

TMP 62F-E1
N/F ROBERT HAUSER HOMES, INC
DB 1885 PG 158 (PLAT)

NAD83
VIA SOUTH ZONE

LEGEND

- IF IRON PIN FOUND
- IS IRON SET
- SSMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- WM WATER METER

BELIEVED TO BE THE RESIDUE OF
TMP 61-154A

N/F ROBERT HAUSER HOMES, INC
DB 1449 PG 369(PLAT)

TMP 62F-E1
N/F ROBERT HAUSER
HOMES, INC
DB 1885 PG 158 (PLAT)
DB 2476 PG 626 (PLAT)

TMP 62F-E1
N/F ROBERT HAUSER
HOMES, INC
DB 1885 PG 158 (PLAT)
DB 2476 PG 626 (PLAT)

N44°05'52"W
27.77'
N44°05'52"W
1.03'

TMP 62F2-X
N/F DUNLORA V LLC
DB 4717 PG 703

TMP 62F2-A
N/F SHEPHERDS RIDGE AT
DUNLORA COMMUNITY
ASSOC., INC
DB 5202 PG 778

TMP 61-154B
N/F WINDMILL
VENTURES LLC
DB 4505 PG 218

NEW VARIABLE
WIDTH ACSA
WATER & SEWER
EASEMENT

TMP 62F-E2
N/F COUNTY OF ALBEMARLE
DB 4830 PG 20
DB1449 PG 369 (PLAT)
DB 2051 PG 4 (PLAT)
0.226 AC.

TMP 62F2-B
N/F SHEPHERDS RIDGE AT
DUNLORA COMMUNITY
ASSOC., INC
DB 5202 PG 778

UTILITY EASEMENT
DB 3563 PG 682

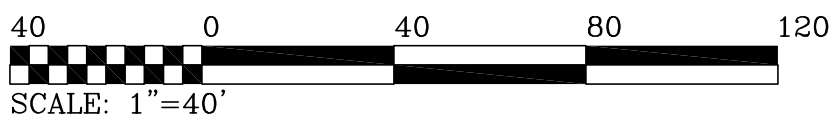
DRAINAGE EASEMENT
DB 3772 PG 366

N47°26'09"W 21.28'

CURB
RIO ROAD EAST
VARIABLE WIDTH R/W
DB 3772 PG 366

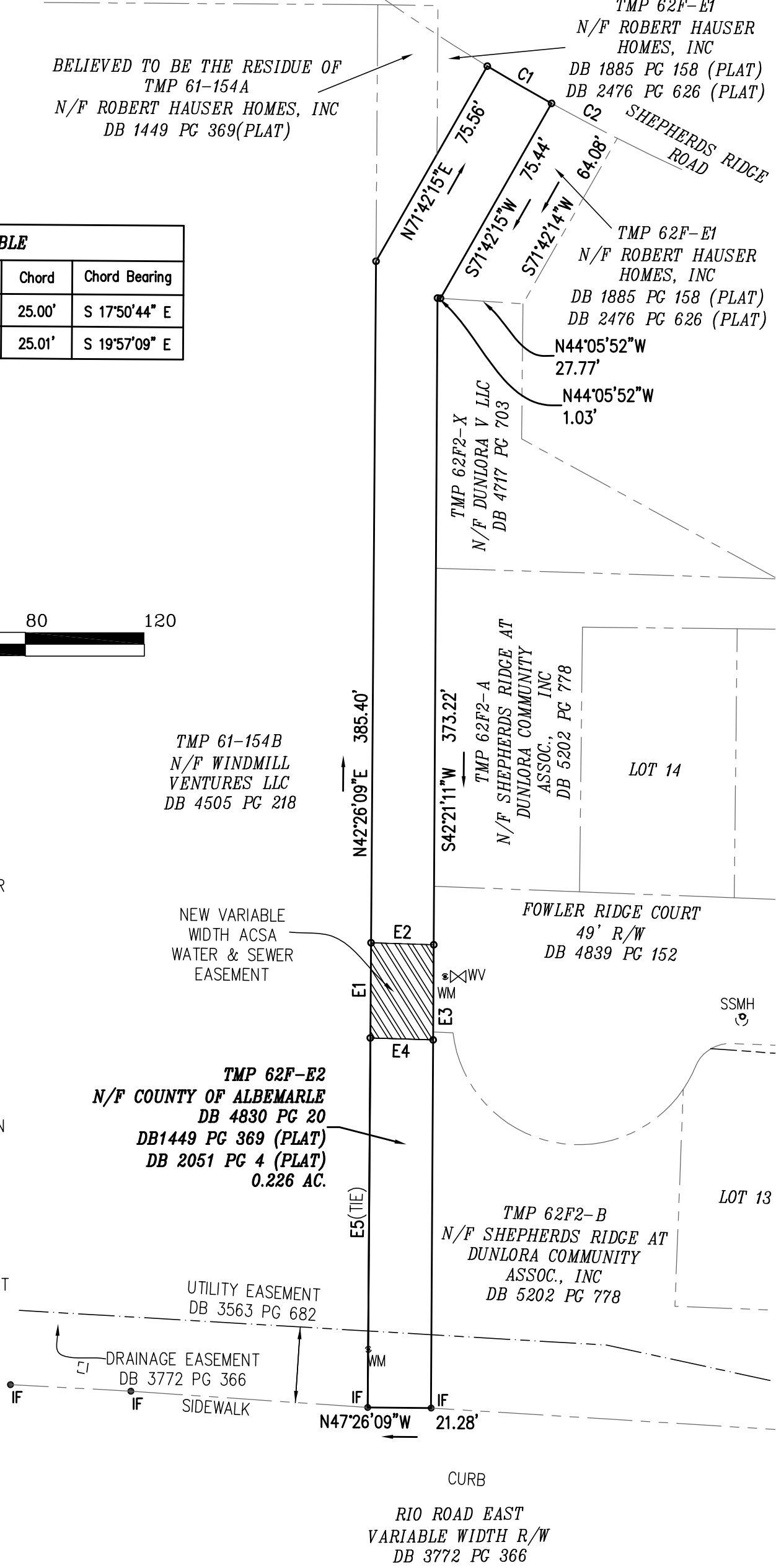
BOUNDARY CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	25.00'	680.00'	2°06'24"	12.50'	25.00'	S 17°50'44" E
C2	25.01'	680.00'	2°06'27"	12.51'	25.01'	S 19°57'09" E

EASEMENT LINE TABLE		
Line	Direction	Length
E1	N 42°26'09" E	32.00'
E2	S 46°11'57" E	21.06'
E3	S 42°21'11" W	32.01'
E4	N 46°10'39" W	21.11'
E5	N 42°26'57" E	124.26'



NOTES:

1. 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.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
3. THERE WERE NO PLACES OF HUMAN BURIAL OBSERVED WHILE CONDUCTING THE FIELD SURVEY.
4. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51003C0279D, 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.
5. THE PROPERTY IS ZONED R4 RESIDENTIAL.
6. THE PROPERTY IS LOCATED IN THE MEADOW CREEK WATERSHED, AND IS NOT IN AN AGRICULTURAL/FORESTAL DISTRICT.
9. THE SUBJECT PROPERTY IS IN THE ENTRANCE CORRIDOR AND AIRPORT IMPACT AREA ZONING DISTRICTS.
10. OWNER OF RECORD: COUNTY OF ALBEMARLE
11. SOURCE OF TITLE: DB 4830 PG 20
12. ACSA WATER & SEWER EASEMENTS ARE TO BE CENTERED ON THE AS-BUILT LOCATION.



MERIDIAN
PLANNING GROUP, LLC
440 Premier Circle, Suite 200
Charlottesville, VA 22901
(P) 434.882.0121



EXHIBIT SHOWING A
NEW ACSA WATER & SEWER
EASEMENT ON
TAX MAP 62F PARCEL E2
RIO MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VA
SHEET: 1 of 1
DATE: APRIL 2, 2021
REVISED: APRIL 29, 2021
FILE: 999 E RIO ESMT.DWG