

GENERAL NOTES

- BOUNDARY DERIVED FROM A CURRENT FIELD SURVEY AND FROM DEEDS OF RECORD AS FOUND AMONG THE LAND RECORDS OF ROCKINGHAM COUNTY, VIRGINIA, AS SHOWN HEREON.
- ADJOINING OWNER INFORMATION TAKEN FROM COUNTY TAX RECORDS.
- THE PROPERTIES ARE CURRENTLY IN THE NAME OF HARRISONBURG FORD PROPERTY LLC; 2885 S. MAIN ST, HARRISONBURG, VIRGINIA 22801; DEED BOOK 5609, PAGE 381; AND REALTY INCOME PROPERTIES 17, LLC; 11995 EL CAMINO REAL, SAN DIEGO, CA 92130; DEED BOOK 5703, PAGE 734; AMONG THE LAND RECORDS OF ROCKINGHAM COUNTY, VIRGINIA.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER N.F.I.P FLOOD INSURANCE RATE MAP NO. 51165C 0392D, DATE 2/6/2008.
- CURRENTLY ZONED: B2



VICINITY MAP
SCALE 1"=2000'

THIS RESUBDIVISION OF 16.441 ACRES, DEDICATION OF 0.8169 ACRES FOR PEOPLES DRIVE, PUBLIC WATER EASEMENT, AND PUBLIC UTILITY EASEMENTS DESCRIBED HERE IN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.
BY:

HARRISONBURG FORD PROPERTY, LLC

By: _____
Name: Nelson E. Swartz
Its: Manager

City/County of _____
Commonwealth/State of _____

The foregoing instrument was acknowledged before

me by Nelson E. Swartz, the Manager of Harrisonburg Ford Property LLC, on behalf of the LLC, this ____ day of _____, 2023.

By: _____
Notary Public: _____
My Commission Expires: _____

THIS RESUBDIVISION OF 16.441 ACRES, DEDICATION OF 0.8169 ACRES FOR PEOPLES DRIVE, PUBLIC WATER EASEMENT, AND PUBLIC UTILITY EASEMENTS DESCRIBED HERE IN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.
BY:

REALTY INCOME PROPERTIES 17, LLC

By: _____
Name: _____
Its: _____

City/County of _____
Commonwealth/State of _____

The foregoing instrument was acknowledged before

me by _____, the _____ of Reese Real Estate Harrisonburg, LLC, on behalf of the LLC, this ____ day of _____, 2023.

By: _____
Notary Public: _____
My Commission Expires: _____

AREA TABULATION				
TAX MAP#	ORIGINAL		NEW	
	SF	ACRES	SF	ACRES
104-E-1	144,881	3.3260	144,881	3.3260
104-E-2	317,170	7.2812	281,585	6.4643
104-E-3	254,118	5.8337	254,118	5.8338
PEOPLES DRIVE			35,585	0.8169
TOTAL	716,169	16.4410	716,169	16.4410

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, all of the requirements of the board of supervisors and ordinances of the County of Rockingham, Virginia, regarding the platting of subdivisions within the county, have been complied with.

Given under my hand this 22th day of May, 2023

Kevin S. Blankenship



PLAT SHOWING A STREET DEDICATION
ON THE LANDS OF

**HARRISONBURG FORD
PROPERTY, LLC & REALTY
INCOME PROPERTIES 17,
LLC**

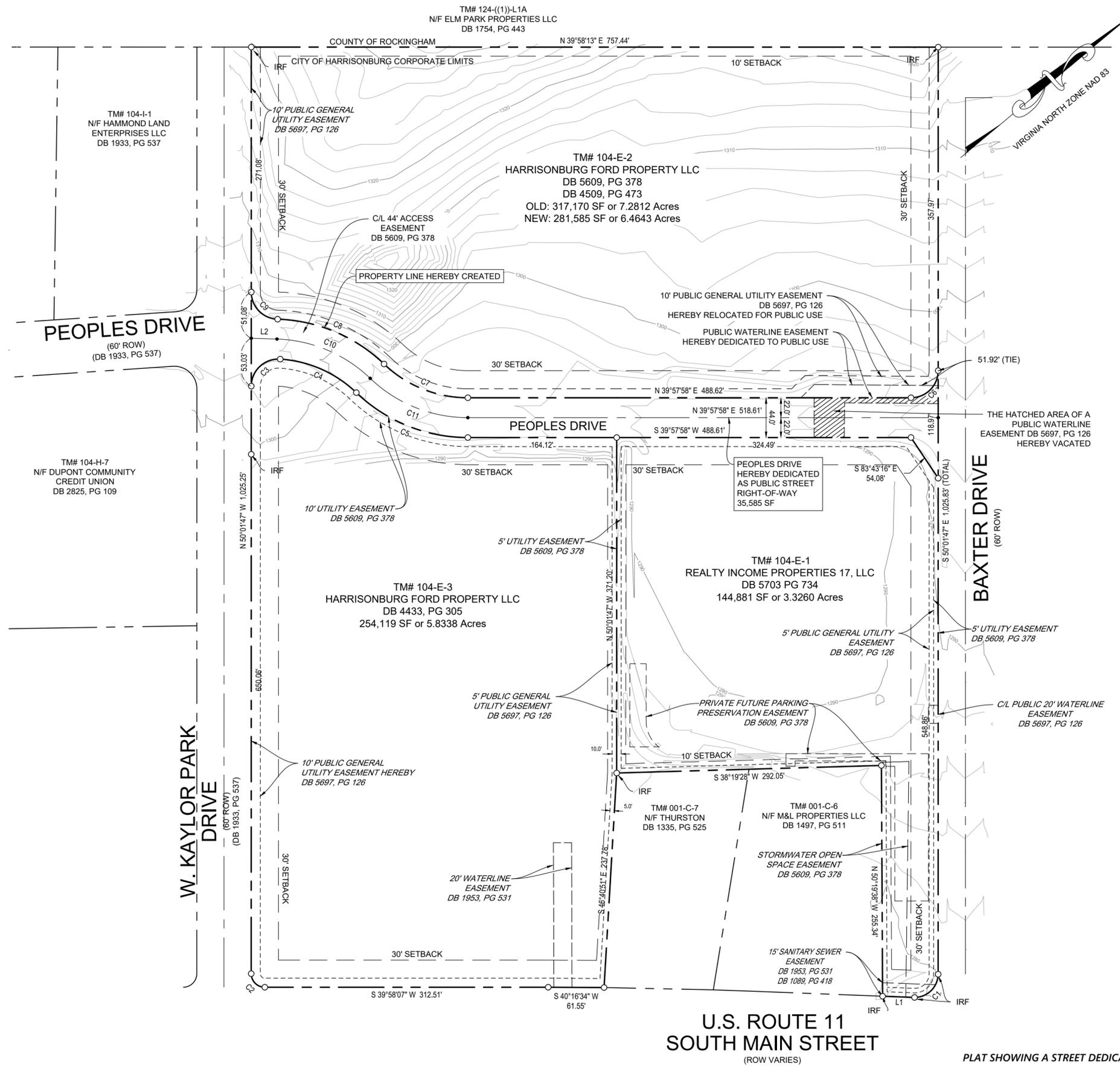
THE CITY OF HARRISONBURG
ROCKINGHAM COUNTY, VA
5/22/2023



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	26.14'	40.48'	25.57'	88°44'06"	36.56'	S 04°36'38" E
C2	15.00'	23.56'	15.00'	89°58'58"	21.21'	N 84°57'40" E
C3	30.00'	49.03'	31.97'	93°38'48"	43.75'	S 03°12'23" E
C4	133.00'	93.68'	48.88'	40°21'31"	91.76'	S 63°47'47" W
C5	177.00'	135.96'	71.53'	44°00'34"	132.64'	N 61°58'15" E
C6	30.00'	47.12'	30.00'	89°59'45"	42.42'	N 05°01'54" W
C7	133.00'	102.16'	53.75'	44°00'34"	99.67'	S 61°58'15" W
C8	177.00'	130.34'	68.28'	42°11'30"	127.41'	S 62°52'47" W
C9	30.00'	46.17'	29.07'	88°11'11"	41.75'	S 85°52'38" W
C10	155.00'	114.14'	59.80'	42°11'30"	111.58'	S 62°52'47" W
C11	155.00'	119.06'	62.64'	44°00'34"	116.15'	N 61°58'15" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°10'13" W	35.22'
L2	N 41°47'02" E	28.37'
L3	N 31°24'46" W	25.15'
L4	N 29°44'53" E	25.60'
L5	S 40°25'24" W	120.08'
L6	S 49°48'29" E	48.50'

CONTOURS ARE TAKEN FROM APPROVED CONSTRUCTION PLANS.



ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED ARE TO BE IRON RODS SET.



PLAT SHOWING A STREET DEDICATION ON THE LANDS OF

HARRISONBURG FORD PROPERTY, LLC & REALTY INCOME PROPERTIES 17, LLC

THE CITY OF HARRISONBURG
ROCKINGHAM COUNTY, VA
5/22/2023



RACEY PROJECT #8590
SHEET 2 OF 2

