

Date application received: _____

**Application for Street or Alley Closing
City of Harrisonburg, Virginia**

Review fee: \$50.00 Board of Viewers appointment \$ _____ Total Paid: \$ _____

Applicant's Name: Jamison Black Marble Wildlife Preserve, LLC

Street Address: 566 E Market St E-mail: dick@blackwellengineering.com

City: Harrisonburg State: VA Zip: 22801

Telephone: Work 432 9555 Fax _____ Mobile 820 2964

Representative (if any): Dick Blackwell

Street Address: same as above E-mail: _____

City: _____ State: _____ Zip: _____

Telephone: Work _____ Fax _____ Mobile _____

Description of Request

Location: the southern end of Red Oak Street

Square footage of area to be closed: 8523 sf

Cost per square foot: \$.02 sq Total cost: \$500 (consider fair)

Please provide a detailed description of the proposed closure (additional pages attached):

Name and addresses of adjacent property owners (Additional names listed on separate sheet)

North: none

South: Jamison Black Marble Wildlife Preserve

East: Acorn Enterprises, Inc

West: Reon Properties

I hereby certify that it is my intention to have the above described Street(s) or Alley(s) closed and that the information contained herein is true and accurate. In addition, I understand that all required advertising and associated costs will be at the expense of the applicant.

Signature:

Applicant

Date:

ITEMS REQUIRED FOR SUBMISSION

- | | |
|---|--|
| <input type="checkbox"/> Completed application | <input type="checkbox"/> Value per square foot of cost to purchase |
| <input type="checkbox"/> Letter described proposed use | <input type="checkbox"/> Fees paid |
| <input type="checkbox"/> Adjacent property owners | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Survey & metes and bounds description (prepared by a surveyor, engineer, or other person duly authorized by the State) | |

Please be advised, adjoining property owners shall be expected to buy that portion of the street/alley which abuts their property before second reading and final closing! The cost shall be a fair market value determined by the Commissioner of Revenue.

February 25, 2016

Mr. Kurt Hodgen
City Manager
City of Harrisonburg
409 South Main St.
Harrisonburg, VA 22801

Dear Mr. Hodgen:

It is hereby requested that an 8,523 sq. ft. end section of south Red Oak St. be closed/vacated and then purchased by Jamison Black Marble Wildlife Preserve, LLC. In conjunction with the vacated street, eight different parcels around the existing cul-de-sac will donate a total of 4468 sq. ft. enabling the City to own the entire cul-de-sac with a 60 ft. radius.

The two other property owners adjacent to the vacated street have declined to purchase the property (see enclosed Letter) leaving only Jamison Black Marble the only interested purchaser.

The proposed section of right-of-way to be vacated is 60 ft. wide, entirely within the flood plain or flood way, and has a water main easement and a sewer main easement within the right-of-way. It is requested that the square footage of the property dedicated be deducted from the property purchased and allowances be given for the easements and the flood plain.

The surrounding properties range from over \$3/sq. ft. to \$0.02/sq. ft. and because of the encumbrances mentioned above, we estimate the property is to be valued at closer to \$.02/sq. ft. due to the flood plain issues. A \$0.02/ sq. ft yields a price of \$1.10 for the 4,055 sq. ft. of un-swamped land. Our recommendation is a purchase price of \$500.00 for this 4,055 sq. ft.

If additional information is necessary to complete this closing and purchase, please let me know.

Sincerely,



Dick Blackwell

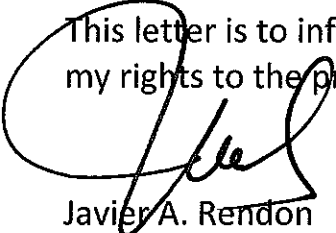
December 7, 2015

Mr. Adam Fletcher, Sr. Planner
Community Development
City of Harrisonburg
409 S Main Street
Harrisonburg VA 22801

Ref: The closing of a portion of Red Oak Street

Dear Mr. Fletcher:

It is my understanding that an 8523 sq. ft. section of Red Oak Street may be closed and offered for sale. My property TM 56(G)2A borders the subject street. This letter is to inform you that I do not wish to buy any portion of it. I relinquish my rights to the property.



Javier A. Rendon
Reon Properties LLC
TM 56 (G) 2A

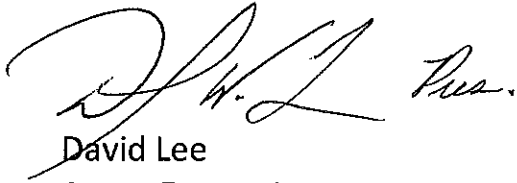
December 7, 2015

Mr. Adam Fletcher, Sr. Planner
Community Development
City of Harrisonburg
409 S Main Street
Harrisonburg VA 22801

Ref: The closing of a portion of Red Oak Street

Dear Mr. Fletcher:

It is my understanding that an 8523 sq. ft. section of Red Oak Street may be closed and offered for sale. My property TM 56-E-26 borders the subject street. This letter is to inform you that I do not wish to buy any portion of it. I relinquish my rights to the property.

A handwritten signature in black ink, appearing to read 'D. Lee Pres.', written in a cursive style.

David Lee
Acorn Enterprises
TM 56-E-26