

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.

EXISTING R/W

NEW R/W

APPROX. LOCATION
20' SEWER EASEMENT
DB:1157 PG:379

PARCEL A
25.806 AC.
1,124,112.3 SQ.FT.

PARCEL B
6.402 AC.
278,872.2 SQ.FT.

PARCEL C
6.403 AC.
278,930.7 SQ.FT.

JAMES EBY
TM#45-D-8
DB:3652 PG:289

WAYNE SHIFFLETT
TM#45-D-6
DB:11467 PG:27

NORTH LIBERTY STREET
VARIABLE WIDTH PUBLIC R/W



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'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5758.79'	556.77'	N24°11'18"E	556.55'
C2	50.00'	78.57'	N66°26'09"E	70.73'
C3	686.20'	1083.15'	S23°19'37"E	974.15'
C4	50.00'	73.51'	S64°00'35"W	67.06'
C5	746.20'	444.02'	S89°04'47"W	437.49'
C6	686.20'	508.72'	N86°43'43"W	497.15'
C7	50.00'	80.68'	N19°15'58"W	72.21'
C8	5760.79'	363.77'	N25°08'57"E	363.71'
C9	5760.79'	193.19'	N22°22'46"E	193.18'
C10	50.00'	78.57'	N66°26'07"E	70.73'
C11	684.20'	925.35'	S29°48'07"E	856.42'
C12	684.20'	154.65'	S15°25'04"W	154.32'
C13	50.00'	73.41'	S63°57'08"W	66.99'
C14	750.20'	444.89'	S89°01'20"W	438.40'
C15	682.20'	505.76'	N86°43'43"W	494.25'
C16	50.00'	80.68'	N19°15'58"W	72.21'

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.

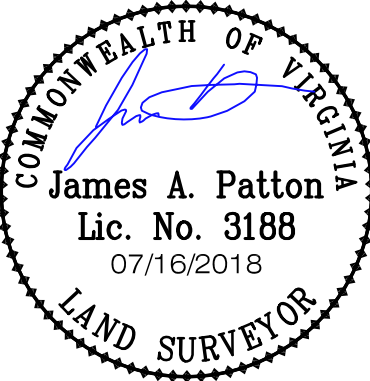
ACCEPTING on behalf of the City of Harrisonburg, Virginia

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: _____



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

CITY OF HARRISONBURG, VIRGINIA

PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS

ROANOKE • RICHMOND • NEW RIVER VALLEY • STAUNTON • HARRISONBURG

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