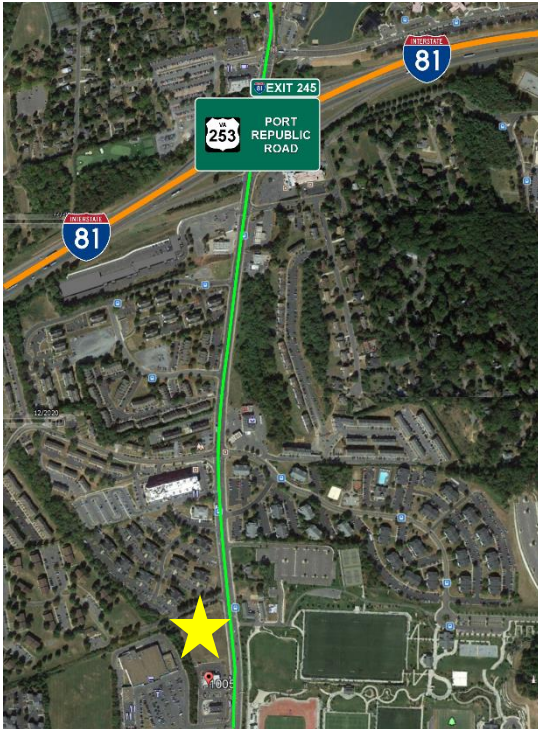


Port Republic Rd. - 2.04 Acres

Asking Price \$1,500,000



This 2.04 Acre lot is located along Port Republic Road, less than 2 miles from Sentara RMH Medical Center and James Madison University's main campus. JMU's Athletic Park is located directly across the road. Several student housing complexes are located within a close walking distance of the lot, making it a prime location for a student or services focused business.

Zoning: B2
Land Use: Commercial
Property Covenants: Height restriction of 25'
Brokers Commission: 2% (must register client)





CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	1824.39	19.49	19.49	S 33°03'14" E	00°33'43"
C-2	574.75	263.36	261.09	N 89°12'10" W	26°32'13"

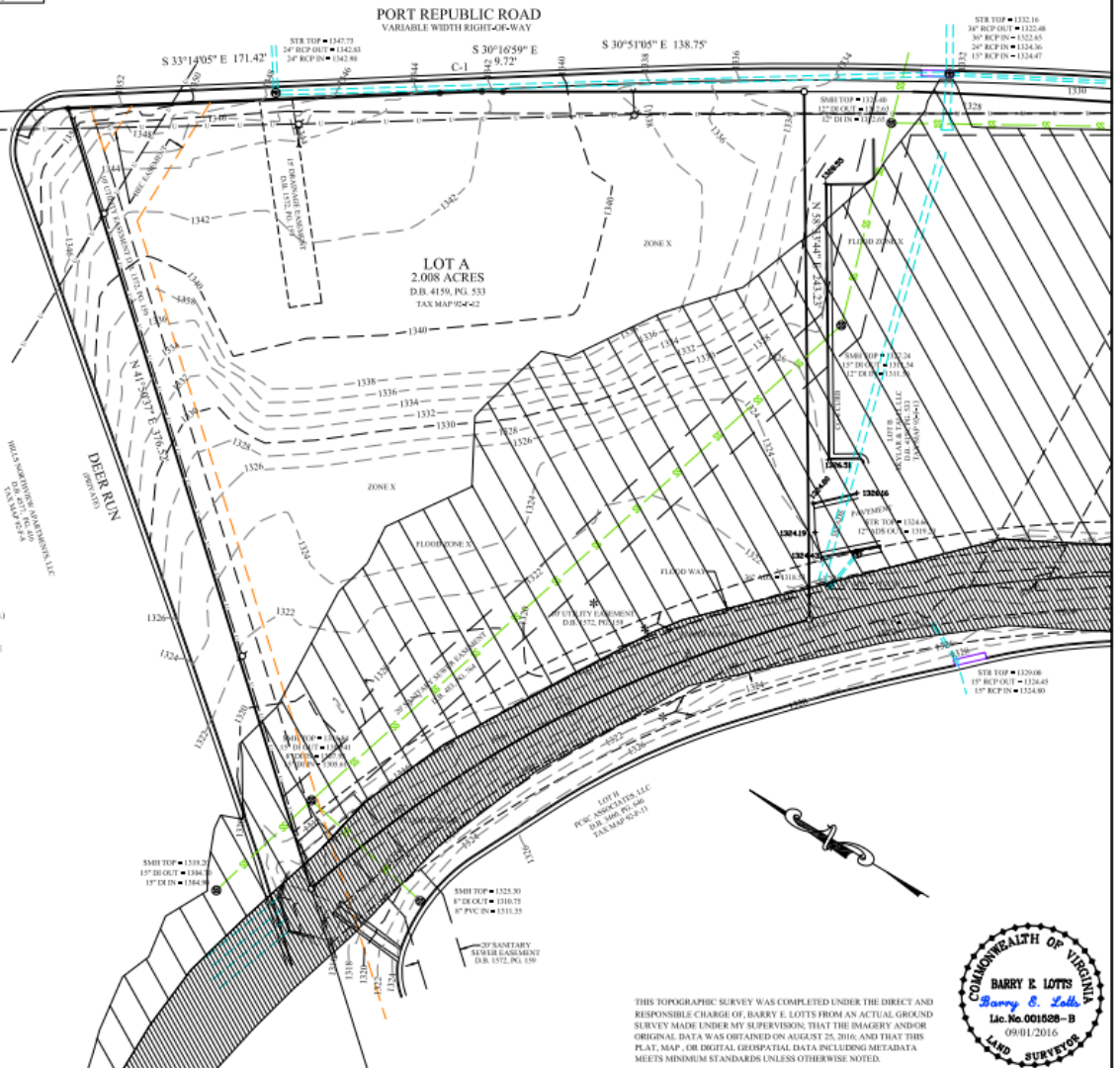
LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- OVERHEAD UTILITY LINES
- SANITARY SEWER LINE
- STORM SEWER LINE
- SEWER MANHOLE
- STORM MANHOLE
- FIRE HYDRANT

NOTES:

1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. BEARINGS ARE ROTATED TO PLAT RECORDED IN DEED BOOK 1572, PAGE 159.
3. 10' UTILITY EASEMENTS CENTERED ON THE LOT LINE BETWEEN LOT A AND LOT B.
4. NO TITLE REPORT HAS BEEN FURNISHED.
5. A PORTION OF THE SURVEY PREMISES IS LOCATED WITHIN FLOOD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD). A PORTION OF THE SURVEY PREMISES IS LOCATED WITHIN FLOOD ZONE AE AND FLOODWAY AREA IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED). THE REMAINING PORTION OF THE SURVEY PREMISES IS LOCATED WITHIN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAINS ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE COUNTY OF ROCKINGHAM, VIRGINIA AND INCORPORATED AREAS COMMUNITY NUMBER/PANEL: 51076/041/D MAP NUMBER: 51065/041/E EFFECTIVE DATE: FEBRUARY 6, 2008).

TOPOGRAPHIC SURVEY OF LOT A, PORT REPUBLIC ROAD BUSINESS PARK PRESENTLY IN THE NAME OF SKYLAR & TALLI, LLC
 CITY OF HARRISONBURG, VIRGINIA
 SCALE 1" = 30'
 SEPTEMBER 1, 2016



THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, BARRY E. LOTTS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 25, 2016, AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM STANDARDS UNLESS OTHERWISE NOTED.

