

Notes:

1. This boundary was compiled using plats of record available from the Albemarle County Clerk's Office.
2. A boundary survey has not been prepared for Parcel X.
3. A Title Report has not been prepared for Parcel X.

T.M. 76P-01-1
SHERWOOD MANOR
HOMEOWNERS ASSOCIATION
6.89 ACRES
D.B. 514-501

STATE ROUTE 1112 (MOUNTAIN WOOD ROAD)
VARIABLE WIDTH R/W
D.B. 1205-314
HWY. P.B. XI-257 THRU 262

IRON FOUND
S80 17'47"E 3.78'
FROM CORNER

DELTA = 9 34'43"
RADIUS = 200.00'
ARC = 33.44'
CHORD = 33.40'
CHORD BEARING = S84 39'24"E

S38 45'06"E
40.88'

T.M. 76-46F (PORTION)
REGION TEN COMMUNITY
SERVICES BOARD, INC.
+/- 8.46 ACRES
D.B. 3039-209
D.B. 1005-483 PLAT
D.B. 722-518 PLAT

STATE ROUTE 780 (OLD LYNCHBURG ROAD)
VARIABLE WIDTH R/W
D.B. 1205-314
HWY. P.B. XI-257 THRU 262

DELTA = 23 03'48"
RADIUS = 512.46'
ARC LENGTH = 206.28'
CHORD = 204.89'
CHORD BEARING = S24 23'08"E

PARCEL X
A PORTION OF
T.M. 76-46F
+/- 0.589 ACRES
COMPILED FROM
PLATS OF RECORD

DELTA = 26 12'51"
RADIUS = 601.62'
ARC LENGTH = 275.26'
CHORD = 272.86'
CHORD BEARING = S02 48'46"E

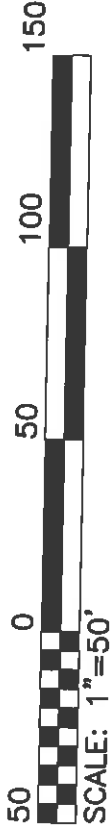
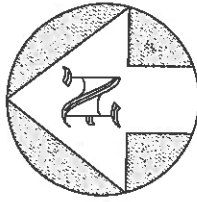
T.M. 76-46A
(WEST PORTION)
4.50 ACRES
D.B. 4573-270
D.B. 4431-372
D.B. 3038-88, 96 & 97 PLAT
D.B. 2726-69
D.B. 2168-106 THRU 109 PLAT
D.B. 925-456 & 457 PLAT

S02 12'39"W
26.33'

N79 11'47"E
131.36'

T.M. 76-46H
COUNTRY GREEN, LLC
2.004 ACRES
D.B. 2668-113

STATE ROUTE 875 (COUNTRY GREEN ROAD)



SCALE: 1"=50'

BOUNDARY COMPILATION FOR:
Parcel X (a portion of TMP 76-46F)

March 28, 2019

SHIMP ENGINEERING, P.C.

ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
912 EAST HIGH STREET
CHARLOTTEVILLE, VA 22901
PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM