

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HARRISONBURG, VIRGINIA,  
APPROVING THE CONVEYANCE OF ADDITIONAL LAND AND AUTHORIZING THE CITY MANAGER TO  
EXECUTE A DEED CONVEYING REAL ESTATE TO KAVANAUGH LLC.**

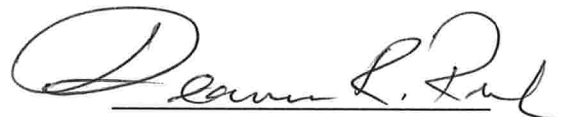
**WHEREAS**, on May 26, 2020 the City of Harrisonburg City Council agreed to convey a parcel of land containing 1,310 square feet, which parcel is a small portion of land located at 101 North Main Street in the City, and being designated on the Harrisonburg City Block Map as Parcel number 34-P-1 (the Property), to Kavanaugh LLC for a purchase price of \$34,622.00 subject a final survey; and

**WHEREAS**, Kavanaugh LLC has requested that the City convey an additional 50 square feet, more or less, from City Block Map Parcel 34-P-1 for a total conveyance of 1,364 square feet.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
HARRISONBURG, VIRGINIA:**

That the City Council of the City of Harrisonburg, Virginia, hereby approves the conveyance of the above identified 1,364 square feet to Kavanaugh LLC and directs the City Manager to execute a deed conveying the said parcel to Kavanaugh LLC, together with any of the necessary closing documents, including but not limited to the Settlement Agreement, and to retain any necessary easements for the benefit of the City and any public utility providers.

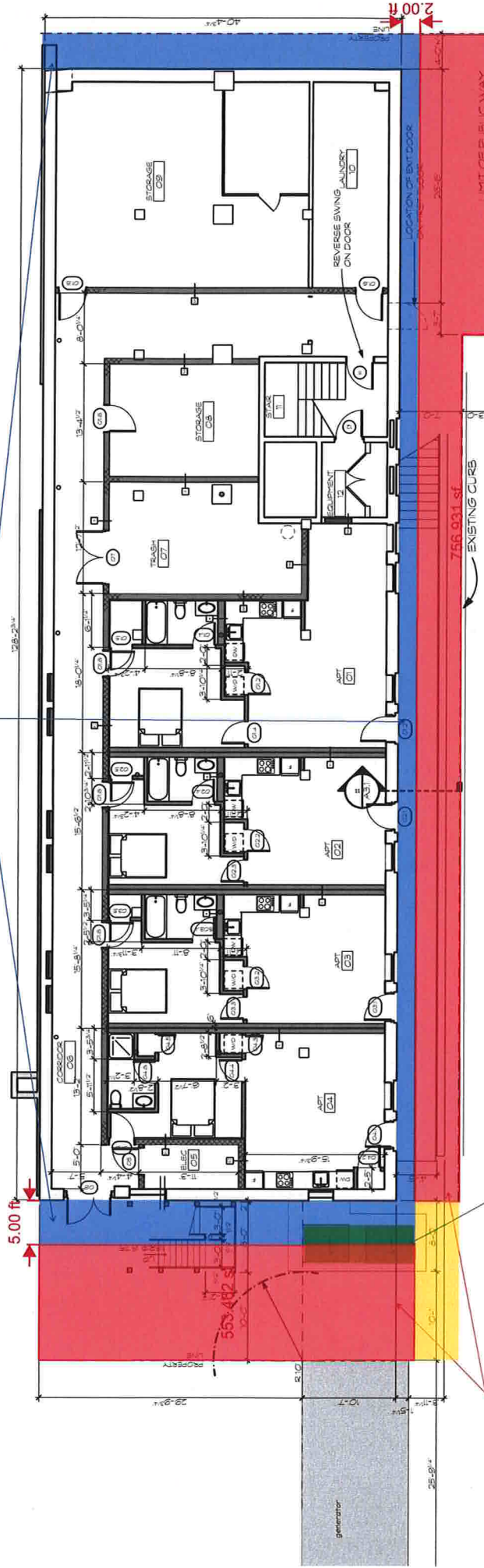
Approved: September 8, 2020

  
MAYOR

ATTEST:

  
CITY CLERK

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



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



**FRAZIER ASSOCIATES**  
ARCHITECTURE • COMMUNITY DESIGN • WAYFINDING

**KAVANAUGH-LOEWNER BLDG.**

HARRISONBURG, VIRGINIA 22802  
11/11/19

**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.

