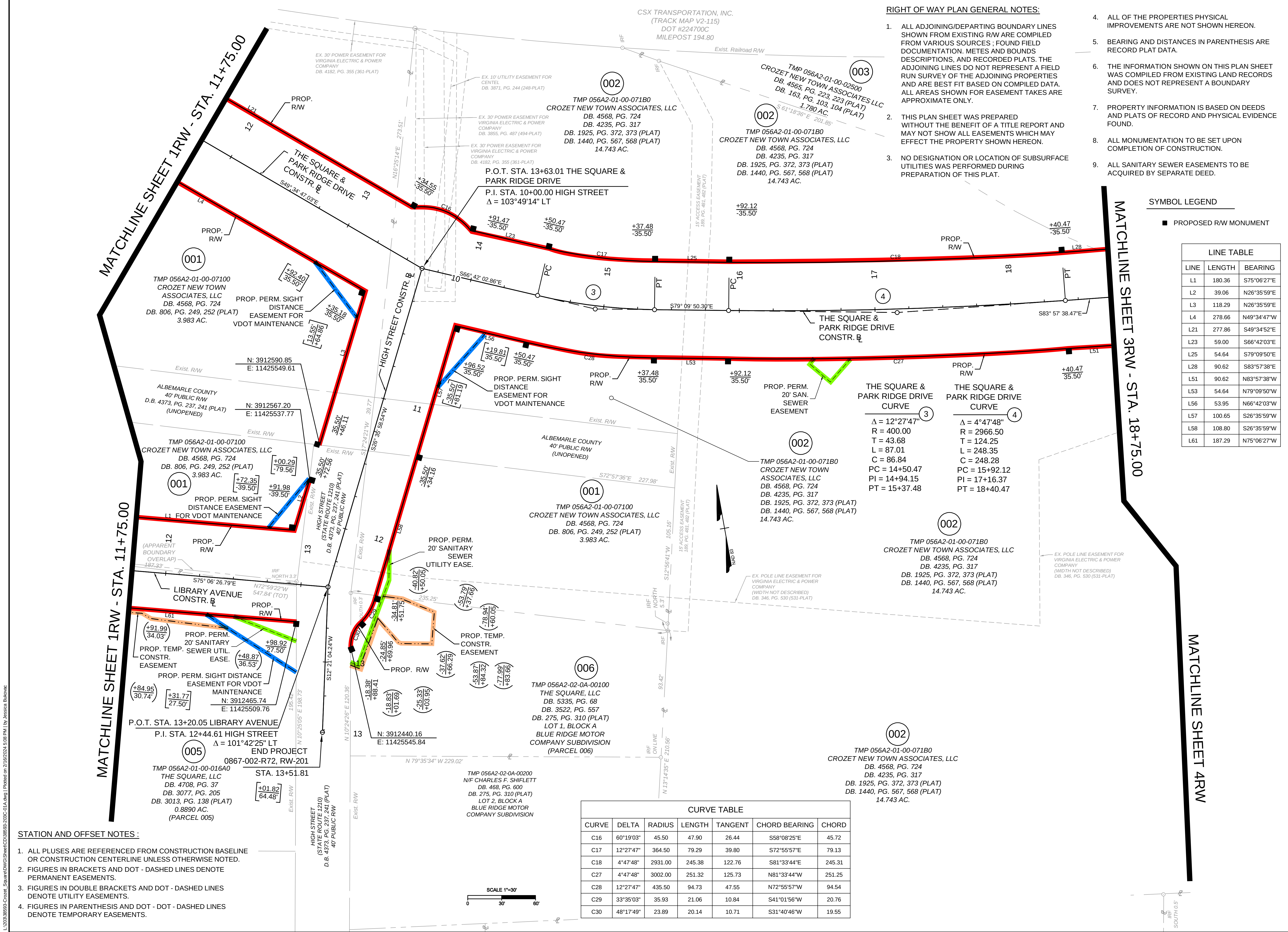


L:\2024\38593-Crozet_SquareDWG\Sheet\CD\38593-2024-01A.dwg | Printed on 2/16/2024 5:08 PM | by Jessica Bullock



STATION AND OFFSET NOTES :

- 1. ALL PLUSES ARE REFERENCED FROM CONSTRUCTION BASELINE OR CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED.
- 2. FIGURES IN BRACKETS AND DOT - DASHED LINES DENOTE PERMANENT EASEMENTS.
- 3. FIGURES IN DOUBLE BRACKETS AND DOT - DASHED LINES DENOTE UTILITY EASEMENTS.
- 4. FIGURES IN PARENTHESIS AND DOT - DOT - DASHED LINES DENOTE TEMPORARY EASEMENTS.

RIGHT OF WAY PLAN GENERAL NOTES:

- 1. ALL ADJOINING/DEPARTING BOUNDARY LINES SHOWN FROM EXISTING R/W ARE COMPILED FROM VARIOUS SOURCES ; FOUND FIELD DOCUMENTATION. METES AND BOUNDS DESCRIPTIONS, AND RECORDED PLATS. THE ADJOINING LINES DO NOT REPRESENT A FIELD RUN SURVEY OF THE ADJOINING PROPERTIES AND ARE BEST FIT BASED ON COMPILED DATA. ALL AREAS SHOWN FOR EASEMENT TAKES ARE APPROXIMATE ONLY.
- 2. THIS PLAN SHEET WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS WHICH MAY EFFECT THE PROPERTY SHOWN HEREON.
- 3. NO DESIGNATION OR LOCATION OF SUBSURFACE UTILITIES WAS PERFORMED DURING PREPARATION OF THIS PLAT.

- 4. ALL OF THE PROPERTIES PHYSICAL IMPROVEMENTS ARE NOT SHOWN HEREON.
- 5. BEARING AND DISTANCES IN PARENTHESIS ARE RECORD PLAT DATA.
- 6. THE INFORMATION SHOWN ON THIS PLAN SHEET WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT A BOUNDARY SURVEY.
- 7. PROPERTY INFORMATION IS BASED ON DEEDS AND PLATS OF RECORD AND PHYSICAL EVIDENCE FOUND.
- 8. ALL MONUMENTATION TO BE SET UPON COMPLETION OF CONSTRUCTION.
- 9. ALL SANITARY SEWER EASEMENTS TO BE ACQUIRED BY SEPARATE DEED.

SYMBOL LEGEND

■ PROPOSED R/W MONUMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	180.36	S75°06'27"E
L2	39.06	N26°35'59"E
L3	118.29	N26°35'59"E
L4	278.66	N49°34'47"W
L21	277.86	S49°34'52"E
L23	59.00	S66°42'03"E
L25	54.64	S79°09'50"E
L28	90.62	S83°57'38"E
L51	90.62	N83°57'38"W
L53	54.64	N79°09'50"W
L56	53.95	N66°42'03"W
L57	100.65	S26°35'59"W
L58	108.80	S26°35'59"W
L61	187.29	N75°06'27"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C16	60°19'03"	45.50	47.90	26.44	S58°08'25"E	45.72
C17	12°27'47"	364.50	79.29	39.80	S72°55'57"E	79.13
C18	4°47'48"	2931.00	245.38	122.76	S81°33'44"E	245.31
C27	4°47'48"	3002.00	251.32	125.73	N81°33'44"W	251.25
C28	12°27'47"	435.50	94.73	47.55	N72°55'57"W	94.54
C29	33°35'03"	35.93	21.06	10.84	S41°01'56"W	20.76
C30	48°17'49"	23.89	20.14	10.71	S31°40'46"W	19.55



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REVISION DESCRIPTION	
DATE	REVISION PER COUNTY COMMENTS
8/16/2022	REVISED PER COUNTY COMMENTS
09/28/2023	REVISED PARCEL 007 & 009 OWNERS
12/19/2023	REVISED TCE FOR PARCELS 001, 006, & 012
01/18/2024	REVISED PER VDOT COMMENTS
02/16/2024	REVISED PER VDOT COMMENTS
DATE	
12/10/2020	
DRAWN BY	
P. LAZAR	
DESIGNED BY	
M. FLEMING	
CHECKED BY	
J. MEDLEY	
SCALE	
1" = 30'	

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RIGHT OF WAY PLAN SHEET

JOB NO.
38593
SHEET NO.
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