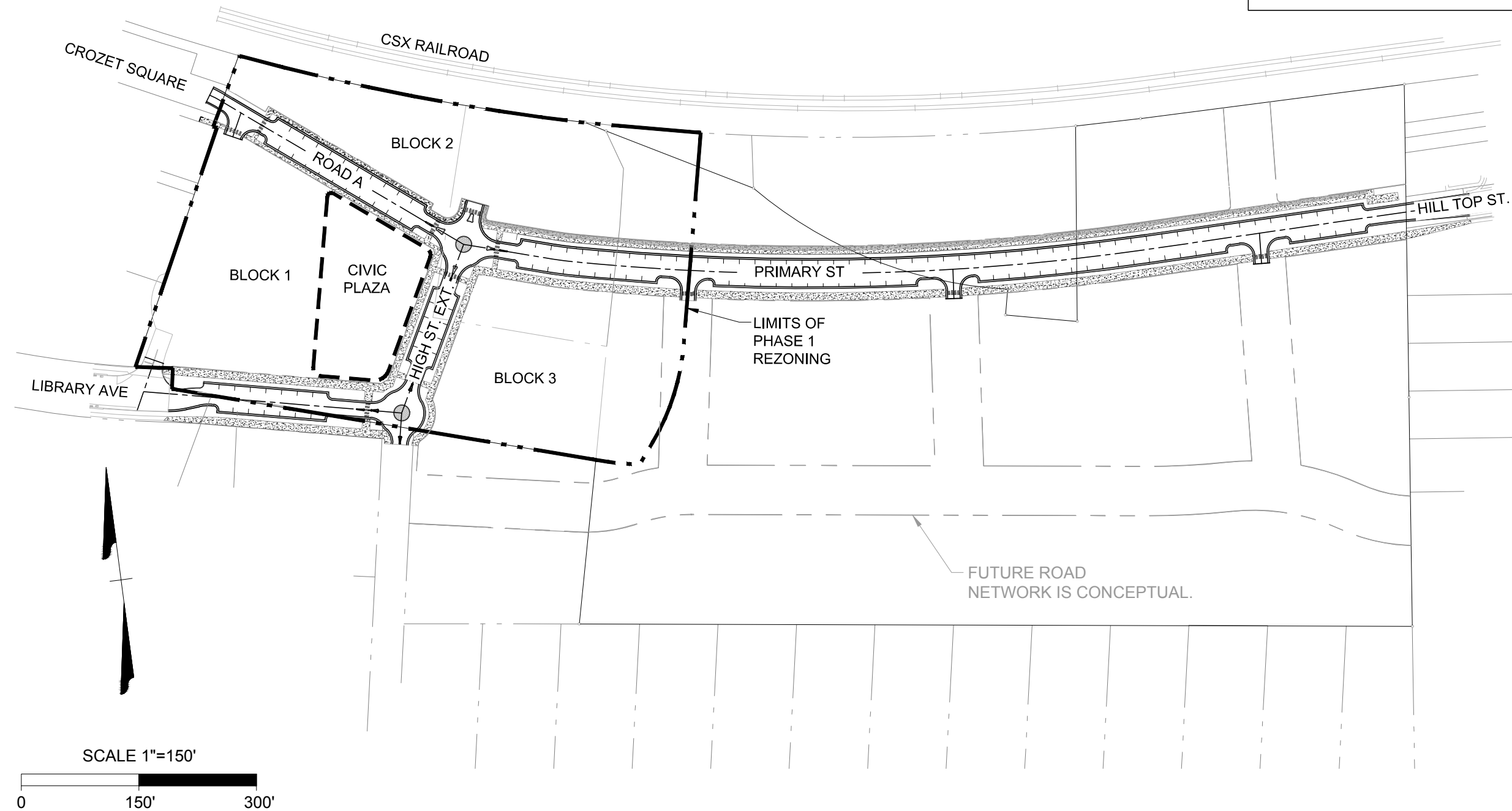


NOTES

1. FUTURE ROAD NETWORK IS CONCEPTUAL.
2. CIVIC PLAZA IS APPROXIMATELY 26,000 SF.
3. PHASE 1 IS APPROXIMATELY 6.24 AC.
4. CROSS- SECTION OF ROADS ARE AS REQUIRED BY THE DCD ZONING AND VDOT.
5. BIKE AND PEDESTRIAN FACILITIES WILL BE PROVIDED AS REQUIRED BY THE DCD ZONING AND VDOT.
6. SWM WILL BE HANDLED BY THE REGIONAL FACILITY AND OTHER OFF-SITE FACILITIES PER THE ORDINANCE.



BARNES LUMBER - PHASE 1 CONCEPT PLAN, EXHIBIT A

10/02/2017

REVISED 07/22/2019

METES AND BOUNDS DESCRIPTION

PHASE 1 – CROZET NEW TOWN ASSOCIATES, LLC

A PARCEL OF LAND IN THE TOWN OF CROZET, VIRGINIA, BEING A PORTION OF THE LANDS CONVEYED TO CROZET NEW TOWN ASSOCIATES, LLC BY DEEDS RECORDED IN DEED BOOK 4568, PAGE 724 (TMP 056A2-01-00-07100 AND -071B0) AND DEED BOOK 4565, PAGE 223 (TMP 056A2-01-00-02500) AND AS SHOWN ON PLATS RECORDED IN DEED BOOK 806, PAGE 249, PLAT BEGINNING AT PAGE 252 (PARCEL 71); DEED BOOK 1925, PAGE 372, PLAT BEGINNING AT PAGE 373 (PARCEL 71B); AND DEED BOOK 4565, PAGE 223, PLAT BEGINNING AT PAGE 233 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE COUNTY, VIRGINIA MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD, A CORNER WITH, NOW OR FORMERLY THE LANDS OF CSX TRANSPORTATION, INC. ON THE SOUTHERN RIGHT OF WAY OF SAID CSX BEING 50 FEET FROM THE CENTERLINE OF THE MAIN LINE;

THENCE LEAVING LANDS OF CSX TRANSPORTATION, INC. AND ALONG THE SOUTHERN RIGHT OF WAY LINE OF CSX TRANSPORTATION, INC. ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 08 DEGREES 51 MINUTES 40 SECONDS, AN ARC DISTANCE OF 450.81 FEET, A RADIUS OF 2914.93 FEET, A TANGENT DISTANCE OF 225.85 FEET, AND A CHORD BEARING OF SOUTH 71 DEGREES 34 MINUTES 51 SECONDS EAST, A CHORD DISTANCE OF 450.36 FEET TO AN IRON ROD, A CORNER WITH TMP 056A2-01-00-02500, BEING THE LANDS OF CROZET NEW TOWN ASSOCIATED, LLC;

THENCE CONTINUING ALONG SAID SOUTHERN RIGHT OF WAY LINE OF CSX AND WITH THE NORTHERLY LINE OF TMP 056A2-01-00-02500 ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 02 DEGREES 53 MINUTES 20 SECONDS, AN ARC DISTANCE OF 147.27 FEET, A RADIUS OF 2920.82 FEET, A TANGENT DISTANCE OF 73.65 FEET, AND A CHORD BEARING OF SOUTH 77 DEGREES 22 MINUTES 42 SECONDS EAST, A CHORD DISTANCE OF 147.25 FEET TO A POINT ALONG SAID SOUTHERN RIGHT OF WAY LINE OF CSX;

THENCE LEAVING THE SOUTHERN RIGHT OF WAY LINE OF CSX TRANSPORTATION, INC., AND TRAVERSING THROUGH THE LANDS OF CROZET NEW TOWN ASSOCIATES, LLC THE FOLLOWING FIVE (5) COURSES.

- 1.) SOUTH 12 DEGREES 06 MINUTES 22 SECONDS WEST, A DISTANCE OF 279.06 FEET TO A POINT;
- 2.) ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 25 DEGREES 46 MINUTES 13 SECONDS, AN ARC DISTANCE OF 131.78 FEET, A RADIUS OF 293.00 FEET, A TANGENT DISTANCE OF 67.03 FEET, AND A CHORD BEARING OF SOUTH 24 DEGREES 59 MINUTES 29 SECONDS WEST, A CHORD DISTANCE OF 130.68 FEET TO A POINT;
- 3.) SOUTH 37 DEGREES 52 MINUTES 35 SECONDS WEST, A DISTANCE OF 32.59 FEET TO A POINT;
- 4.) ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 11 DEGREES 45 MINUTES 20 SECONDS, AN ARC DISTANCE OF 41.03 FEET, A RADIUS OF 200.00 FEET, A TANGENT DISTANCE OF 20.59 FEET, AND A CHORD BEARING OF NORTH 67 DEGREES 06 MINUTES 43 SECONDS WEST, A CHORD DISTANCE OF 40.96 FEET TO A POINT;
- 5.) NORTH 72 DEGREES 59 MINUTES 22 SECONDS WEST, A DISTANCE OF 15.74 FEET TO AN IRON ROD AT THE NORTHEAST CORNER OF TMP 056A2-02-0A-00100;

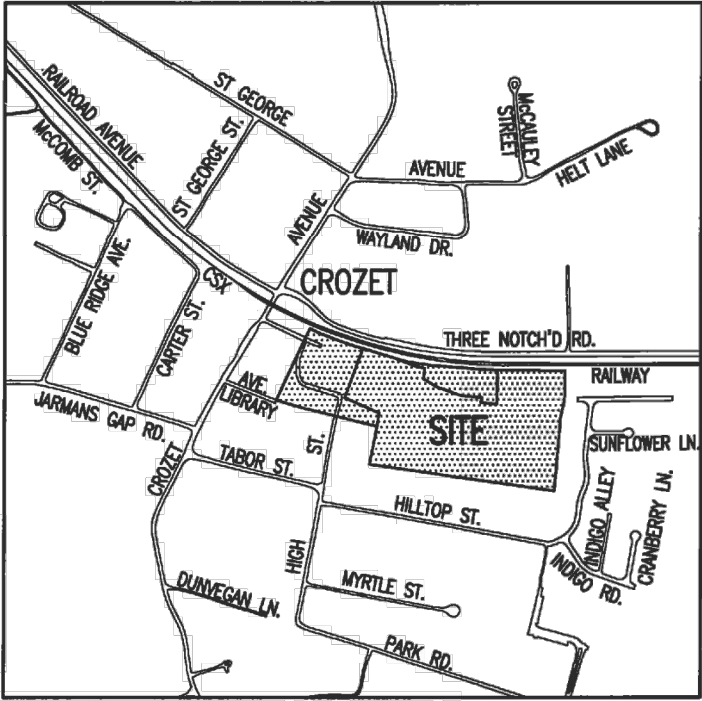
THENCE NORTH 72 DEGREES 59 MINUTES 22 SECONDS WEST, A DISTANCE OF 548.21 TO AN IRON ROD ON THE NORTHERLY LINE OF LIBRARY AVENUE;

THENCE WITH SAID LIBRARY AVENUE THE FOLLOWING THREE COURSES:

- 1.) NORTH 09 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 26.40 FEET TO AN IRON ROD;
- 2.) ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 00 DEGREES 49 MINUTES 19 SECONDS, AN ARC DISTANCE OF 16.89 FEET, A RADIUS OF 1177.42 FEET, A TANGENT DISTANCE OF 8.45 FEET, AND A CHORD BEARING OF NORTH 80 DEGREES 41 MINUTES 19 SECONDS WEST, A CHORD DISTANCE OF 16.89 FEET TO A NAIL;
- 3.) ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 01 DEGREES 34 MINUTES 31 SECONDS, AN ARC DISTANCE OF 30.64 FEET, A RADIUS OF 1114.41 FEET, A TANGENT DISTANCE OF 15.32 FEET, AND A CHORD BEARING OF NORTH 80 DEGREES 18 MINUTES 44 SECONDS WEST, A CHORD DISTANCE OF 30.64 FEET TO AN IRON ROD, A COMMON CORNER OF TMP 056A2-01-00-07000, NOW OR FORMERLY THE LANDS OF ELETERIOS K. VASSALOS;

THENCE LEAVING SAID LIBRARY AVENUE AND WITH THE WESTERN LINE OF TMP 056A2-01-00-07100 THE FOLLOWING FOUR COURSES:

- 1.) NORTH 26 DEGREES 17 MINUTES 24 SECONDS EAST, A DISTANCE OF 247.29 FEET TO AN IRON ROD;
- 2.) NORTH 26 DEGREES 17 MINUTES 24 SECONDS EAST, A DISTANCE OF 74.86 FEET TO AN IRON ROD;
- 3.) NORTH 62 DEGREES 48 MINUTES 48 SECONDS WEST, A DISTANCE OF 5.00 FEET TO AN IRON ROD;
- 4.) NORTH 27 DEGREES 11 MINUTES 12 SECONDS EAST, A DISTANCE OF 96.18 FEET TO THE POINT OF BEGINNING CONTAINING 6.2407 ACRES MORE OR LESS.



VICINITY MAP
1"=1000'

NOTES:

- 1.) SURVEY PREPARED FOR: CROZET NEW TOWN ASSOCIATES, LLC.
- 2.) TITLE SOURCES:
CROZET NEW TOWN ASSOCIATES, LLC
TMP 056A2-01-00-0710
DEED BOOK 4568, PAGE 724 (PARCEL TWO)
DEED BOOK 806, PAGE 249, 252 (PLAT)
TMP 056A2-01-00-071B0
DEED BOOK 4568, PAGE 724 (PARCEL ONE)
DEED BOOK 1925, PAGE 372, 373 (PLAT)
DEED BOOK 1440, PAGE 567, 568 (PLAT)
TMP 056A2-01-00-02500
DEED BOOK 4565, PAGE 223, 233 (PLAT)
- 3.) PROPERTY ADDRESS:
TMP 056A2-01-00-07100 – #5755 THE SQUARE
TMP 056A2-01-00-071B0 – #5707 THREE NOTCH'D ROAD
TMP 056A2-01-00-02500 – NONE ASSIGNED.
- 4.) THIS SURVEY IS BASED ON A FIELD BOUNDARY SURVEY PREPARED BY THIS FIRM ON NOVEMBER 21, 2014.

ZONING EXHIBIT SHOWING

PHASE 1

BEING THE LANDS OF

CROZET NEW TOWN ASSOCIATES, LLC

CONTAINING 6.2407 ACRES

WHITE HALL MAGISTERIAL DISTRICT
TOWN OF CROZET, VIRGINIA
FEBRUARY 1, 2016



KIRK HUGHES & ASSOCIATES
LAND SURVEYORS & PLANNERS
220 EAST HIGH STREET
CHARLOTTESVILLE, VA 22902
(434) 296-6942

FILE: 2014-158, WO: 2016-012

C:\UDD\Surveys\2014\2014-158\2016-012\2016012-01.dwg

BARNES LUMBER - PHASE 1 CONCEPT PLAN, PLAT

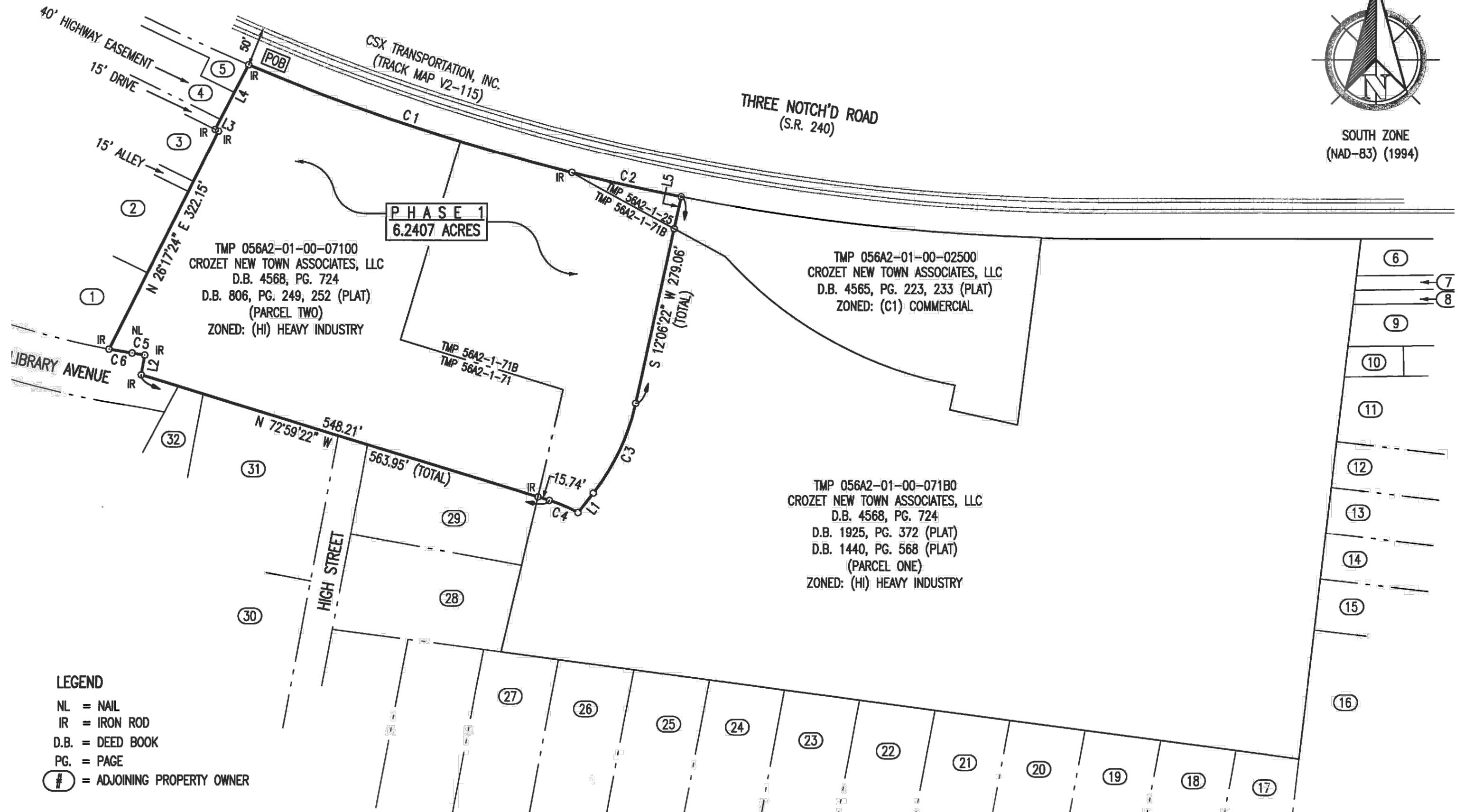
10/02/2017
REVISED 07/22/2019



WWW.TIMMONS.COM



SOUTH ZONE
(NAD-83) (1994)



BARNES LUMBER - PHASE 1 CONCEPT PLAN, PLAT

10/02/2017

REVISED 07/22/2019



WWW.TIMMONS.COM

CURVE TABLE:

NO.	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
C1	08°51'40"	2914.93	450.81	225.85	S 71°34'51" E	450.36
C2	02°53'20"	2920.82	147.27	73.65	S 77°22'42" E	147.25
C3	25°46'13"	293.00	131.78	67.03	S 24°59'29" W	130.68
C4	11°45'20"	200.00	41.03	20.59	N 67°06'43" W	40.96
C5	00°49'19"	1177.42	16.89	8.45	N 80°41'19" W	16.89
C6	01°34'31"	1114.41	30.64	15.32	N 80°18'44" W	30.64

LINE TABLE:

NO.	BEARING	DISTANCE
L1	S 37°52'35" W	32.59'
L2	N 09°43'20" E	26.40'
L3	N 62°48'48" W	5.00'
L4	N 27°11'12" E	96.18'
L5	S 12°06'22" W	43.26'

ADJOINING PROPERTY OWNERS

- ①
TMP 056A2-01-00-07000
N/F ELETERIOS K. VASSALOS
- ②
TMP 056A2-01-00-071A0
N/F CHARLOTTE B. DAMMAN AND SARA LEE FRIZZELL
- ③
TMP 056A2-01-00-071D0
N/F CHARLOTTE B. DAMMAN AND
SARA LEE FRIZZELL
- ④
TMP 056A2-01-J1-02400
N/F COUNTY OF ALBEMARLE,
VIRGINIA
- ⑤
TMP 056A2-01-00-02400
N/F CSX TRANSPORTATION, INC.
- ⑥
TMP 056A2-04-00-05100
N/F NICHOLA PROPERTIES, LLC.
- ⑦
TMP 056A2-04-00-05000
N/F NICHOLA PROPERTIES, LLC.
- ⑧
TMP 056A2-04-00-04900
N/F MATTHEW STRAATMANN
- ⑨
TMP 056A2-04-00-04800
N/F TARA L. BEUSCHER
- ⑩
TMP 056A2-04-00-000A3
N/F PARKSIDE VILLAGE HOMEOWNERS
ASSOCIATION, INC.
- ⑪
TMP 056A2-04-00-02300
N/F SUSAN D. ALMARODE

- ⑫
TMP 056A2-04-00-02200
N/F WILLIAM J. AND ALYSON R.
GORMAN
- ⑬
TMP 056A2-04-00-02100
N/F EMMETT DARIN AND MICHELLE
SUE SIMPSON
- ⑭
TMP 056A2-04-00-02000
N/F RYAN C. AND MOLLY D. MARACLE
- ⑮
TMP 056A2-04-00-01900
N/F ROGER S. AND LAURA C. MITCHELL
- ⑯
TMP 056A2-04-00-000A3
N/F PARKSIDE VILLAGE HOMEOWNERS ASSOCIATION,
INC.
- ⑰
TMP 056A2-02-0A-01500
N/F PATTIE L. BABER
- ⑱
TMP 056A2-02-0A-01400
N/F PATTIE L. BABER
- ⑲
TMP 056A2-02-0A-01300
N/F XIU MEI XUE AND TIAN BIN ZHENG
- ⑳
TMP 056A2-02-0A-01200
N/F WILLIAM A. JR., AND TERESA K. BLACK
- ㉑
TMP 056A2-02-0A-01100
N/F WILLIAM A. JR., AND TERESA K. BLACK

- ㉒
TMP 056A2-02-0A-01000
N/F WILLIAM A. JR., AND TERESA K. BLACK
- ㉓
TMP 056A2-02-0A-00900
N/F AARON RHODES AND RACHEL SHIMP
- ㉔
TMP 056A2-02-0A-00800
N/F PATTIE L. BABER
- ㉕
TMP 056A2-02-0A-00700
N/F KEVIN C. AND CAROLYN M. SANDRIDGE
- ㉖
TMP 056A2-02-0A-00600
N/F ELLEN C. MCKENNA
- ㉗
TMP 056A2-02-0A-00500
N/F DABNEY F. AND CONNIE J. SANDRIDGE
- ㉘
TMP 056A2-02-0A-00200
N/F CHARLES F. SHIFLETT
- ㉙
TMP 056A2-02-0A-00100
N/F ROSS LANGHORNE STEVENS
- ㉚
TMP 056A2-01-00-01600
N/F WARNER P. AND PAMELA H. GSTATTENBAUER
- ㉛
TMP 056A2-01-00-016A0
N/F CARROLL AND DONNA CONLEY
- ㉜
TMP 056A2-01-00-01500
N/F CHARLES R. WITT, JR. AND HERBERT A.
PICKFORD, TRUSTEES FOR
TABOR PRESBYTERIAN CHURCH