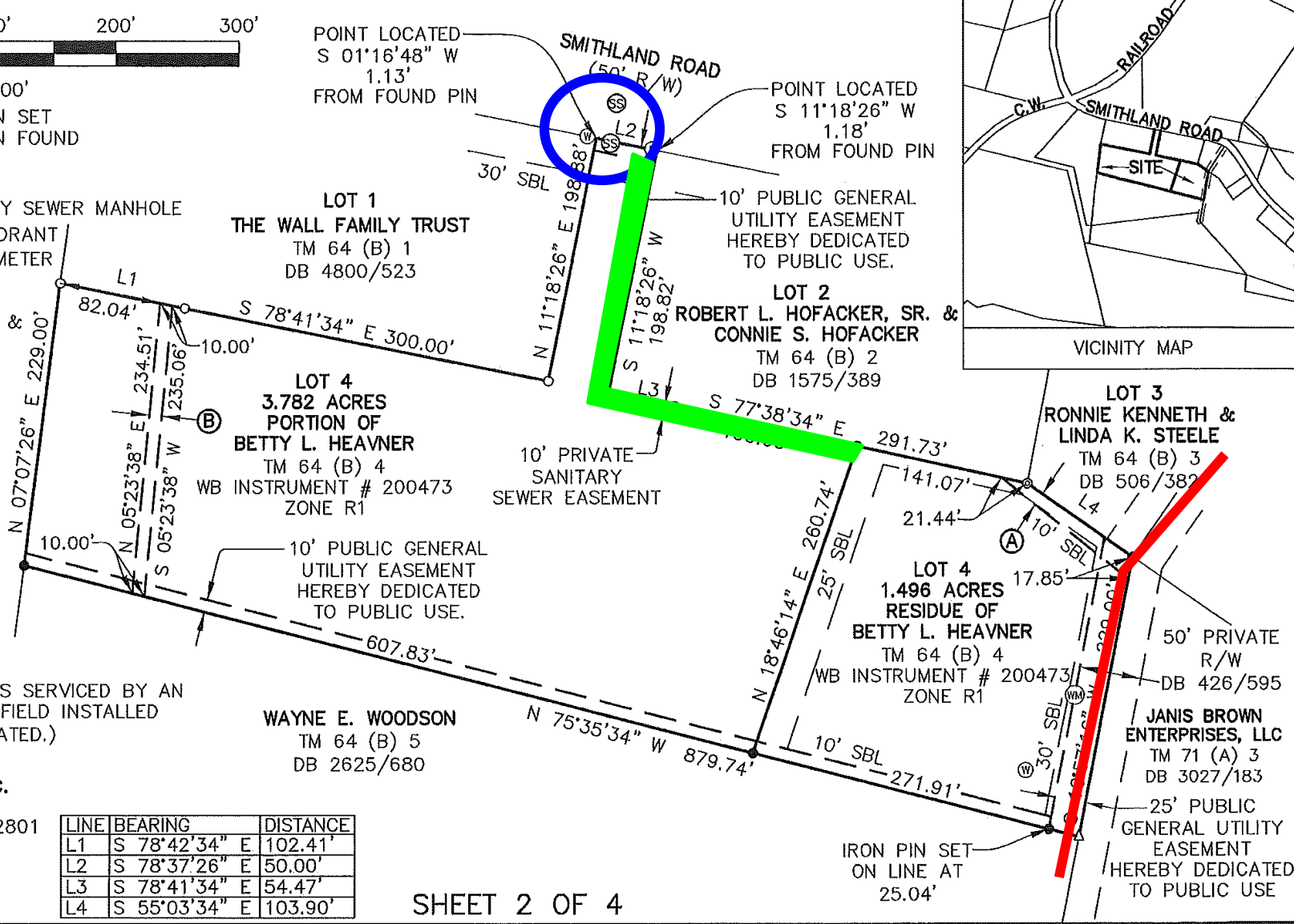
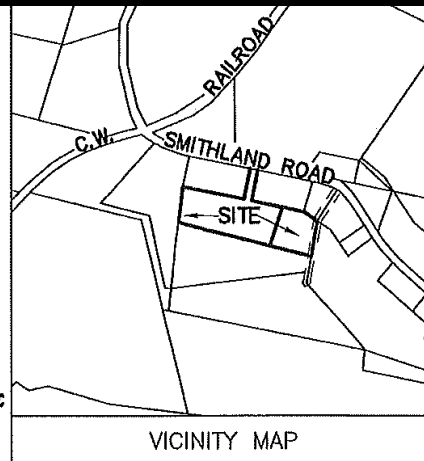
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SHEET 2 OF 4



Recommendation

Staff and Planning Commission (5-0) recommend approval of the preliminary plat and variance request.