## **RADIUS** ARC LENGTH CHORD LENGTH **CURVE** CHORD BEARING **DELTA ANGLE** 88.71' S 31°03'35" W C-1 325.00' 88.43' 15°38'20" **LEGEND** C-2 17.00' 23.77' 21.88' 80°07'12' S 63°18'01" W C-3 1096.40' 43.31' 43.30' N 77°46'16" W 02°15'47" IRON PIN SET N 49°18'04" W C-4 17.00 17.57 16.79' 59°12'11" ALUMINUM DISK N 19°41'59" W C-5 143.00 22.90 22.88 09°10'38" FOUND (PUNCHED) 143.00 21.69 N 19°27'25" W C-6 21.67 08°41'31" C-7 143.00' 1.21' 1.21' N 24°02'44" W 00°29'07" CITY OF HARRISONBURG CITY OF THE PROPERTY OF THE PR D.B. 3331, PG. 690 STREET RIGHT-OF-WAY PARCEL #4 N 86°47′02″ E 93.67′ PROPOSED 12' PAVED DRIVE -EXISTING PUBLIC 10' DRAINAGE · & UTILITY EASEMENT - D.B. 4830, PG. 57 10' SIDE SETBACK PROPOSED BUILDING **PROPOSED** 10' FRONT SETBACK LOT 1 N 24°30'13" W CITY OF HARRISONBURG D.B. 3331, PG. 690 D.B. 3331, PG. WAY STREET RIGHT-OF-WAY STREET PARCEL #4 28.26 22' 4,920 SQ. FT. **PROPOSED** 22 LOT 2 20.79' 49.05' 2,768 SQ. FT. BARTLETT COURT (VARIABLE WIDTH RIGHT-OF-WAY) 17,931 SQ. FT. D.B. 5221, PG. 465 **PROPOSED** TAX MAP 8-(D)-11 LOT 3 C-5 2,835 SQ. FT. PROPOSED PAVEMENT **PROPOSED** 22 Z LOT 4 19°41'59" 22.08 2,934 SQ. FT. PROPOSED Jo SETBACK BUILDING X **PROPOSED** PEAR STREET, OF WAY 33.82 11.33' LOT 5 4,474 SQ. FT. EXISTING HEC AND VERIZON SOUTH EXISTING PUBLIC 10' DRAINAGE & UTILITY EASEMENT UTILITY EASEMENT D.B. 3331, PG. 690 D.B. 4830, PG. 57 (VARIABLE WIDTH RICHT-OF-WAY) C-2 PROPOSED SKETCH SHOWING BUILDING LAYOUT NOTES: ON 17,931 SO. FT. OF LAND 1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY. PRESENTLY IN THE NAME OF 2. BEARINGS ARE ROTATED TO PLAT RECORDED IN DEED BOOK 1620, PAGE 195. **ROCK HOMES, LLC** CITY OF HARRISONBURG, VIRGINIA 3. ANY EASEMENT SHOWN HEREON IS BASED ON RECORDED INFORMATION. SCALE 1" = 20' THIS PROPERTY MAY BE EXPRESSLY SUBJECT TO EASEMENTS, CONDITIONS, SEPTEMBER 1, 2020 RESTRICTIONS AND RESERVATIONS CONTAINED IN DULY RECORDED DEEDS, PLATS AND OTHER INSTRUMENTS CONSTITUTING CONSTRUCTIVE NOTICE IN THE CHAIN OF TITLE TO THE PROPERTY HEREBY SURVEYED THAT ARE NOT otts & Associates, P.C. SHOWN. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS NOT OF Land Surveying - Land Planning PUBLIC RECORD. 21 Cambridge Drive \* P.O. Box 1167 Stuarts Draft, Virginia 24477 4. NO TITLE REPORT HAS BEEN FURNISHED. Phone (540) 337-0012 Fax (540) 337-1455

40'

20'

5. THIS PROPERTY IS PRESENTLY ZONED: R-2. THE SETBACKS SHOWN HEREON

ARE FROM THE R-8 ZONING (PROPOSED).