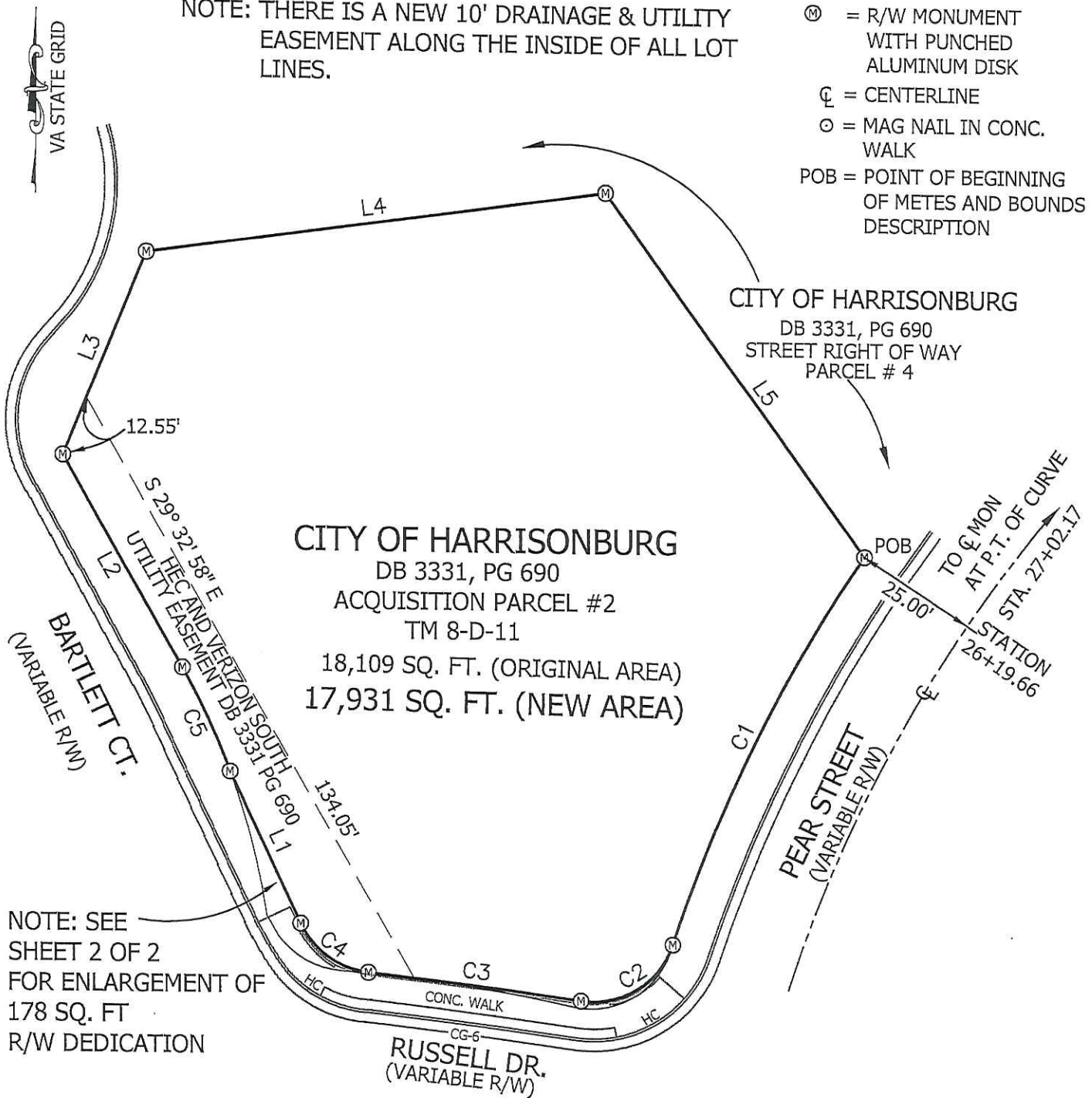


NOTE: THERE IS A NEW 10' DRAINAGE & UTILITY EASEMENT ALONG THE INSIDE OF ALL LOT LINES.

- ⊙ = R/W MONUMENT WITH PUNCHED ALUMINUM DISK
- ⊕ = CENTERLINE
- ⊙ = MAG NAIL IN CONC. WALK
- POB = POINT OF BEGINNING OF METES AND BOUNDS DESCRIPTION



NOTE: SEE SHEET 2 OF 2 FOR ENLARGEMENT OF 178 SQ. FT R/W DEDICATION

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°38'18"	325.00'	88.71'	S 26°00'43" W	88.43'
C2	80°07'11"	17.00'	23.77'	S 58°15'09" W	21.88'
C3	2°15'47"	1096.40'	43.31'	N 82°49'09" W	43.30'
C4	59°12'11"	17.00'	17.57'	N 54°20'57" W	16.79'
C5	9°10'42"	143.00'	22.91'	N 24°44'51" W	22.88'

LINE	BEARING	DISTANCE
L1	N 24°44'51" W	33.82'
L2	N 29°33'05" W	49.05'
L3	N 21°54'47" E	44.75'
L4	N 81°44'10" E	93.67'
L5	S 35°36'10" E	90.23'

THIS MINOR SUBDIVISION IS APPROVED BY THE UNDERSIGNED PURSUANT TO SECTION 10-2-8 OF THE HARRISONBURG CITY CODE AND MAY BE ADMITTED TO RECORD.

DATED: _____

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SHEET 1 OF 2

	<p>MINOR SUBDIVISION OF AN 18,109 SQ. FT. LOT STANDING IN THE NAME OF THE CITY OF HARRISONBURG</p> <p>CITY OF HARRISONBURG, VA</p>	SCALE: 1" = 30'	<p>PEAR ST./ RUSSELL DRIVE</p> <p>PROJECT # 0736</p>	
		DRAWN BY		DATE
		SHEET		BLOCK
		<p>JRS</p> <p>8 D 11</p>	<p>DEC 17, 2014</p>	
		<p>DIVISION OF ENGINEERING CITY OF HARRISONBURG 409 SOUTH MAIN STREET HARRISONBURG, VA 22801</p>		



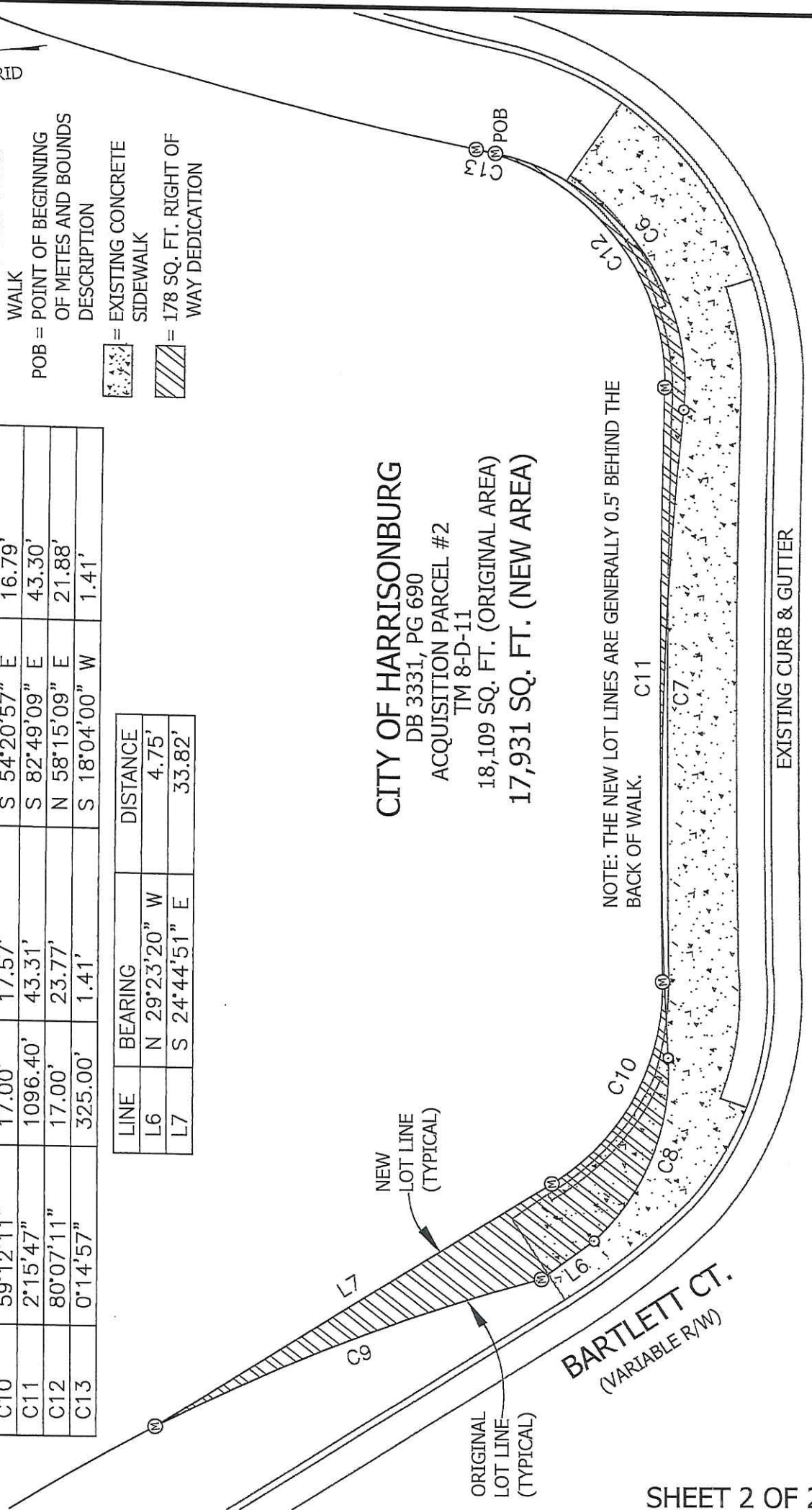
- ⊙ = R/W MONUMENT WITH PUNCHED ALUMINUM DISK
- = MAG NAIL IN CONC. WALK
- POB = POINT OF BEGINNING OF METES AND BOUNDS DESCRIPTION
- = EXISTING CONCRETE SIDEWALK
- = 178 SQ. FT. RIGHT OF WAY DEDICATION

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	84°55'42"	17.00'	25.20'	S 60°24'27" W	22.95'
C7	8°59'43"	301.00'	47.26'	N 81°37'33" W	47.21'
C8	50°12'50"	17.00'	14.90'	N 61°01'00" W	14.43'
C9	12°02'21"	143.00'	30.05'	N 14°08'20" W	29.99'
C10	59°12'11"	17.00'	17.57'	S 54°20'57" E	16.79'
C11	2°15'47"	1096.40'	43.31'	S 82°49'09" E	43.30'
C12	80°07'11"	17.00'	23.77'	N 58°15'09" E	21.88'
C13	0°14'57"	325.00'	1.41'	S 18°04'00" W	1.41'

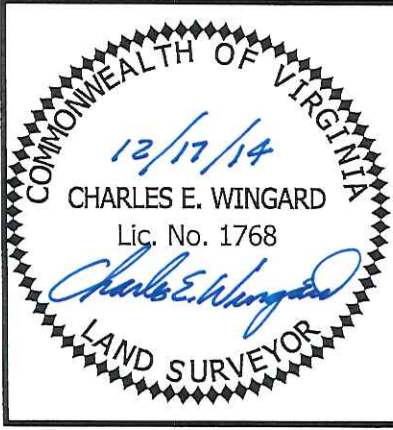
LINE	BEARING	DISTANCE
L6	N 29°23'20" W	4.75'
L7	S 24°44'51" E	33.82'

CITY OF HARRISONBURG
 DB 3331, PG 690
 ACQUISITION PARCEL #2
 TM 8-D-11
 18,109 SQ. FT. (ORIGINAL AREA)
 17,931 SQ. FT. (NEW AREA)

NOTE: THE NEW LOT LINES ARE GENERALLY 0.5' BEHIND THE BACK OF WALK.



SHEET 2 OF 2



**ENLARGEMENT
 OF 178 SQ. FT.
 HEREBY DEDICATED
 TO PUBLIC USE**

CITY OF HARRISONBURG, VA

SCALE: 1" = 10'		
DRAWN BY	DATE	
JRS	DEC 17, 2014	
SHEET	BLOCK	LOT
8	D	11

DIVISION OF ENGINEERING
 CITY OF HARRISONBURG
 409 SOUTH MAIN STREET
 HARRISONBURG, VA 22801

PEAR ST./
 RUSSELL DRIVE
 PROJECT #
 0736



City of Harrisonburg
DB 3331, Pg 690
Acquisition Parcel #2
Less 178 square feet Hereby
Dedicated to Public Use
TM 8-D-11

Metes and Bounds Description of 17,931 square foot Lot

Beginning at a found right of way monument with punched aluminum disk (disk) on the northwestern side of Pear Street, said disk being 25.00 feet left of centerline station 26+19.66 of the Pear Street construction baseline; thence with Pear Street, with a curve to the left having a delta angle of 15°38'18", a radius of 325.00 feet and an arc length of 88.71 feet

Long Chord S 26°00'43" W 88.43 feet

to a disk set; thence making new lines through the lot staying generally 0.5 feet off the back of the existing concrete sidewalk, with a curve to the right having a delta angle of 80°07'11", a radius of 17.00 feet and an arc length of 23.77 feet

Long Chord S 58°15'09" W 21.88 feet

to a disk set on the northern side of Russell Drive; thence with Russell Drive, with a curve to the left having a delta angle of 2°15'47", a radius of 1096.40 feet and an arc length of 43.31 feet

Long Chord N 82°49'09" W 43.30 feet

to a disk set; thence with a curve to the right having a delta angle of 59°12'11", a radius of 17.00 feet and an arc length of 17.57 feet

Long Chord N 54°20'57" W 16.79 feet

to a disk set on the northeastern side of Bartlett Court; thence with Bartlett Court

N 24°44'51" W 33.82 feet

to a disk set in the original line on the northeastern side of Bartlett Court; thence with the original lines, with a curve to the left having a delta angle of 9°10'42", a radius of 143.00 feet and an arc length of 22.91 feet

Long Chord N 24°44'51" W 22.88 feet

to a found disk; thence

N 29°33'05" W 49.05 feet

to a found disk; thence

N 21°54'47" E 44.75 feet

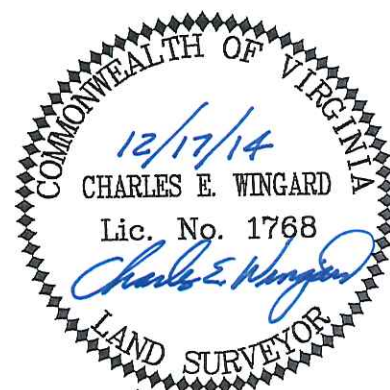
to a found disk; thence leaving Bartlett Court

N 81°44'10" E 93.67 feet

to a found disk; thence

S 35°36'10" E 90.23 feet

to the beginning and enclosing an area of 17,931 square feet.



City of Harrisonburg
DB 3331, Pg 690
Acquisition Parcel #2
TM 8-D-11
178 square feet Hereby
Dedicated to Public Use

Metes and Bounds Description of 178 square foot Right of Way Dedication

Beginning at a found right of way monument with punched aluminum disk (disk) on the northwestern side of Pear Street at the beginning of the return for Russell Drive; thence with said return, with a curve to the right having a delta angle of $84^{\circ}55'42''$, a radius of 17.00 feet and an arc length of 25.20 feet

Long Chord S $60^{\circ}24'27''$ W 22.95 feet

to a found mag nail in the concrete walk; thence with a curve to the left having a delta angle of $8^{\circ}59'43''$, a radius of 301.00 feet and an arc length of 47.26 feet

Long Chord N $81^{\circ}37'33''$ W 47.21 feet

to a found mag nail in the concrete walk; thence with a curve to the right having a delta angle of $50^{\circ}12'50''$, a radius of 17.00 feet and an arc length of 14.90 feet

Long Chord N $61^{\circ}01'00''$ W 14.43 feet

to a found mag nail in the concrete walk on the northeastern side of Bartlett Court; thence

N $29^{\circ}23'20''$ W 4.75 feet

to a found disk; thence with a curve to the left having a delta angle of $12^{\circ}02'21''$, a radius of 143.00 feet and an arc length of 30.05 feet

Long Chord N $14^{\circ}08'20''$ W 29.99 feet

to a disk set on the northeastern side of Bartlett Court; thence through the lot, making new right of way lines

S $24^{\circ}44'51''$ E 33.82 feet

to a disk set; thence continuing with new lines through the lot staying generally 0.5 feet off the back of the existing concrete sidewalk, with a curve to the left having a delta angle of $59^{\circ}12'11''$, a radius of 17.00 feet and an arc length of 17.57 feet

Long Chord S $54^{\circ}20'57''$ E 16.79 feet

to a disk set; thence with a curve to the right having a delta angle of $2^{\circ}15'47''$, a radius of 1096.40 feet and an arc length of 43.31 feet

Long Chord S $82^{\circ}49'09''$ E 43.30 feet

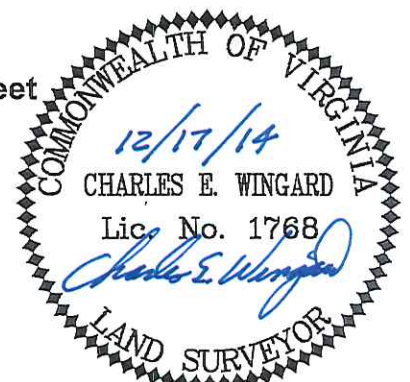
to a disk set; thence with a curve to the left having a delta angle of $80^{\circ}07'11''$, a radius of 17.00 feet and an arc length of 23.77 feet

Long Chord N $58^{\circ}15'09''$ E 21.88 feet

to a disk set in the original lot line on the northwestern side of Pear Street; thence with a curve to the left having a delta angle of $0^{\circ}14'57''$, a radius of 325.00 feet and an arc length of 1.41 feet

Long Chord S $18^{\circ}04'00''$ W 1.41 feet

to the beginning and enclosing an area of **178 square feet.**



OWNER'S CONSENT AND DEDICATION

Know all men by these presents, that the subdivision of land as shown on this plat, containing a total of 8,752 square feet and designated as Minor Subdivision Plat Showing a 3,077 Square Foot Addition To Future Lot 40, Skyview Estates, Phase I, situated in the City of Harrisonburg, Virginia is with the free consent and in accordance with the desires of the undersigned owners thereof and that the ultimate lot known as Lot 40, Skyview Estates, Phase I is subject to the Declaration of Covenants, Conditions, Reservations and Restrictions for Skyview Estates executed by Russell E. Whitmer, Manager of Diversified Properties, L.L.C., under date of November 8, 2006, and recorded in the Clerk's Office of Rockingham County, Virginia in Deed Book 2977, Page 406. The 5,675 square foot portion is designated as Future Lot 40 on a plat of Skyview Estates, Phase I, recorded in Deed Book 2977, Page 404, and is standing in the name of Diversified Properties, L.L.C.. The 2,385 square foot portion lies within the old prescriptive right of way limits of Pear Street and is considered land acquired by the City of Harrisonburg after the annexation of 1983. The 692 square foot portion is a portion of Parcel #4 conveyed to the City of Harrisonburg by Roy Lee Ritchie and Alan B. Ritchie by Deed of Correction recorded in Deed Book 3331, Page 690. The Portion of 10' Drainage and Utility Easement, shown as vacated, contains no public utilities and is hereby vacated by and with the consent of the City of Harrisonburg. The City Manager does hereby approve the vacation of the easement as shown on the accompanying plat.

Given under my hand this _____ day of _____, 2016.

DIVERSIFIED PROPERTIES, L.L.C.

A Virginia limited liability company

By: _____

RUSSELL E. WHITMER, Manager

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Russell E. Whitmer, manager of Diversified Properties, L.L.C.

My commission expires _____

Notary Public

Given under my hand this _____ day of _____, 2016

CITY OF HARRISONBURG, VIRGINIA

By: _____

KURT D. HODGEN, City Manager

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Kurt D. Hodgen, City Manager of the City of Harrisonburg, Virginia, on behalf of the City.

My commission expires _____

Notary Public

CERTIFICATE OF APPROVAL

This subdivision known as Minor Subdivision Plat Showing a 3,077 Square Foot Addition To Future Lot 40, Skyview Estates, Phase I is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

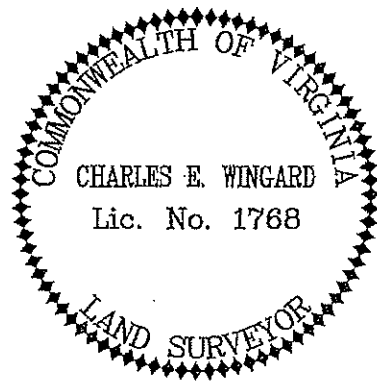
Director of Planning and Community Development

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 regarding the platting of subdivisions within the city, have been complied with.

Given under my hand this _____ day of _____, 2016



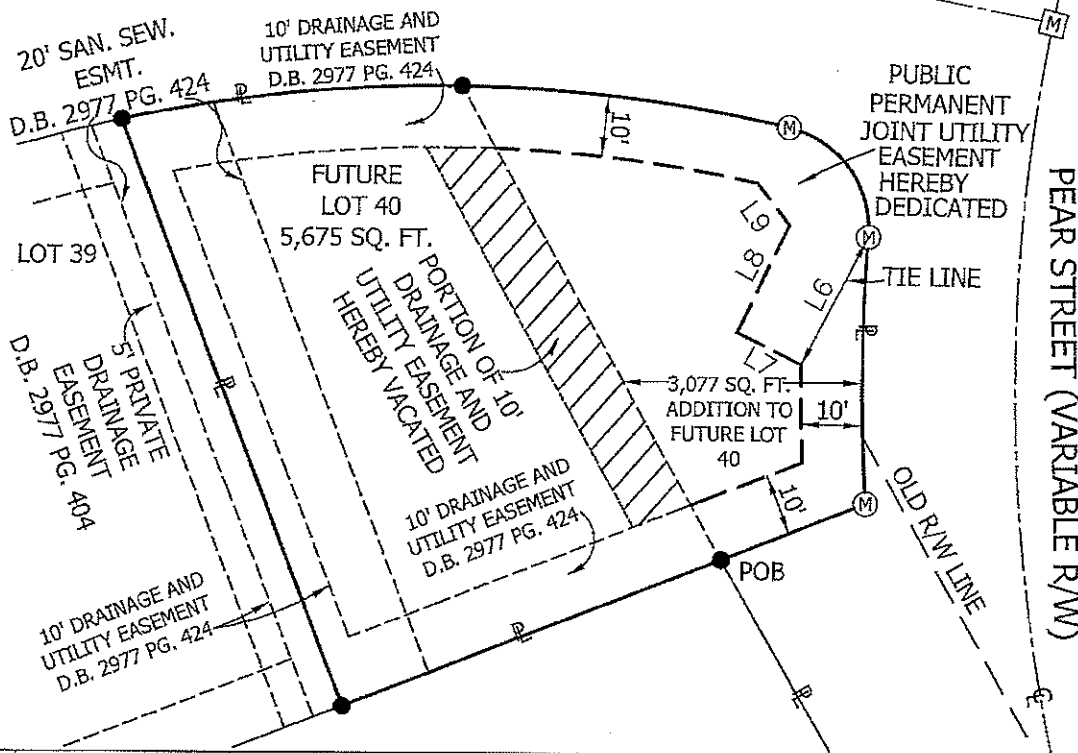
VA STATE GRID

BARTLETT COURT

RUSSELL DRIVE (VARIABLE R/W)

PEAR STREET (VARIABLE R/W)

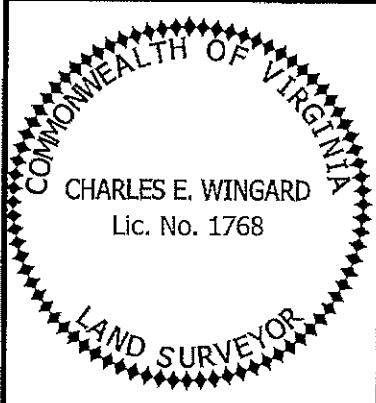
- = FOUND IRON PIN
- Ⓜ = R/W MONUMENT WITH PUNCHED ALUMINUM DISK
- Ⓟ = PROPERTY LINE
- Ⓢ = CENTERLINE
- Ⓜ = Ⓢ MONUMENT WITH PUNCHED ALUMINUM DISK IN BOX
- POB = POINT OF BEGINNING OF METES AND BOUNDS DESCRIPTION



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°17'59"	250.02'	36.22'	S 85°18'49" E	36.19'
C2	1°55'53"	325.00'	10.96'	S 02°47'22" E	10.96'
C3	80°57'23"	17.00'	24.02'	S 36°35'05" E	22.07'
C4	5°43'01"	325.00'	32.43'	S 01°02'06" W	32.41'
C5	4°06'03"	250.02'	17.89'	S 79°06'48" E	17.89'
C6	12°48'24"	250.02'	55.88'	N 84°07'59" E	55.77'


LINE	BEARING	DISTANCE	L5	N 21°18'17" W	101.90'
L1	N 29°23'35" W	87.93'	L6	S 27°24'46" W	23.34'
L2	S 29°23'20" E	61.41'	L7	N 64°19'08" W	11.74'
L3	S 68°41'43" W	25.31'	L8	N 25°40'52" E	19.39'
L4	S 68°41'43" W	66.13'	L9	N 38°03'32" W	8.59'

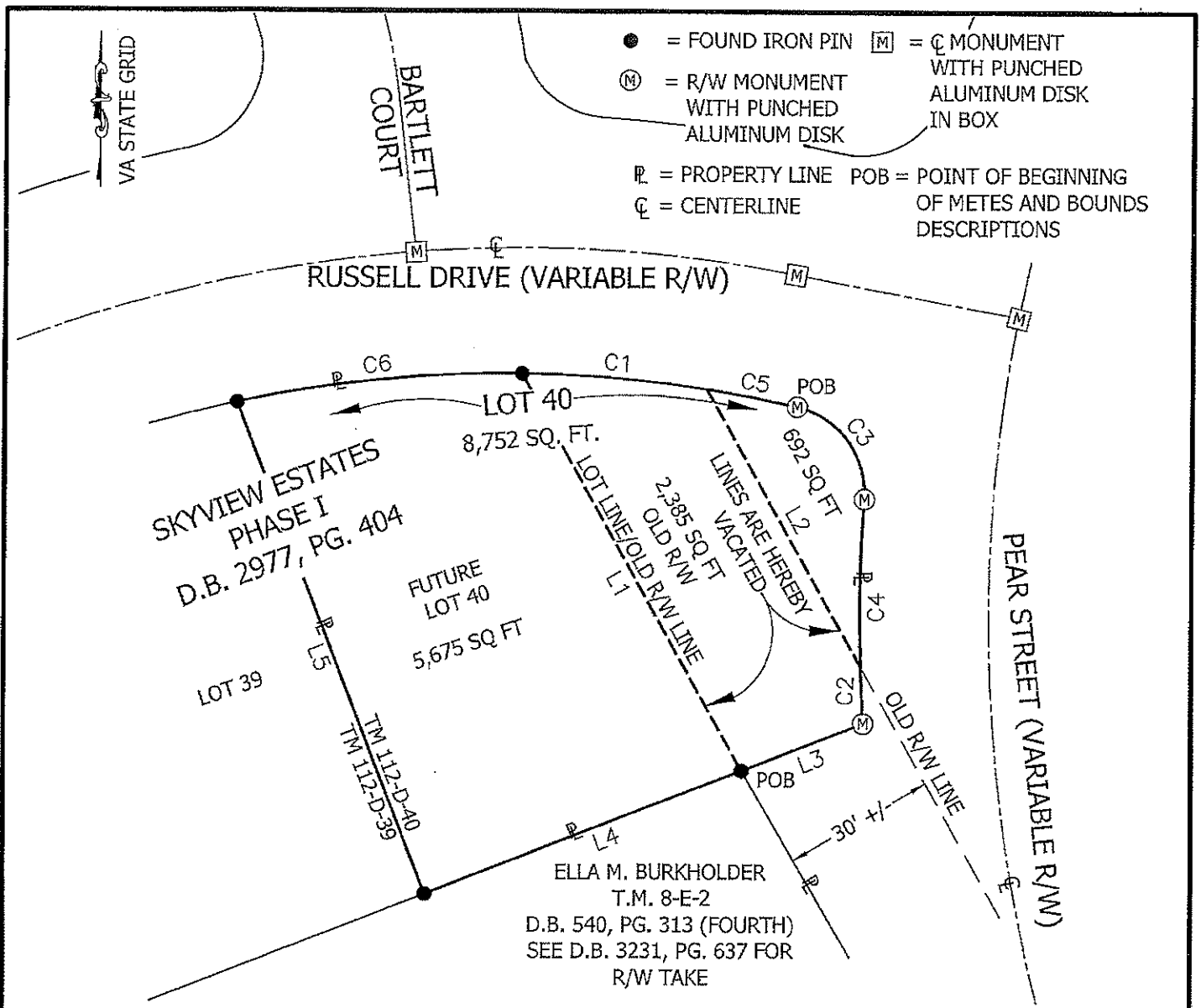
SEE SHEET 1 OF 2 FOR BOUNDARY DATA
EASEMENT SHEET
SHEET 2 OF 2



MINOR SUBDIVISION PLAT SHOWING A 3,077 SQ. FT. ADDITION TO FUTURE LOT 40 SKYVIEW ESTATES PHASE I
CITY OF HARRISONBURG, VA

SCALE: 1" = 30'
DRAWN BY: JRS
DATE: MARCH 21, 2016
SHEET: 112, BLOCK: D, LOT: 40
DIVISION OF ENGINEERING
CITY OF HARRISONBURG
409 SOUTH MAIN STREET
HARRISONBURG, VA 22801

PEAR ST./ RUSSELL DRIVE
PROJECT # 0736


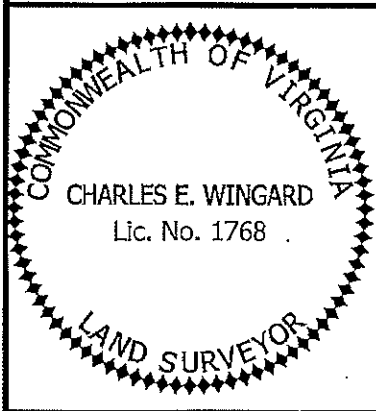


NOTES:

- 1.) THE 692 SQ. FT. PARCEL IS A PORTION OF PARCEL #4 CONVEYED TO THE CITY OF HARRISONBURG BY ROY LEE RITCHIE AND ALAN B. RITCHIE BY DEED OF CORRECTION RECORDED IN D.B. 3331, PG. 690
- 2.) THE 2,385 SQ. FT. PARCEL LIES WITHIN THE OLD PRESCRIPTIVE R/W LIMITS OF PEAR STREET.

SEE SHEET 2 OF 2 FOR EASEMENT DATA AND FOR LINE AND CURVE TABLES.

BOUNDARY SHEET SHEET 1 OF 2



MINOR SUBDIVISION PLAT SHOWING A 3,077 SQ. FT. ADDITION TO FUTURE LOT 40 SKYVIEW ESTATES PHASE I

CITY OF HARRISONBURG, VA

SCALE: 1" = 30'		
DRAWN BY		DATE
JRS		MARCH 21 2016
SHEET	BLOCK	LOT
112	D	40
DIVISION OF ENGINEERING CITY OF HARRISONBURG 409 SOUTH MAIN STREET HARRISONBURG, VA 22801		

PEAR ST./ RUSSELL DRIVE

PROJECT # 0736

CITY OF HARRISONBURG
 VIRGINIA
 Department of Planning and Community Development

**Portion of the old prescriptive right-of-way
Of Pear Street to be combined with
The adjoining 692 square foot City of Harrisonburg
Parcel and with Future Lot 40, Skyview Estates, Phase I**

Beginning at a found iron pin at the eastern corner of Future Lot 40, Skyview Estates, Phase I, said pin also being at the northern corner of the land of Ella M. Burkholder; thence with the northeastern line of Future Lot 40

N 29°23'35" W 87.93 feet

To a found iron pin on the southern side of Russell Drive; thence with Russell Drive, with a curve to the right having a delta angle of 8°17'59", a radius of 250.02 feet and an arc length of 36.22 feet

Long Chord S 85°18'49" E 36.19 feet

To a point at the northwestern corner of a 692 square foot City of Harrisonburg parcel (portion of parcel #4 in DB 3331, Pg 690); thence with the southwestern line of said parcel

S 29°23'20" E 61.41 feet

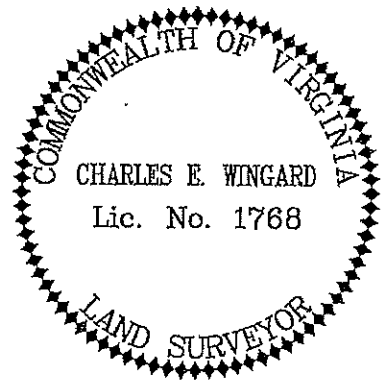
To a point in the new western right of way line of Pear Street; thence with the same, with a curve to the left having a delta angle of 1°55'53", a radius of 325.00 feet and an arc length of 10.96 feet

Long Chord S 02°47'22" E 10.96 feet

To a right of way monument with a punched aluminum disk; thence

S 68°41'43" W 25.31 feet

To the beginning and enclosing an area of 2,385 square feet.



Portion of Parcel #4 conveyed to the
City of Harrisonburg in DB 3331, Pg 690
To be combined with the adjoining 2,385 square foot
Old prescriptive right of way of Pear Street
And with Future Lot 40, Skyview Estates, Phase I

Beginning at a right of way monument with a punched aluminum disk on the southern side of Russell Drive; thence with a curve to the right having a delta angle of $80^{\circ}57'23''$, a radius of 17.00 feet and an arc length of 24.02 feet

Long Chord S $36^{\circ}35'05''$ E 22.07 feet

To a right of way monument with a punched aluminum disk in the new western right of way line of Pear Street; thence with the same, with a curve to the left having a delta angle of $5^{\circ}43'01''$, a radius of 325.00 feet, and an arc length of 32.43 feet

Long Chord S $01^{\circ}02'06''$ W 32.41 feet

To a point on the northeastern side of the old prescriptive right of way line of Pear Street at a corner of the 2,385 square foot parcel; thence with the northeastern line of the same

N $29^{\circ}23'20''$ W 61.41 feet

To a point on the southern side of Russell Drive; thence with the same, with a curve to the right having a delta angle of $4^{\circ}06'03''$, a radius of 250.02 feet and an arc length of 17.89 feet

Long Chord S $79^{\circ}06'48''$ E 17.89 feet

To the beginning and enclosing an area of 692 square feet.

