

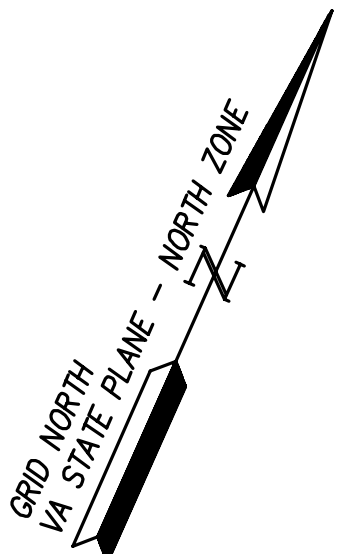
ADDRESS: 1675 COUNTRY CLUB ROAD
TAX MAP PARCEL: 13-D-1
PRESENT OWNER: SKYLAR & TALLI, LLC.
SEE DEED BOOK 4159, PG. 533 FOR TITLE REFERENCE.
SEE ALSO DEED BOOK 4992, PG. 610 FOR LOT CONSOLIDATION.
SEE ALSO DEED BOOK 5894, PG. 760 FOR OUT CONVEYANCE ALONG COUNTRY CLUB ROAD.

TOPOGRAPHICAL SURVEY NOTES:

- ### LEGEND

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3. HORIZONTAL DATUM IS VIRGINIA STATE PLANE, NORTH ZONE, NAD83(2011).
 4. VERTICAL DATUM OF THIS SURVEY IS NAVD88. AS DETERMINED BY GPS OBSERVATIONS FROM MARCH 2025.
 5. 1" CONTOUR INTERVAL IS SHOWN HEREON.
 6. A PORTION OF THE SURVEYED PROPERTY DOES LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH THE SUBJECT IS LOCATED, BY GRAPHIC PLOTTING ONLY AS SHOWN ON FEMA FIRM COMMUNITY PANEL NUMBERS 51165C0412D & 51165C0411D, WHICH BOTH MAPS BEAR AN EFFECTIVE DATE OF FEBRUARY 6, 2008. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOODPLAIN LINEWORK SHOWN HEREON IS FROM FEMA NFHL DATA-STATE WITH LATEST STUDY EFFECTIVE DATE OF 2/14/2025.
 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT; THERE MAY BE OTHER EASEMENTS AND COVENANTS OF RECORD NOT SHOWN. INFORMATION SHOWN HEREON WAS FOUND IN DEEDS & PLATS OF PUBLIC RECORD AND MATTERS OBSERVED IN THE FIELD DURING SURVEY.
 8. UTILITIES ARE AS SHOWN BY VISIBLE SURFACE EVIDENCE, AS WELL AS INFORMATION OF RECORD.
 9. NO CEMETERIES, GRAVE SITES OR BURIAL GROUNDS WERE VISUALLY OBSERVED ON THE SURVEYED PROPERTY DURING THE COURSE OF THIS SURVEY, HOWEVER NO STUDY OF WAS PERFORMED TO RECOVER EVIDENCE OF GRAVES.
 10. THERE IS A PROPOSED SIDEWALK IMPROVEMENT PROJECT TO BE CONSTRUCTED ALONG THE LENGTH OF THE SUBJECT PROPERTY AND COUNTRY CLUB ROAD.
- SEWER MH.
 TOP=1405.65
 INV(SE)=1398.49
 INV(SW)=1398.02
 INV(NE)=1397.92
- SEWER MH.
 TOP=1403.48
 INV(SW)=1396.58
 INV(NE)=1396.56
- SEWER MH.
 TOP=1396.45
 INV(SW)=1390.87
 INV(NE)=1390.84
- SEWER MH.
 TOP=1396.95
 INV(SE)=1387.68
 INV(NW)=1387.64
- SEWER MH.
 TOP=1399.93
 INV(NW)=1390.83
 INV(SE)=1390.81
- STORM
 TOP=1400.66
 INV(SW)=1396.61
 INV(NW)=1396.36
- SEWER MH.
 TOP=1403.36
 INV(NW)=1394.02
 INV(SE)=1394.06
- TM #13-D-0
 C&W Railway
 see survey DB 337/318
 Zone: B-2
- TM #13-D-1
 9.774 Acres
 Skylar & Talli, LLC
 DB 4159/533
 Zone: B-2
- TM #13-D-9
 Simandhar Swami, LLC &
 C/O Candlewood Suites
 DB 5096/781
 See survey DB 791/784
 Zone: B-2
- TM #13-D-5
 Universal of Harrisonburg
 DB 745/295
 Zone: B-2
- GRAPHIC SCALE
 40' 0 40' 80'
 SCALE: 1"=40'
- GRID NORTH
 VA STATE PLANE - NORTH ZONE

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°12'07"W	39.52'
L2	S55°01'21"E	47.73'
L3	N34°58'39"E	1.50'
L4	N55°01'21"W	53.25'



AIDS
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Virginia | North Carolina | West Virginia

EXISTING CONDITIONS SURVEY
FOR
RUTTERS STORE 123
LYING SOUTHWEST OF THE INTERSECTION
OF LINDA LANE AND COUNTY CLUB ROAD
City of Harrisonburg Rockingham County, Virginia

Project Contacts: JCH/MAM/DAB	
Project Number: B3163-00	
Scale: 1"=40'	Date: 03/14/2025
Sheet Title: TOPOGRAPHIC SURVEY	
Sheet Number 1 OF 1	