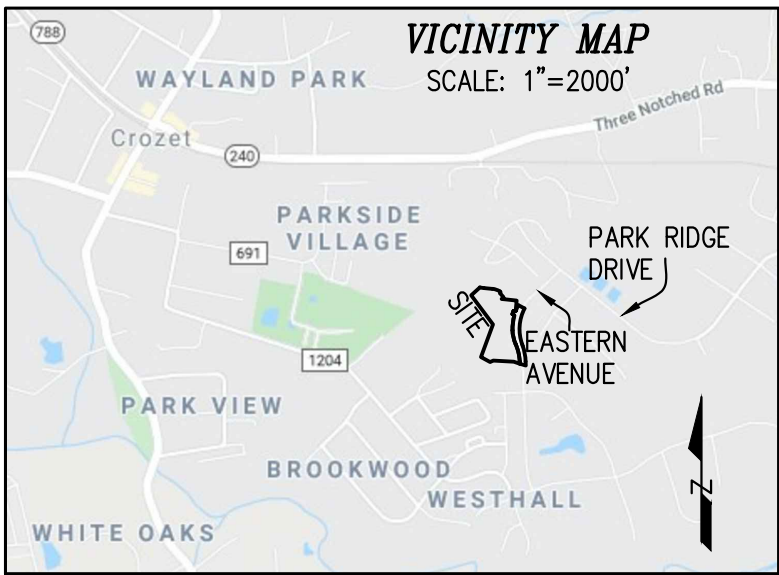


COUNTY APPROVAL

AGENT FOR THE BOARD OF SUPERVISORS DATE

INDEX

- V1 - COVER SHEET
- V2 - RIGHT-OF-WAY DEDICATION
- V3 - EXISTING EASEMENTS
- V4 - SLOPE/MAINTENANCE & DRAINAGE EASEMENTS
- V5 - GREENWAY EASEMENT



STATEMENT OF TITLE: TMP 56K-A2

THE LAND SHOWN WAS OBTAINED BY GLENBROOK, LLC AS RECORDED IN DEED BOOK 5028 PAGE 408, PLAT RECORDED IN DEED BOOK 4787 PAGE 549 AND DEED BOOK 5075 PAGE 664, AND TO THE BEST OF MY KNOWLEDGE MEETS ALL THE REQUIREMENTS REGARDING THE PLATTING OF SUBDIVISIONS.

STATEMENT OF CONSENT TO DIVISION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, KNOWN AS TAX MAP 56K PARCEL A2, ACCORDING TO COUNTY RECORDS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES, IF ANY.

GLENBROOK, LLC
PO BOX 1467
CHARLOTTESVILLE, VA 22902

COMMONWEALTH OF VIRGINIA –
CITY/COUNTY OF:

TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20

SIGNATURE OF NOTARY PUBLIC

STATEMENT OF TITLE: TMP 56K--04-A

THE LAND SHOWN WAS OBTAINED BY THE HOMEOWNERS ASSOCIATION OF FOOTHILLS CROSSING, INC AS RECORDED IN DEED BOOK 5198 PAGE 95, PLAT RECORDED IN DEED BOOK 4769 PAGE 262, AND TO THE BEST OF MY KNOWLEDGE MEETS ALL THE REQUIREMENTS REGARDING THE PLATTING OF SUBDIVISIONS.

STATEMENT OF CONSENT TO DIVISION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, KNOWN AS TAX MAP 56K PARCEL 04-A, ACCORDING TO COUNTY RECORDS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES, IF ANY.

THE HOMEOWNERS ASSOCIATION OF
FOOTHILLS CROSSING, INC
PO BOX 1467
CHARLOTTESVILLE, VA 22902

COMMONWEALTH OF VIRGINIA –
CITY/COUNTY OF:

TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20

SIGNATURE OF NOTARY PUBLIC

STATEMENT OF TITLE: TMP 56H-C

THE LAND SHOWN WAS OBTAINED BY COUNTY OF ALBEMARLE, VIRGINIA AS RECORDED IN DEED BOOK 4081 PAGE 81, PLAT RECORDED IN DEED BOOK 4077 PAGE 175, AND TO THE BEST OF MY KNOWLEDGE MEETS ALL THE REQUIREMENTS REGARDING THE PLATTING OF SUBDIVISIONS.

STATEMENT OF CONSENT TO DIVISION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, KNOWN AS TAX MAP 56H PARCEL C, ACCORDING TO COUNTY RECORDS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES, IF ANY.

COUNTY OF ALBEMARLE, VIRGINIA

COMMONWEALTH OF VIRGINIA –
CITY/COUNTY OF:

TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20

SIGNATURE OF NOTARY PUBLIC

STATEMENT OF TITLE: TMP 56L-C

THE LAND SHOWN WAS OBTAINED BY STANLEY MARTIN COMPANIES, LLC AS RECORDED IN DEED BOOK 5226 PAGE 309, PLAT RECORDED IN DEED BOOK 4518 PAGE 1, AND TO THE BEST OF MY KNOWLEDGE MEETS ALL THE REQUIREMENTS REGARDING THE PLATTING OF SUBDIVISIONS.

STATEMENT OF CONSENT TO DIVISION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, KNOWN AS TAX MAP 56L PARCEL C, ACCORDING TO COUNTY RECORDS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES, IF ANY.

STANLEY MARTIN COMPANIES, LLC
11710 PLAZA AMERICA DRIVE SUITE 1100
RESTON, VA 20190

COMMONWEALTH OF VIRGINIA –
CITY/COUNTY OF:

TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20

SIGNATURE OF NOTARY PUBLIC

NOTES:

- THE PURPOSE OF THIS PLAT IS TO DEDICATE A PORTION OF TMP 56H-C (PARCEL A), A PORTION OF TMP 56K-A2 (PARCEL B), A PORTION OF TMP 56K--04-A (PARCLE C) AND A PORTION OF TMP 56L-C (PARCEL D) TO THE COUNTY OF ALBEMARLE FOR PUBLIC RIGHT-OF-WAY. THE INTENT IS TO CONNECT THE NORTHERN AND SOUTHERN PORTION OF EASTERN AVENUE, TO MAKE A CONTINUOUS RIGHT-OF-WAY. ALSO, THIS PLAT IS CREATING A NEW PUBLIC STORM DRAINAGE EASEMENT, IS CREATING A NEW SLOPE AND MAINTENANCE EASEMENT AND IS CREATING A NEW PUBLIC GREENWAY EASEMENT.
- NEW PROPERTY CORNERS SHALL BE MONUMENTED WITH IRON RODS UNLESS OTHERWISE NOTED.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
- THIS PLAT HAS BEEN PREPARED FROM RECORD INFORMATION, DEED BOOK 5075 PAGE 664, DEED BOOK 4787 PAGE 549, DEED BOOK 4077 PAGE 175, DEED BOOK 4518 PAGE 1 AND DEED BOOK 4769 PAGE 262. FIELD WORK WAS COMPLETED ON MARCH 18, 2020.
- THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AND DOES NOT FALL WITHIN FLOOD HAZARD ZONE "A" FOR A 100 YEAR FLOOD AS SHOWN ON FEMA MAP NO 51003C0229D & 51003C0235D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
- SUBJECT PARCELS ARE LOCATED IN THE LICKINGHOLE CREEK WATERSHED. SUBJECT PARCELS ARE WITHIN A WATER SUPPLY PROTECTION AREA.
- SUBJECT PARCELS ARE WITHIN ALBEMARLE COUNTIES WATER & SEWER JURISDICTIONAL AREA.
- THE STREAM BUFFERS SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
- THE FUTURE GREENWAY EASEMENT TO BE DEDICATED TO THE COUNTY FOR PUBLIC USE ON A SEPARATE PLAT APPLICATION IS SUBJECT TO THE PEDESTRIAN TUNNEL AGREEMENT RECORDED AT DEED BOOK 5322 PAGE 133.
- SUBJECT PARCELS DO NOT LIE WITHIN AN AGRICULTURAL/FORESTAL DISTRICT.
- SUBJECT PARCELS DO NOT LIE WITHIN THE DAM BREAK INUNDATION ZONE.
- TMP 56K-A2 IS ZONED R6 RESIDENTIAL AND IS SUBJECT TO PROFFER ZMA-2016-00005. TMP 56K-A2 DOES NOT LIE WITHIN MANAGED STEEP SLOPES OVERLAY DISTRICT. TMP 56K-A2 DOES LIE WITHIN THE PRESERVED STEEP SLOPES OVERLAY DISTRICT. TMP 56K-A2 DOES NOT LIE WITHIN THE FLOOD HAZARD OVERLAY.
- TMP 56K--04-A IS ZONED R1 RESIDENTIAL AND IS SUBJECT TO NO PROFFERS. TMP 56K--04-A DOES LIE WITHIN MANAGED AND PRESERVED STEEP SLOPES OVERLAY DISTRICT. TMP 56K--04-A DOES NOT LIE WITHIN THE FLOOD HAZARD OVERLAY.
- TMP 56H-C IS ZONED PLANNED RESIDENTIAL DEVELOPMENT AND IS SUBJECT TO THE PROFFERS AND APPLICATION PLAN OF ZMA2006-01. TMP 56H-C DOES NOT LIE WITHIN MANAGED AND PRESERVED STEEP SLOPES OVERLAY DISTRICT. TMP 56H-C DOES NOT LIE WITHIN THE FLOOD HAZARD OVERLAY.
- TMP 56L-C IS ZONED R1 RESIDENTIAL AND IS SUBJECT TO NO PROFFERS. TMP 56L-C DOES NOT LIE WITHIN MANAGED STEEP SLOPES OVERLAY DISTRICT. TMP 56L-C DOES LIE WITHIN THE PRESERVED STEEP SLOPES OVERLAY DISTRICT. TMP 56L-C DOES NOT LIE WITHIN THE FLOOD HAZARD OVERLAY.
- NO OBSERVED PLACES OF BURIAL AT TIME OF SURVEY.
- PLAT PREPARED BY: WILLIAM W WHITE

ROUDABUSH, GALE & ASSOCIATES, INC.

ENGINEERS, SURVEYORS AND LAND PLANNERS

A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1966



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PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM



RIGHT-OF-WAY DEDICATION AND EASEMENT PLAT

EASTERN AVENUE

TMP 56K-A2, TMP 56K--04-A,

TMP 56H-C AND TMP 56L-C

WHITE HALL MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

COVER SHEET

DATE:	03-20-2020
REV:	05-08-2020
REV:	06-30-2020
REV:	07-20-2020
REV:	08-04-2020
SCALE:	N/A
JOB:	6234
FILE:	VVWHITE

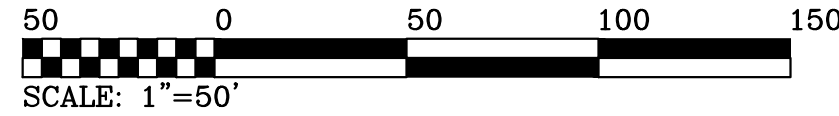
SHEET: **V1** OF 05

RECORD NORTH
DB 5075 PG 664

LEGEND

○ PROPERTY CORNER
IF IRON PIN FOUND

TMP 56-48
N/F HEVENER,
RICHARD LLOYD II
DB 660 PG 210



TMP 56-57B2
N/F GLENBROOK, LLC
DB 5039 PG 75

TMP 56K-A2
6.300 (OG)
- 1.055 (PAR B)
5.245 AC

TMP 56H-C
1.081 (OG)
- 0.057 (PCL A)
1.024 AC

PARCEL A
0.057 AC

PARCEL B
1.055 AC

PARCEL C
0.149 AC

TMP 56L-C
0.091 (OG)
- 0.004 (PCL D)
0.087 AC

PARCEL D
0.004 AC

TMP 56L-1
N/F HONENBERGER/HLAVIN
RESIDENTIAL TRUST
DB 4952 PG 525

TMP 56L-2
N/F SM CHARLOTTESVILLE, LLC
DB 5062 PG 221

TMP 56K--04-A
2.778 (OG)
- 0.149 (PCL C)
2.629 AC

AREA CALCULATIONS

ORIGINAL AREAS:

TMP 56K-A2 6.300 AC
TMP 56K--04-A 2.778 AC
TMP 56H-C 1.081 AC
TMP 56L-C 0.091 AC
TOTAL - 10.250 AC

REVISED AREAS:

TMP 56K-A2 6.300
- 1.055 (PCL B)
5.245 AC
TMP 56K--04-A 2.778
- 0.149 (PCL C)
2.629 AC
TMP 56H-C 1.081
- 0.057 (PCL A)
1.024 AC
TMP 56L-C 0.091
- 0.004 (PCL D)
0.087 AC
NEW R-O-W + 0.057 (PCL A)
+ 1.055 (PCL B)
+ 0.149 (PCL C)
± 0.004 (PCL D)
1.265 AC
TOTAL - 10.250 AC

BOUNDARY CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bearing
C1	469.50'	81.37'	9°55'46"	81.26'	S 22°21'14" W
C2	427.00'	294.41'	39°30'19"	288.62'	S 02°21'48" E
C3	540.00'	192.69'	20°26'43"	191.67'	S 11°53'36" E
C4	460.00'	158.24'	19°42'36"	157.46'	S 11°31'33" E
C5	500.00'	170.38'	19°31'28"	169.56'	S 11°37'07" E
C6	542.50'	161.30'	17°02'10"	160.71'	S 06°39'42" W
C7	31.50'	22.95'	41°44'19"	22.44'	N 51°15'26" W
C8	31.50'	22.95'	41°44'19"	22.44'	N 87°00'14" E
C9	542.50'	58.53'	6°10'52"	58.50'	S 24°13'41" W
C10	427.00'	45.60'	6°07'06"	45.58'	S 81°23'40" E
C11	173.00'	82.33'	27°16'02"	81.56'	S 70°49'12" E
C12	12.50'	22.89'	104°55'23"	19.82'	S 04°43'30" E

ROUDABUSH, GALE & ASSOCIATES, INC.

ENGINEERS, SURVEYORS AND LAND PLANNERS

A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1966



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RIGHT-OF-WAY DEDICATION AND EASEMENT PLAT

EASTERN AVENUE

TMP 56K-A2, TMP 56K--04-A,

TMP 56H-C AND TMP 56L-C

WHITE HALL MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

RIGHT-OF-WAY DEDICATION

DATE: 03-20-2020
REV: 05-08-2020
REV: 06-30-2020
REV: 07-20-2020
REV: 08-04-2020
SCALE: 1"=50'
JOB: 6234
FILE: VVWHITE

SHEET: V2 OF 05

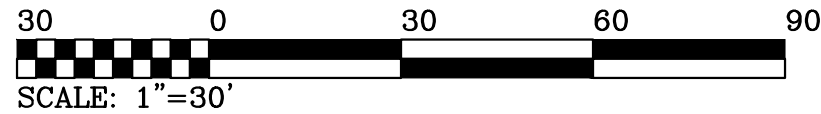
RECORD NORTH
DB 5075 PG 664

20' ACSA UTILITY
EASEMENT
DB 2041 PG 676

VARIABLE WIDTH GREENWAY
EASEMENT TO BE DEDICATED
TO ALBEMARLE COUNTY WITH
FUTURE PHASE
DB 5075 PG 664

20' ACSA SANITARY
SEWER EASEMENT
DB 5355 PG 737

VARIABLE WIDTH SWM,
FOREST AND OPEN
SPACE EASEMENT
DB 5075 PG 664



TMP 56K-A2
N/F GLENBROOK, LLC
DB 5028 PG 408

EASTERN AVENUE
VARIABLE WIDTH PUBLIC R/W
HEREBY DEDICATED TO ALBEMARLE
COUNTY FOR PUBLIC USE

EASTERN AVENUE
VARIABLE WIDTH PUBLIC R/W
DB 4518 PG 1

TMP 56L-C
N/F STANLEY MARTIN
COMPANIES, LLC
DB 5226 PG 309

100' STREAM
BUFFER

TMP 56K--04-39
N/F BENEDETTI, JEREMY A
& CHRISTINE C BENEDETTI
DB 4979 PG 565

TMP 56K--04-A
N/F THE HOMEOWNERS
ASSOCIATION OF FOOTHILLS
CROSSING INC
DB 5198 PG 95

20' ACSA SANITARY
SEWER EASEMENT
DB 5355 PG 737

TMP 56L-1
N/F HONENBERGER/HLAVIN
RESIDENTIAL TRUST
DB 4952 PG 525

V/W SWM ACCESS
& MAINTENANCE
EASEMENT
DB 4769 PG 262

20' ACSA UTILITY
EASEMENT
DB 2041 PG 676

TMP 56L-2
N/F SM CHARLOTTESVILLE, LLC
DB 5062 PG 221

50' GREENWAY TRAIL
DB 4769 PG 262

LEON LANE
57' PUBLIC R/W
DB DB 4769 PG 262

LEGEND

○ PROPERTY CORNER
IF IRON PIN FOUND

ROUDABUSH, GALE & ASSOCIATES, INC.

ENGINEERS, SURVEYORS AND LAND PLANNERS

A PROFESSIONAL CORPORATION
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RIGHT-OF-WAY DEDICATION AND EASEMENT PLAT

EASTERN AVENUE

TMP 56K-A2, TMP 56K--04-A,

TMP 56H-C AND TMP 56L-C

WHITE HALL MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

EXISTING EASEMENTS

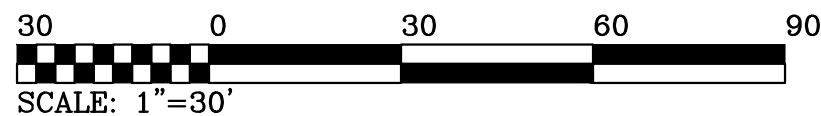
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REV:	06-30-2020
REV:	07-20-2020
REV:	08-04-2020
SCALE:	1"=30'
JOB:	6234
FILE:	WWWWHITE

SHEET:

V3

OF 05

RECORD NORTH
DB 5075 PG 664



TMP 56K-A2
N/F GLENBROOK, LLC
DB 5028 PG 408

TMP 56H-C
N/F COUNTY OF
ALBEMARLE VIRGINIA
DB 4081 PG 81

EASTERN AVENUE
VARIABLE WIDTH PUBLIC R/W
DB 4518 PG 1

TMP 56L-C
N/F STANLEY MARTIN
COMPANIES, LLC
DB 5226 PG 309

TMP 56L-1
N/F HONENBERGER/HLAVIN
RESIDENTIAL TRUST
DB 4952 PG 525

TMP 56L-2
N/F SM CHARLOTTESVILLE, LLC
DB 5062 PG 221

NEW VARIABLE WIDTH
PUBLIC SLOPE AND
MAINTENANCE EASEMENT

100' STREAM
BUFFER

EASTERN AVENUE
VARIABLE WIDTH PUBLIC R/W
HEREBY DEDICATED TO ALBEMARLE
COUNTY FOR PUBLIC USE

NEW 20' PUBLIC
DRAINAGE EASEMENT
-CALLS TO CENTER-

TMP 56K--04-39
N/F BENEDETTI, JEREMY A
& CHRISTINE C BENEDETTI
DB 4979 PG 565

TMP 56K--04-A
N/F THE HOMEOWNERS
ASSOCIATION OF FOOTHILLS
CROSSING INC
DB 5198 PG 95

NEW VARIABLE WIDTH PUBLIC
SLOPE AND MAINTENANCE
EASEMENT

V/W SWM ACCESS
& MAINTENANCE
EASEMENT
DB 4769 PG 262

LEON LANE
57' PUBLIC R/W
DB DB 4769 PG 262

LEGEND

○ PROPERTY CORNER
IF IRON PIN FOUND

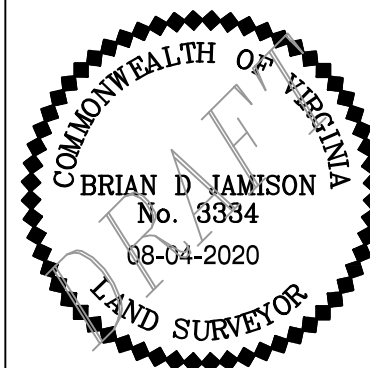
ROUDABUSH, GALE & ASSOCIATES, INC.

ENGINEERS, SURVEYORS AND LAND PLANNERS

A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1966



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RIGHT-OF-WAY DEDICATION AND EASEMENT PLAT

EASTERN AVENUE

TMP 56K-A2, TMP 56K--04-A,

TMP 56H-C AND TMP 56L-C

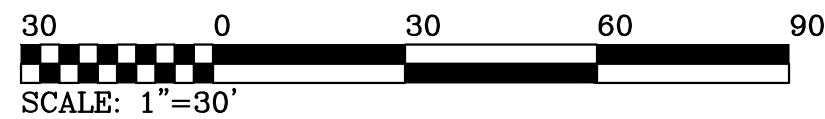
WHITE HALL MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

SLOPE/MAINTENANCE & DRAINAGE EASEMENTS

DATE:	03-20-2020
REV:	05-08-2020
REV:	06-30-2020
REV:	07-20-2020
REV:	08-04-2020
SCALE:	1"=30'
JOB:	6234
FILE:	WWWWHITE

SHEET: **V4** OF 05

RECORD NORTH
DB 5075 PG 664



TMP 56K-A2
N/F GLENBROOK, LLC
DB 5028 PG 408

VARIABLE WIDTH GREENWAY
EASEMENT TO BE DEDICATED
TO ALBEMARLE COUNTY WITH
FUTURE PHASE
DB 5075 PG 664

TMP 56H-C
N/F COUNTY OF
ALBEMARLE VIRGINIA
DB 4081 PG 81

EASTERN AVENUE
VARIABLE WIDTH PUBLIC R/W
DB 4518 PG 1

TMP 56L-C
N/F STANLEY MARTIN
COMPANIES, LLC
DB 5226 PG 309

TMP 56L-1
N/F HONENBERGER/HLAVIN
RESIDENTIAL TRUST
DB 4952 PG 525

TMP 56L-2
N/F SM CHARLOTTESVILLE, LLC
DB 5062 PG 221

50' GREENWAY TRAIL
DB 4769 PG 262

NEW VARIABLE WIDTH
PUBLIC GREENWAY
EASEMENT HEREBY
DEDICATED TO
ALBEMARLE COUNTY
FOR PUBLIC USE

EASTERN AVENUE
VARIABLE WIDTH PUBLIC R/W
HEREBY DEDICATED TO ALBEMARLE
COUNTY FOR PUBLIC USE

EXISTING TRAIL
(TYPICAL)

100' STREAM
BUFFER
PEDESTRIAN TUNNEL
(SEE NOTE #10)

TMP 56K--04-39
N/F BENEDETTI, JEREMY A
& CHRISTINE C BENEDETTI
DB 4979 PG 565

TMP 56K--04-A
N/F THE HOMEOWNERS
ASSOCIATION OF FOOTHILLS
CROSSING INC
DB 5198 PG 95

NEW 10' PUBLIC
GREENWAY EASEMENT
HEREBY DEDICATED TO
ALBEMARLE COUNTY
FOR PUBLIC USE

LEON LANE
57' PUBLIC R/W
DB DB 4769 PG 262

LEGEND

○ PROPERTY CORNER
IF IRON PIN FOUND

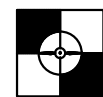
EASEMENT CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bearing
C1	40.00'	41.36'	59°14'57"	39.55'	N 13°05'13" W
C2	100.00'	25.00'	14°19'26"	24.93'	N 35°32'58" W
C3	75.00'	35.00'	26°44'17"	34.68'	N 15°01'07" W
C4	200.00'	25.00'	7°09'43"	24.98'	N 01°55'53" E
C5	70.00'	35.00'	28°38'52"	34.64'	N 19°50'11" E
C6	150.00'	90.00'	34°22'39"	88.66'	N 51°20'56" E
C7	125.00'	34.44'	15°47'16"	34.33'	N 60°38'38" E

ROUDABUSH, GALE & ASSOCIATES, INC.

ENGINEERS, SURVEYORS AND LAND PLANNERS

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RIGHT-OF-WAY DEDICATION AND EASEMENT PLAT

EASTERN AVENUE

TMP 56K-A2, TMP 56K--04-A,

TMP 56H-C AND TMP 56L-C

WHITE HALL MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

GREENWAY EASEMENT

DATE:	03-20-2020
REV:	05-08-2020
REV:	06-30-2020
REV:	07-20-2020
REV:	08-04-2020
SCALE:	1"=30'
JOB:	6234
FILE:	VVWHITE

SHEET:

V5

OF 05