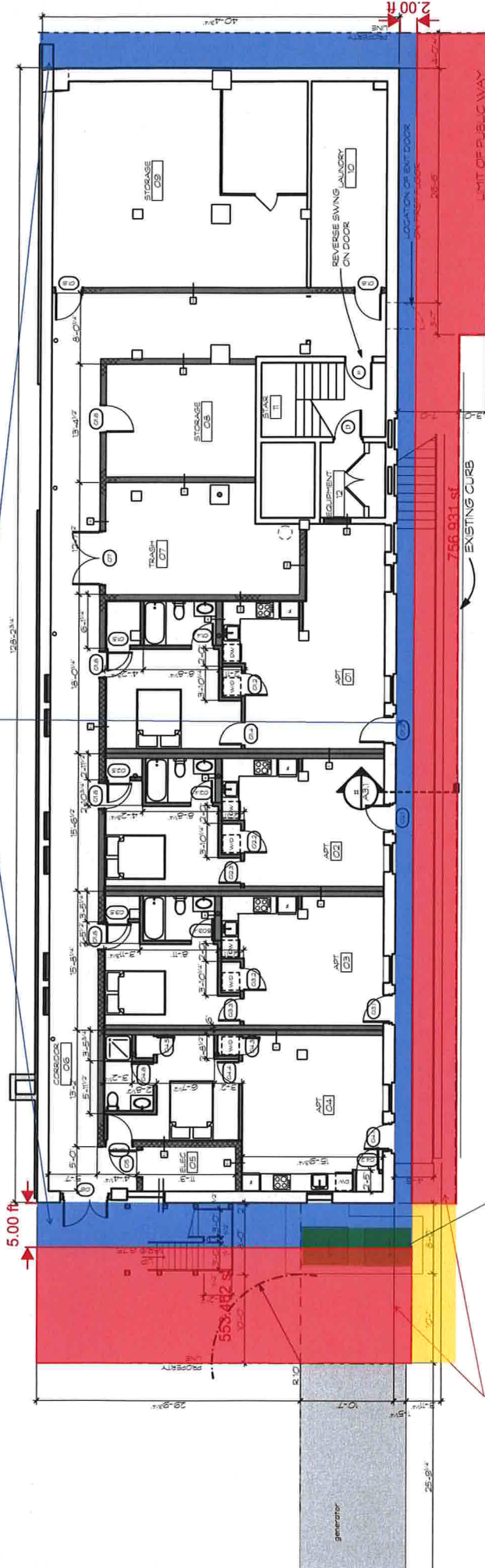


Current land area belonging to 157 N Main according to survey plat from 1977



1 PROPOSED BASEMENT
SCALE: 3/32" = 1'-0"

Area to be purchased or impacted through easement

Utility easement to be provided to HEC for transformers



FRAZIER ASSOCIATES
ARCHITECTURE • COMMUNITY DESIGN • WAYFINDING

KAVANAUGH-LOEWNER BLDG.

HARRISONBURG, VIRGINIA 22802
11/17/19

**Metes and Bounds Description of a 1,364 Square Foot Lot or Parcel of
Land
to be conveyed to Kavanaugh, LLC.**

The following is a metes and bounds description of a 1,364 square foot lot or parcel being a portion of the land standing in the name of the City of Harrisonburg, located on the west side of North Main Street, to be conveyed and adjoined to the lands of Kavanaugh, LLC, in the City of Harrisonburg, Virginia.

Being more particularly described as follows:

Beginning at a Point, the present south eastern corner with Kavanaugh, LLC. in the western line of Route 11, North Main Street, thence with said western line of North Main Street

S 11°18'42" W 8.00'

to a Point, a new corner, thence the following new lines through the City of Harrisonburg

N 78°44'37" W 34.50'

and passing a Nail set in the brick walk at 0.24', to a Nail set in pavement, a new corner, thence

N 11°15'23" E 3.56'

to an Iron Pin set, a new corner, thence

N 79°02'57" W 115.91'

to an Iron Pin set, a new corner, thence

N 11°15'23" E 47.26'

to an Iron Pin set, a new corner in the line of B-Side, LC., thence with said B-Side, LC.

S 78°45'18" E 12.74'

to an Iron Pin found, a common corner with Kavanaugh, LLC, thence with Kavanaugh, LLC the following two courses

S 11°17'42" W 42.20'

to a Point, in a transformer pad, thence

S 78°44'37" E 137.70'

to the point of beginning, enclosing an area of 1,364 square feet as shown on a plat by Clint Harmon, L.S. entitled "Loewner Apartments Subdivision" dated July 14, 2020, attached to and made a part of this description.

Being a portion of the lands conveyed to the City of Harrisonburg as Parcel 1 in Deed Book 2046, page 781.