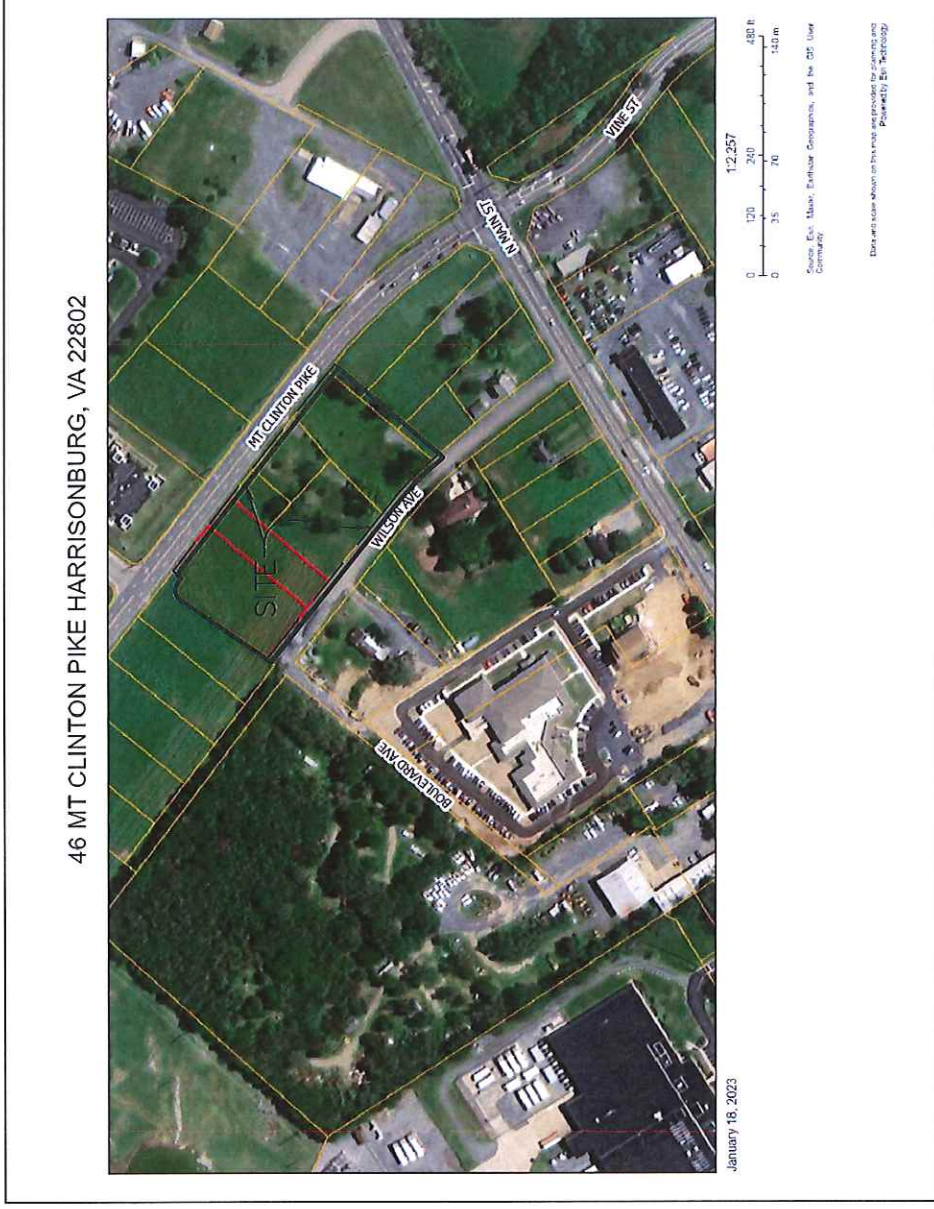


LOT LINE VACATION OF 5,529 SQ. FT.
OF WILSON AVENUE RIGHT-OF-WAY,
THE DEDICATION OF 5,413 SQ. FT. OF
MT. CLINTON PIKE, AND A 10' PUBLIC GENERAL
UTILITY EASEMENT

CITY OF HARRISONBURG, VIRGINIA
JANUARY 23, 2023



OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 3.638 ACRES, MORE OR LESS, AND DESIGNATED AS LOT LINE VACATION OF 5,529 SQ. FT. OF WILSON AVENUEE RIGHT-OF-WAY, THE DEDICATION OF 5,413 SQ. FT. OF MT. CLINTON PIKE, AND A 10' PUBLIC GENERAL UTILITY EASEMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF.

THE 5,529 SQ. FT. OF LAND HEREBY SUBDIVIDED IS A PORTION OF WILSON AVENUE CONVEYED TO PUBLIC USE IN A PLAT DATED JUNE 12, 1969, BY EDWARD C. MOORE AND BEULAH E. MOORE, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 446, PAGE 259.

THE 5,413 SQ. FT. OF LAND HEREBY DEDICATED TO MT. CLINTON PIKE IS A PORTION OF THE LAND CONVEYED TO NORTHSIDE DEVELOPMENT PARTNERS, LLC BY NORTHSIDE, L.L.C., BY DEED DATED OCTOBER 18, 2023, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 5748, PAGE 374.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2024.
CITY OF HARRISONBURG

BY: _____

TITLE

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF _____, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY _____ ON

BEHALF OF CITY OF HARRISONBURG.

NOTARY PUBLIC _____ REGISTRATION NO. _____

MY COMMISSION EXPIRES: _____

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 080122
DRAWING: 080122 LOT LINE VACATION PLAT.DWG
CRD: 080122



GIVEN UNDER MY HAND THIS _____ DAY OF _____ 2024.

NORTHSIDE DEVELOPMENT PARTNERS, LLC

BY: _____ TITLE

STATE OF VIRGINIA AT LARGE
CITY/COUNTY OF _____, TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY _____, ON BEHALF OF NORTHSIDE DEVELOPMENT PARTNERS, LLC.

NOTARY PUBLIC _____ REGISTRATION NO. _____

MY COMMISSION EXPIRES: _____

PURSUANT TO SECTION 15.2-1803 OF THE CODE OF VIRGINIA (1950), AS AMENDED, THE INTEREST IN REAL ESTATE CONVEYED BY THIS DEED IS ACCEPTED ON BEHALF OF THE CITY OF HARRISONBURG, VIRGINIA, BY THE CITY MANAGER, AS AUTHORIZED BY THE CITY COUNCIL.

ACCEPTING ON BEHALF OF THE CITY OF HARRISONBURG, VIRGINIA

ALEXANDER BANKS, VI, CITY MANAGER

COMMONWEALTH OF VIRGINIA,
CITY OF HARRISONBURG, TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY ALEXANDER BANKS, VI, CITY MANAGER OF THE CITY OF HARRISONBURG, VIRGINIA ON BEHALF OF THE CITY.

NOTARY PUBLIC _____ REGISTRATION NO. _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL
THIS SUBDIVISION KNOWN AS LOT LINE VACATION OF 5,529 SQ. FT. OF WILSON AVENUE RIGHT-OF-WAY, THE DEDICATION OF 5,413 SQ. FT. OF MT. CLINTON PIKE, AND A 10' PUBLIC GENERAL UTILITY EASEMENT IS APPROVED BY THE UNDERSIGNED PURSUANT TO SECTION 10-2-8 OF THE HARRISONBURG CITY CODE 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 23rd DAY OF JANUARY, 2023.

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 080122
DRAWING: 080122 LOT LINE VACATION PLAT.DWG
CRD: 080122



