

EXHIBIT A

B 2 4 5 4 P 3 2 5

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA. EASEMENTS ARE AS SHOWN.

N/4 L. QUINN KAYLOR, TRUSTEE & NURETA A. KAYLOR  
1732/793, PARCEL NO. 1 TR. 124(A) 1

N 39°59'53"E

ROCKINGHAM COUNTY  
HARRISONBURG  
257.16'

126.92'

130.24'

EXISTING 10' PUBLIC UTILITY EASEMENT (SEE 1933/540)

EXISTING 20' PUBLIC UTILITY EASEMENT (SEE 1933/540)

THIS PROPERTY LINE & THE 20' WIDE PUBLIC UTILITY EASEMENT CENTERED ON IT ARE HEREBY VACATED AND ABANDONED.

FORMER LOT 6  
1.000 ACRE

FORMER LOT 5  
1.000 ACRE

NEW LOT 5  
2.000 ACRES

LOT 7

LOT 4

• IRON PIN FOUND AT ALL CORNERS

EXIST. PRIVATE STORM DRAINAGE EASEMENT  
347.11' OR "N  
330.07'

157.34'

130.24'

EXISTING 20' PRIVATE STORM DRAINAGE EASEMENT  
255.00'

S 36°06'40" W  
PEOPLES DRIVE (60' WIDE)

REDIVISION (LOT LINE VACATION) OF LOTS 5 & 6  
SECTION TWO, SOUTH MAIN COMMERCIAL PARK  
CITY OF HARRISONBURG, VIRGINIA

PRESENT OWNER:  
FERGUSON INVESTMENTS, L.L.C.  
DEED BOOK 2543, PAGE 421  
SEE PLAT AT DB. 1933, P. 537  
TAX PARCELS 104 (I) 546  
ADDRESSES: 3211 & 3221 PEOPLES DR.  
2.000 ACRES ZONED O-2

SCALE: 1" = 60'  
JANUARY 12, 2004  
REVISED MARCH 22, 2004



SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, all of the requirements of the Planning Commission and ordinances of the City of Harrisonburg, Virginia, regarding the platting of subdivisions have been complied with.

Given under my hand this 12th day of January, 2004.  
*Bobby L. Owens*  
State Certified Land Surveyor

BOBBY L. OWENS, C.L.S.  
HARRISONBURG, VIRGINIA 27801

REDIVISION OF LOTS 5 & 6, SECTION TWO,  
SOUTH MAIN COMMERCIAL PARK TSP 4 P 336

OWNER'S CONSENT AND DEDICATION

The platting or dedication of the following described land:

BEGINNING at an iron pin found in the northwestern line of Peoples Drive, a corner with Lot 4; thence with the right-of-way line of said street

S 34-06-40 W 258.00 feet

to an iron pin found, a corner with Lot 7; thence leaving the street and running with the line of Lot 7

N 49-11-08 W 847.56 feet

to an iron pin found in the line of Kaylor; thence with the line of said Kaylor and with the corporate limits line between Rockingham County and the City of Harrisonburg

N 39-59-33 E 257.16 feet

to an iron pin found, a corner with Lot 4; thence with the line of Lot 4

S 49-11-08 E 320.07 feet

to the beginning and containing 2.000 acres and being designated as REDIVISION OF LOTS 5 & 6, SECTION TWO, SOUTH MAIN COMMERCIAL PARK, located in the City of Harrisonburg, Virginia, is with the free consent and in accordance with the desires of the undersigned owners thereof; that the 20 foot wide utility easement centered on the lot line between Lot 5 and Lot 6 shown as vacated, contains no public utilities and is hereby vacated by and with the consent of the City of Harrisonburg. The said 2.000 acres of land hereby redivided being all of Lots 5 & 6 as shown on a plat of Lot 7, Section One and Lots 1 thru 7, Section Two, South Main Commercial Park recorded at Deed Book 1933, Page 337, and the same land conveyed to Ferguson Investments, L.L.C. from Timothy D. Ferguson and Katherine Ferguson by deed dated September 24, 2003, recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia in Deed Book 2363, Page 421.

Given under our hands this 25 day of MARCH, 2004.

By: T. C. Kelson / member

By: Katherine Ferguson / member

NOTARY CERTIFICATE:

STATE OF VIRGINIA | CITY/COUNTY OF Harrisonburg, to-wit:

The foregoing owner's consent and dedication was acknowledged before me on behalf of Ferguson Investments, L.L.C. by Tim Ferguson and Katherine Ferguson, Members.

this 25<sup>th</sup> day of March, 2004.

My commission expires: April 21, 2004 [Signature]  
Notary Public

CERTIFICATE OF APPROVAL

This subdivision known as REDIVISION OF LOTS 5 & 6, SECTION TWO, SOUTH MAIN COMMERCIAL PARK is approved by the undersigned pursuant to section 10-2-8 of the Harrisonburg City Code and may be admitted to record.

Dated 03/23/04 Stacy H. Jumper  
Director of Community Development

The City of Harrisonburg does hereby approve the vacation of the easement as shown.

Dated [Signature] March 23, 2004  
City Manager

02454P337

VIRGINIA: In the Clerk's Office of the Circuit Court of Rockingham County  
The foregoing instrument was this day presented in the office aforesaid, and in  
together with the certificate of acknowledgment annexed, admitted to record this  
20<sup>th</sup> day of March, 1954, at 10:59 A.M. I certify that

fees were paid when applicable:

Sec. 58-54 - State \_\_\_\_\_ County \_\_\_\_\_ City \_\_\_\_\_  
Sec. 58-54.1 - State \_\_\_\_\_ County \_\_\_\_\_ City \_\_\_\_\_ Transfer \_\_\_\_\_  
Recording 19.00 Copies 1.50 TESTE \_\_\_\_\_

L. WAYNE HARPER  
CLERK

Deed Book No 2454 Page 335

04 MAR 25 10:10:59  
CIRCUIT COURT  
L. WAYNE HARPER, CLERK

008952