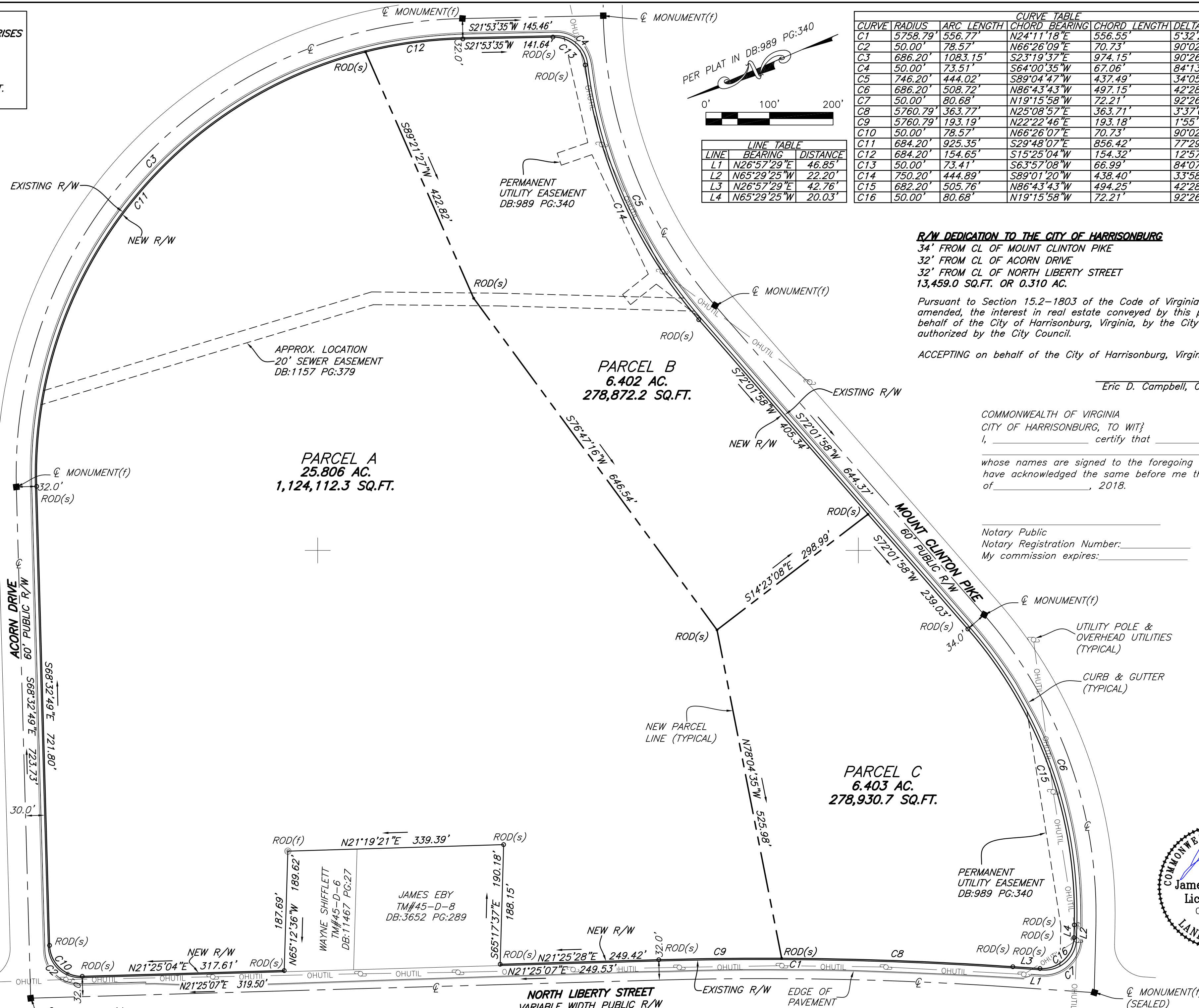


PARCEL DATA
LANTZ-EBY ENTERPRISES
 TM#45-D-1
 DB:865 PG:43
 DB:989 PG:340
 38.921 ACRES
 1,695,379.1 SQ.FT.
 ZONED M-1

NOTES
 - THIS PLAT IS BASED ON A CURRENT BOUNDARY SURVEY. ALL EXISTING IMPROVEMENTS ARE NOT SHOWN.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH WOULD BE DISCLOSED BY SUCH. ALL EASEMENTS MAY NOT BE SHOWN.
 - THE DIVISION SHOWN HEREON IS EXEMPT FROM CITY REVIEW. ALL PROPOSED PARCELS ARE ABOVE 5 ACRES.
 - THE PROPERTY SHOWN HEREON WAS REZONED FROM B-2(CONDITIONAL) AND M-1, TO ENTIRELY M-1 BY CITY COUNCIL ON JULY 10, 2018.

		CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	5758.79'	556.77'	N24°11'18"E	556.55'	5°32'22"
C2	50.00'	78.57'	N66°26'09"E	70.73'	90°02'04"
C3	686.20'	1083.15'	S23°19'37"E	974.15'	90°26'24"
C4	50.00'	73.51'	S64°00'35"W	67.06'	84°13'59"
C5	746.20'	444.02'	S89°04'47"W	437.49'	34°05'35"
C6	686.20'	508.72'	N86°43'43"W	497.15'	42°28'36"
C7	50.00'	80.68'	N19°15'58"W	72.21'	92°26'54"
C8	5760.79'	363.77'	N25°08'57"E	363.71'	3°37'05"
C9	5760.79'	193.19'	N22°22'46"E	193.18'	1°55'17"
C10	50.00'	78.57'	N66°26'07"E	70.73'	90°02'07"
C11	684.20'	925.35'	S29°48'07"E	856.42'	77°29'23"
C12	684.20'	154.65'	S15°25'04"W	154.32'	12°57'01"
C13	50.00'	73.41'	S63°57'08"W	66.99'	84°07'05"
C14	750.20'	444.89'	S89°01'20"W	438.40'	33°58'41"
C15	682.20'	505.76'	N86°43'43"W	494.25'	42°28'37"
C16	50.00'	80.68'	N19°15'58"W	72.21'	92°26'54"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N26°57'29"E	46.85'
L2	N65°29'25"W	22.20'
L3	N26°57'29"E	42.76'
L4	N65°29'25"W	20.03'



R/W DEDICATION TO THE CITY OF HARRISONBURG
 34' FROM CL OF MOUNT CLINTON PIKE
 32' FROM CL OF ACORN DRIVE
 32' FROM CL OF NORTH LIBERTY STREET
 13,459.0 SQ.FT. OR 0.310 AC.

Pursuant to Section 15.2-1803 of the Code of Virginia (1950), as amended, the interest in real estate conveyed by this plat is accepted on behalf of the City of Harrisonburg, Virginia, by the City Manager, as authorized by the City Council.

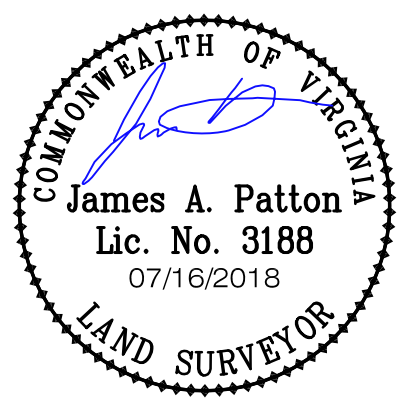
ACCEPTING on behalf of the City of Harrisonburg, Virginia

Eric D. Campbell, City Manager

COMMONWEALTH OF VIRGINIA
 CITY OF HARRISONBURG, TO WIT:
 I, _____ certify that _____

whose names are signed to the foregoing instrument have acknowledged the same before me this _____ day of _____, 2018.

Notary Public
 Notary Registration Number: _____
 My commission expires: _____



DATE: 07/16/2018
 SCALE: 1"=100'
 JOB: 45180010.00
 DRAWN BY: JAP
 REV: 06/05/2018
 SHEET 1 OF 1

PLAT SHOWING
DIVISION OF TAX MAP #45-D-1

CITY OF HARRISONBURG, VIRGINIA
 PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS
 ROANOKE • RICHMOND • NEW RIVER VALLEY • STAUNTON • HARRISONBURG
 128 West Market Street • Suite 103 • Harrisonburg, Virginia 22801 • Phone (540) 433-1908 • jpatton@balzer.cc

