

APPROVED FOR RECORDATION

AGENT BOARD OF SUPERVISORS DATE

PARCEL DATA:
TMP 055E0-01-00-000H0
OLD TRAIL PARK

OWNER:
COUNTY OF ALBEMARLE
401 MCENTIRE ROAD
CHARLOTTESVILLE, VIRGINIA 22902

SOURCE OF TITLE/PLAT REFERENCES:
DB 4661 PG 183-197
DB 4349 PG 571-579
DB 3955 PG 1-9 PLAT
DB 3941 PG 678-687 PLAT
DB 2233 PG 389
DB 2035 PG 726-737 PLAT

PARCEL DATA:
TMP NOT YET ASSIGNED
PARCEL EV - RESIDUE C AND LOTS 1, 2, 3, 13 AND 14

OWNER:
EAST VILLAGE, LLC
1005 HEATHERCROFT CIRCLE, SUITE 100
CROZET, VA 22932

SOURCE OF TITLE/PLAT REFERENCES:
DB 4780 PG 372-378 PLAT
DB 4705 PG 656-663 PLAT
DB 4704 PG 379-386 PLAT
DB 4661 PG 188-197 PLAT
DB 4627 PG 439-443 PLAT
DB 4592 PG 379-390 PLAT
DB 4567 PG 742-746 PLAT
DB 4556 PG 173-179 PLAT
DB 4462 PG 149-158 PLAT
DB 4349 PG 571-579 PLAT
DB 4257 PG 377-388 PLAT
DB 4215 PG PG 254-261 PLAT
DB 4195 PG 685-693 PLAT
DB 4069 PG 315-324 PLAT
DB 3955 PG 1-9 PLAT
DB 3941 PG 678-687 PLAT
DB 2233 PG 389
DB 2035 PG 726-737 PLAT

MAGISTERIAL DISTRICT:
WHITE HALL MAGISTERIAL DISTRICT

ZONING:
NEIGHBORHOOD MODEL DISTRICT (NMD) IN ACCORDANCE WITH THE PROFFERS OF ZMA-04-024. THIS PROPERTY LIES IN AN ENTRANCE CORRIDOR OVERLAY DISTRICT.

RESERVOIR WATERSHED:
THIS SITE LIES WITHIN A WATER SUPPLY PROTECTION AREA AND SPECIFICALLY IS WITHIN THE SOUTH FORK RIVANNA RESERVOIR WATER SUPPLY WATERSHED.

AGRICULTURAL-FORESTAL DISTRICT:
THIS SITE DOES NOT LIE WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.

FLOOD HAZARD OVERLAY DISTRICT:
RESIDUE A DOES NOT LIE WITHIN THE FLOOD HAZARD OVERLAY DISTRICT AS DESIGNATED BY ALBEMARLE COUNTY.

OWNERS APPROVAL:
TMP 055E0-01-00-000H0

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "PLAT NEW STORMWATER MANAGEMENT EASEMENTS AND ACSA SANITARY SEWER EASEMENTS - TMP 055E0-01-00-000H0 - OLD TRAIL PARK - OLD TRAIL VILLAGE SUBDIVISION," IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

COUNTY OF ALBEMARLE DATE

NOTARY PUBLIC:
CITY/COUNTY OF _____
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

ON BEHALF OF COUNTY OF ALBEMARLE

THIS ____ DAY OF _____, 2016

NOTARY PUBLIC'S SIGNATURE _____
NOTARY REGISTRATION NUMBER: _____
MY COMMISSION EXPIRES: _____

OWNERS APPROVAL:
PARCEL EV - RESIDUE C AND LOTS 13 AND 14

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "PLAT NEW STORMWATER MANAGEMENT EASEMENTS AND ACSA SANITARY SEWER EASEMENTS - TMP 055E0-01-00-000H0 - OLD TRAIL PARK - OLD TRAIL VILLAGE SUBDIVISION," IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

EAST VILLAGE, LLC DATE

NOTARY PUBLIC:
CITY/COUNTY OF _____
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

ON BEHALF OF EAST VILLAGE, LLC

THIS ____ DAY OF _____, 2016

NOTARY PUBLIC'S SIGNATURE _____
NOTARY REGISTRATION NUMBER: _____
MY COMMISSION EXPIRES: _____

- NOTES:**
1. THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM THREE PLATS. THE FIRST PLAT IS ENTITLED "SUBDIVISION PLAT SHOWING OLD TRAIL PARK AND GREENWAY AREAS - OLD TRAIL LOCATED ON OLD TRAIL DRIVE," DATED JUNE 28, 2010 AND LAST REVISED SEPTEMBER 13, 2010 AND PREPARED BY LINCOLN SURVEYING AND WAS RECORDED IN DEED BOOK 3955 AT PAGES 1-10. THE SECOND PLAT IS ENTITLED "OLD TRAIL - BOUNDARY LINE ADJUSTMENT - GOLF DRIVE R-O-W & TMP5 55E-1-A1, F, F1 & H," DATED FEBRUARY 1, 2013 AND PREPARED BY ROUDABUSH GALE AND ASSOCIATES, INC. AND WAS RECORDED IN DEED BOOK 4349 AT PAGES 541-579. THE THIRD PLAT IS ENTITLED "SUBDIVISION OF TMP 55E-01-A1 BEING THE PROPOSED EAST VILLAGE OF OLD TRAIL SUBDIVISION," DATED APRIL 25, 2016 AND PREPARED BY ROUDABUSH GALE AND ASSOCIATES, INC. AND WAS RECORDED IN DEED BOOK 4780 PAGE 372-378.
 2. THE DEVELOPER RESERVES THE RIGHT TO CREATE, REVISE, RELOCATE OR VACATE ANY EASEMENT AS NECESSARY, SO LONG AS THE PROPER AUTHORITY AGREES, REGARDLESS OF THE SALE OF ANY LOT.
 3. THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD INSURANCE RATE MAP ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), ZONE X - SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON COMMUNITY PANEL NUMBER 510006 0237 D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
 4. 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 AND SAID PROPERTY MAY BE SUBJECT TO INFORMATION DISCLOSED ON A TITLE REPORT BY A LICENSED ATTORNEY.
 5. UNLESS OTHERWISE NOTED, IRON RODS WILL BE SET AT ALL NEW PROPERTY CORNERS.
 6. ANY STREAM BUFFERS SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
 7. OWNER RESERVES ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREON FOR DEDICATION TO THE OLD TRAIL COMMUNITY ASSOCIATION.
 8. DAM BREAK INUNDATION ZONES (BOTH STATE AND FEDERAL) DO NOT APPEAR TO BE SITUATED ON THE SUBJECT PROPERTY.
 9. ROUDABUSH GALE & ASSOCIATES HAS NO KNOWLEDGE OF ANY CEMETERIES, GRAVE MARKERS OR BURIAL PLOTS KNOWN TO EXIST OR TO BE SITUATED ON THE SUBJECT PROPERTIES.

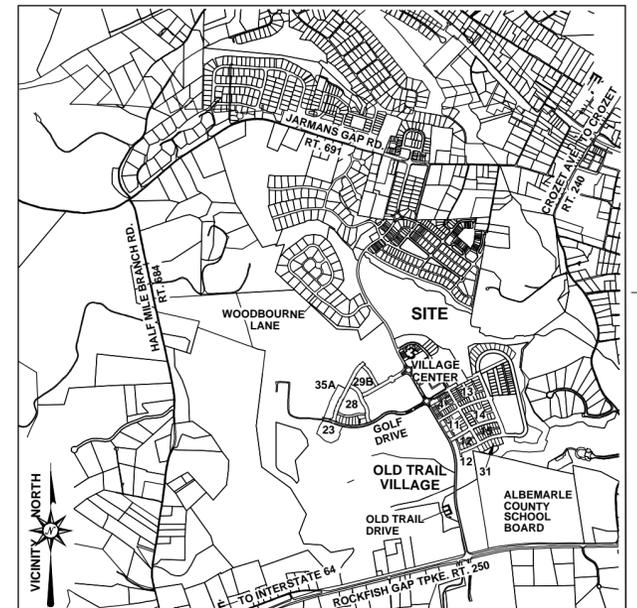
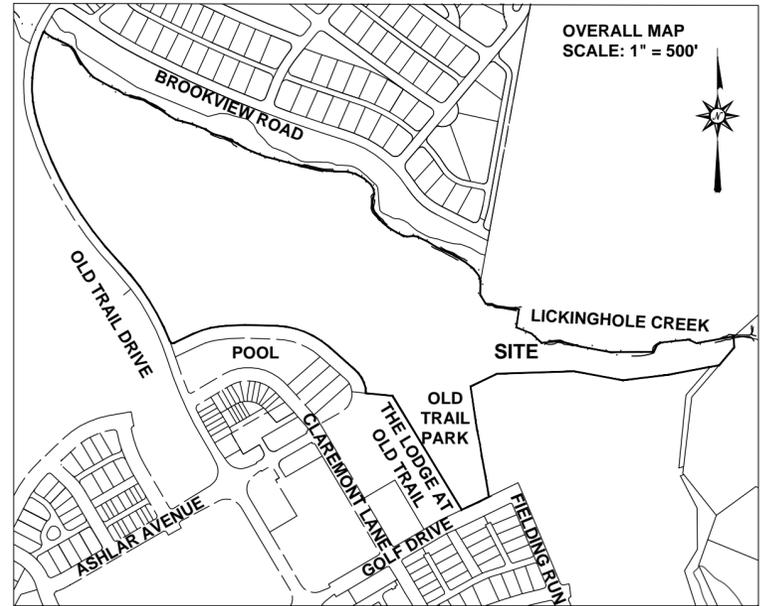
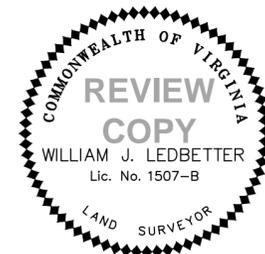


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- 3 - STORM EASEMENT PLAT
- 4 - SANITARY EASEMENT PLAT



**PLAT SHOWING
NEW STORMWATER
MANAGEMENT
EASEMENTS AND
ACSA SANITARY
SEWER EASEMENTS
TMP 055E0-01-00-000H0
OLD TRAIL PARK
OLD TRAIL VILLAGE
SUBDIVISION**

WHITE HALL MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

SHEET 1 OF 4

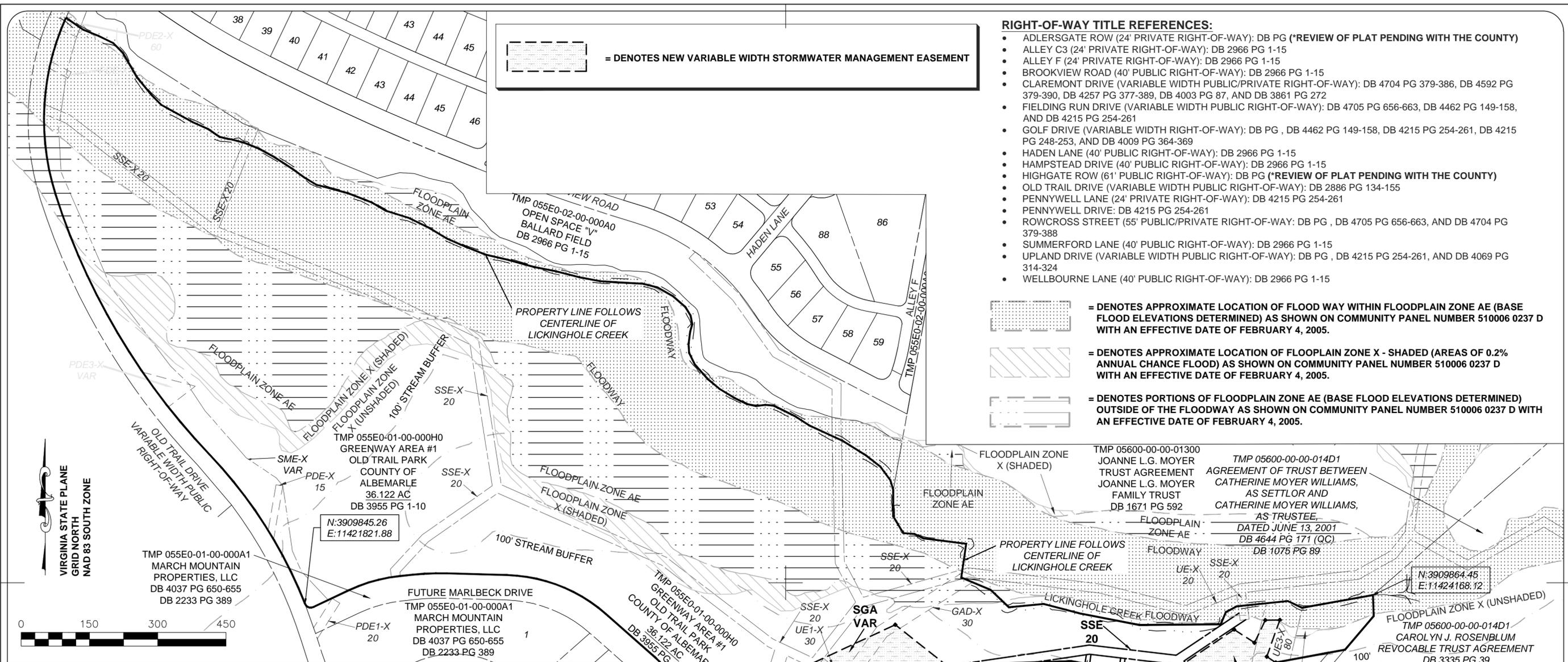
Rev. AUGUST 30, 2016
JUNE 20, 2016

SCALE: 1" = 100'
FILE: 8053

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1966
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

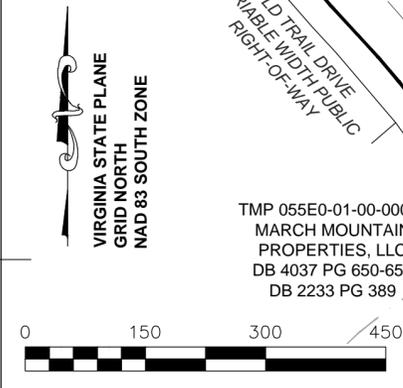
COVER SHEET

PLAT PREPARED BY: D. JORDAN

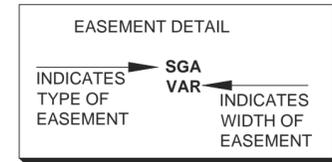


- RIGHT-OF-WAY TITLE REFERENCES:**
- ADLERSGATE ROW (24' PRIVATE RIGHT-OF-WAY): DB PG (*REVIEW OF PLAT PENDING WITH THE COUNTY)
 - ALLEY C3 (24' PRIVATE RIGHT-OF-WAY): DB 2966 PG 1-15
 - ALLEY F (24' PRIVATE RIGHT-OF-WAY): DB 2966 PG 1-15
 - BROOKVIEW ROAD (40' PUBLIC RIGHT-OF-WAY): DB 2966 PG 1-15
 - CLAREMONT DRIVE (VARIABLE WIDTH PUBLIC/PRIVATE RIGHT-OF-WAY): DB 4704 PG 379-386, DB 4592 PG 379-390, DB 4257 PG 377-389, DB 4003 PG 87, AND DB 3861 PG 272
 - FIELDING RUN DRIVE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY): DB 4705 PG 656-663, DB 4462 PG 149-158, AND DB 4215 PG 254-261
 - GOLF DRIVE (VARIABLE WIDTH RIGHT-OF-WAY): DB PG , DB 4462 PG 149-158, DB 4215 PG 254-261, DB 4215 PG 248-253, AND DB 4009 PG 364-369
 - HADEN LANE (40' PUBLIC RIGHT-OF-WAY): DB 2966 PG 1-15
 - HAMPSTEAD DRIVE (40' PUBLIC RIGHT-OF-WAY): DB 2966 PG 1-15
 - HIGHGATE ROW (61' PUBLIC RIGHT-OF-WAY): DB PG (*REVIEW OF PLAT PENDING WITH THE COUNTY)
 - OLD TRAIL DRIVE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY): DB 2886 PG 134-155
 - PENNYWELL LANE (24' PRIVATE RIGHT-OF-WAY): DB 4215 PG 254-261
 - PENNYWELL DRIVE: DB 4215 PG 254-261
 - ROWCROSS STREET (55' PUBLIC/PRIVATE RIGHT-OF-WAY): DB PG , DB 4705 PG 656-663, AND DB 4704 PG 379-388
 - SUMMERFORD LANE (40' PUBLIC RIGHT-OF-WAY): DB 2966 PG 1-15
 - UPLAND DRIVE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY): DB PG , DB 4215 PG 254-261, AND DB 4069 PG 314-324
 - WELLBOURNE LANE (40' PUBLIC RIGHT-OF-WAY): DB 2966 PG 1-15

- DENOTES APPROXIMATE LOCATION OF FLOOD WAY WITHIN FLOODPLAIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON COMMUNITY PANEL NUMBER 510006 0237 D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- DENOTES APPROXIMATE LOCATION OF FLOODPLAIN ZONE X - SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON COMMUNITY PANEL NUMBER 510006 0237 D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- DENOTES PORTIONS OF FLOODPLAIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) OUTSIDE OF THE FLOODWAY AS SHOWN ON COMMUNITY PANEL NUMBER 510006 0237 D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.



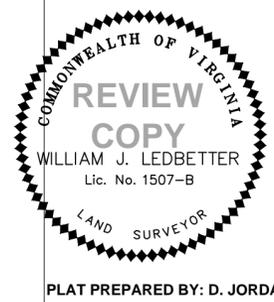
- EXISTING ACSA EASEMENTS LEGEND:**
- AUE-X VAR = VARIABLE WIDTH ACSA UTILITY AND ACCESS EASEMENT DB 2886 PG 134-155
 - SSE-X 20 = 20' ACSA SANITARY SEWER EASEMENT DB 2886 PG 134-155
 - SSE1-X 20 = 20' ACSA SANITARY SEWER EASEMENT DB 2886 PG 134-155
 - UE-X 20 = 20' ACSA UTILITY EASEMENT DB 2696 PG 725-732
 - UE1-X 30 = 30' ACSA UTILITY EASEMENT DB 3955 PG 1-10
 - UE1-X 80 = 80' ACSA UTILITY EASEMENT DB 3955 PG 1-10
 - WE-X 20 = 20' ACSA WATERLINE EASEMENT DB 1971 PG 23, DB 1445 PG 181
- NEW ACSA EASEMENTS LEGEND:**
- BL = BASELINE
 - CL = CENTERLINE
 - SLE 10 = 10' PRIVATE SANITARY LATERAL EASEMENT
 - SLE VAR = VARIABLE WIDTH SANITARY LATERAL EASEMENT
 - SSE 20 = 20' ACSA SANITARY SEWER EASEMENT
 - SSE VAR = VARIABLE WIDTH SANITARY SEWER EASEMENT



- ALL OTHER AREAS OF THE SUBJECT PROPERTIES THAT ARE NOT SHADED APPEAR TO LIE IN FLOODPLAIN ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON COMMUNITY PANEL NUMBER 510006 0237 WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.)

- EXISTING STORM DRAINAGE EASEMENTS LEGEND:**
- GAD-X 30 = 30' PRIVATE GRADING, ACCESS AND DRAINAGE EASEMENT (OLD TRAIL HOA) DP 3955 PG 1-10
 - PDE-X 15 = 15' PRIVATE STORM DRAINAGE EASEMENT (OLD TRAIL HOA) DB 2886 PF 134-155
 - PDE1-X 20 = 20' PRIVATE STORM DRAINAGE EASEMENT (OLD TRAIL HOA) DB 2886 PF 134-155
 - PDE2-X 60 = 60' PRIVATE STORM DRAINAGE EASEMENT (OLD TRAIL HOA) DB 2886 PF 134-155
 - PDE3-X VAR = VARIABLE WIDTH PRIVATE STORM DRAINAGE EASEMENT (OLD TRAIL HOA) DB 2886 PF 134-155
 - SME-X VAR = VARIABLE WIDTH SLOPE MAINTENANCE EASEMENT DB 2886 PG 134-155
- NEW STORMWATER MANAGEMENT EASEMENTS LEGEND:**
- SGA VAR = VARIABLE WIDTH STORMWATER MANAGEMENT, GRADING, STORM DRAINAGE AND ACCESS EASEMENT (PERMANENT FACILITY) (OLD TRAIL HOA)
 - SWM-X VAR = VARIABLE WIDTH STORMWATER MANAGEMENT, GRADING, DRAINAGE AND ACCESS EASEMENT (PERMANENT SWM FACILITY - OLD TRAIL HOA) DB 3955 PG 1-10

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 OLD TRAIL PARK
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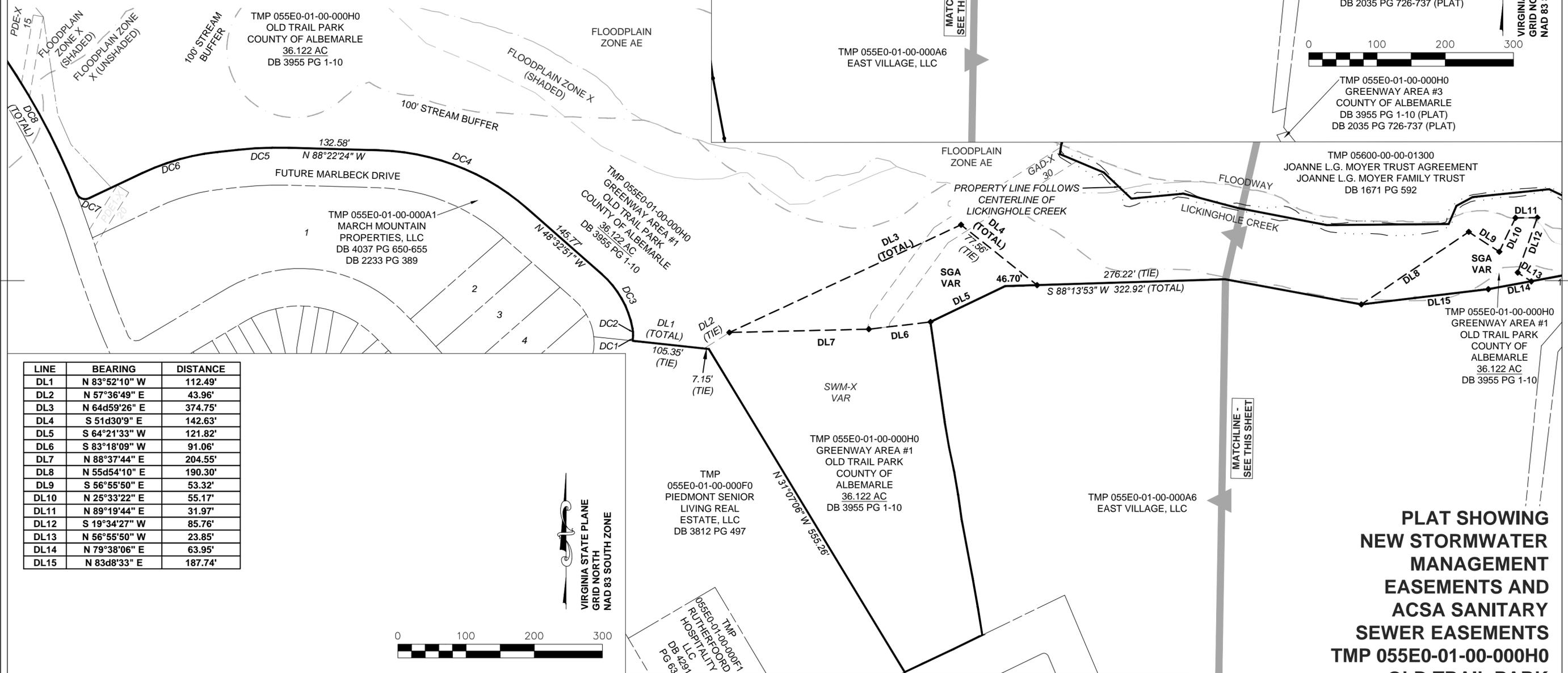
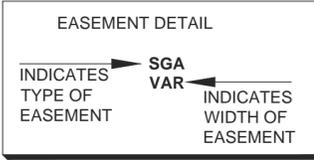
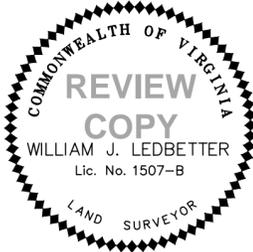
WHITE HALL MAGISTERIAL DISTRICT
 ALBEMARLE COUNTY, VIRGINIA

SHEET 2 OF 4

Rev. AUGUST 30, 2016
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SCALE: 1" = 100'
 FILE: 8053

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
DC1	197.62'	7.32'	7.32'	S 04°09'38" W	2°07'21"
DC2	50.00'	10.75'	10.73'	N 04°00'38" W	12°19'10"
DC3	140.00'	93.77'	92.03'	N 29°21'33" W	38°22'38"
DC4	342.00'	237.72'	232.97'	N 68°27'38" W	39°49'35"
DC5	554.50'	74.38'	74.32'	S 87°47'02" W	7°41'07"
DC6	342.00'	114.91'	114.37'	S 74°18'56" W	19°15'04"
DC7	13.00'	21.29'	18.99'	N 68°23'42" W	93°50'14"
DC8	1017.50'	392.00'	389.58'	N 32°30'58" W	22°04'25"
DC9	1017.50'	11.71'	11.71'	N 21°48'32" W	0°39'33"



LINE	BEARING	DISTANCE
DL1	N 83°52'10" W	112.49'
DL2	N 57°36'49" E	43.96'
DL3	N 64d59'26" E	374.75'
DL4	S 51d30'9" E	142.63'
DL5	S 64°21'33" W	121.82'
DL6	S 83°18'09" W	91.06'
DL7	N 88°37'44" E	204.55'
DL8	N 55d54'10" E	190.30'
DL9	S 56°55'50" E	53.32'
DL10	N 25°33'22" E	55.17'
DL11	N 89°19'44" E	31.97'
DL12	S 19°34'27" W	85.76'
DL13	N 56°55'50" W	23.85'
DL14	N 79°38'06" E	63.95'
DL15	N 83d8'33" E	187.74'

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EXISTING STORM DRAINAGE EASEMENTS LEGEND:
 GAD-X 30 = 30' PRIVATE GRADING, ACCESS AND DRAINAGE EASEMENT (OLD TRAIL HOA) DP 3955 PG 1-10
 PDE-X 15 = 15' PRIVATE STORM DRAINAGE EASEMENT (OLD TRAIL HOA) DB 2886 PF 134-155
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 SME-X VAR = VARIABLE WIDTH SLOPE MAINTENANCE EASEMENT DB 2886 PG 134-155

SWM-X VAR = VARIABLE WIDTH STORMWATER MANAGEMENT, GRADING, DRAINAGE AND ACCESS EASEMENT (PERMANENT SWM FACILITY - OLD TRAIL HOA) DB 3955 PG 1-10

NEW STORMWATER MANAGEMENT EASEMENTS LEGEND:
 SGA VAR = VARIABLE WIDTH STORMWATER MANAGEMENT, GRADING, STORM DRAINAGE AND ACCESS EASEMENT (PERMANENT FACILITY) (OLD TRAIL HOA)

**STORMWATER
 MANAGEMENT
 EASEMENT PLAT**

PLAT PREPARED BY: D. JORDAN

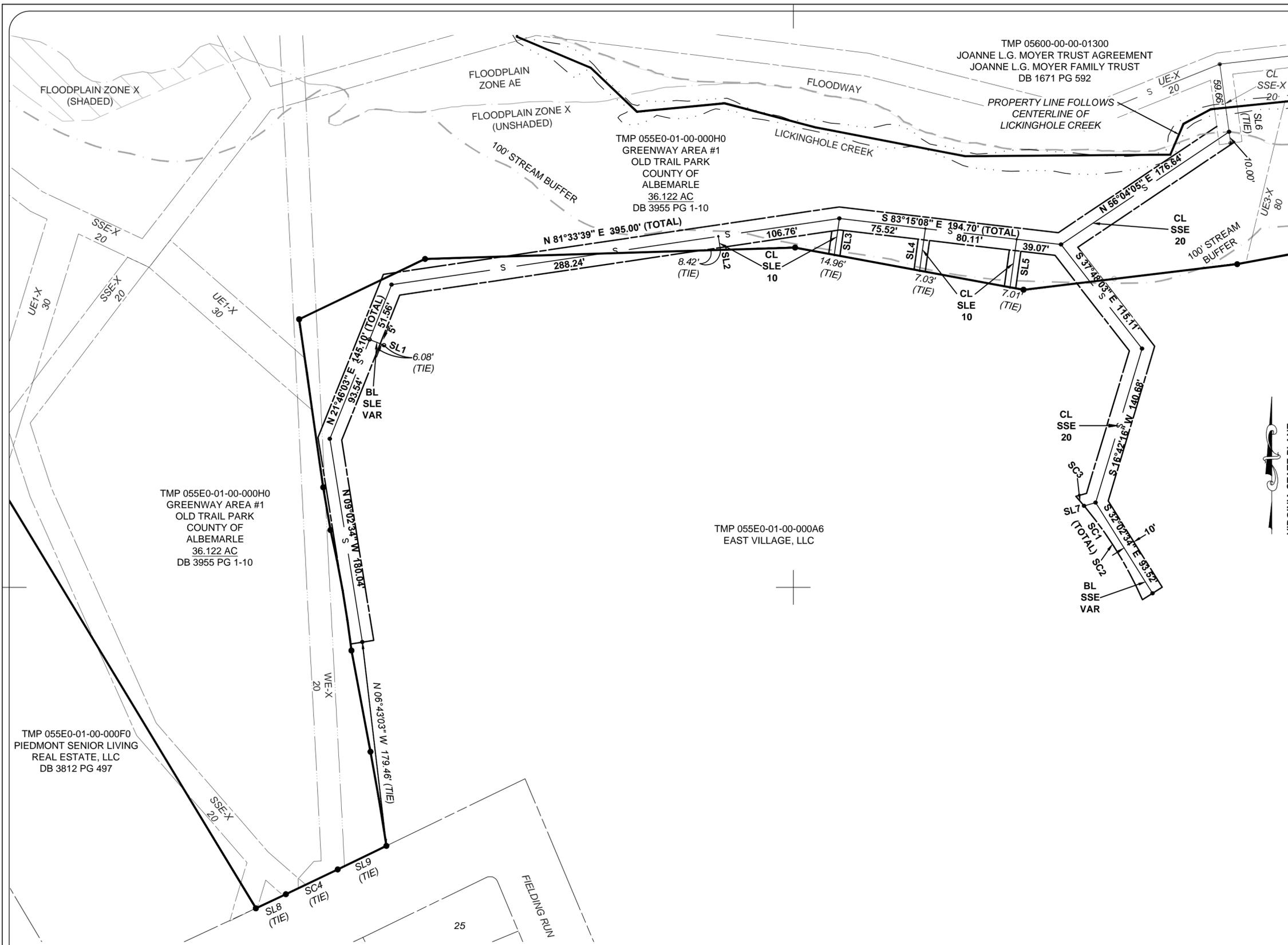
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SHEET 3 OF 4

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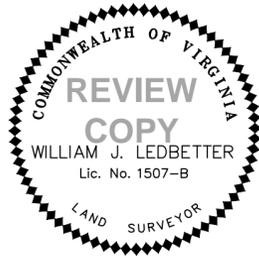
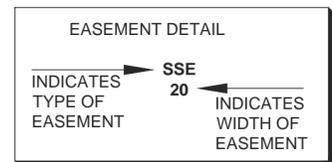
SCALE: 1" = 100'
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LINE	BEARING	DISTANCE
SL1	S 68°13'57" E	13.46'
SL2	S 08°22'55" E	11.94'
SL3	S 07°54'22" W	32.34'
SL4	S 07°54'22" W	37.30'
SL5	S 07°54'22" W	42.54'
SL6	N 07°50'32" W	69.66'
SL7	S 74°30'03" W	10.44'
SL8	N 64°48'58" E	28.92'
SL9	N 64°05'10" E	47.17'



VIRGINIA STATE PLANE
GRID NORTH
NAD 83 SOUTH ZONE



**PLAT SHOWING
NEW STORMWATER
MANAGEMENT
EASEMENTS AND
ACSA SANITARY
SEWER EASEMENTS
TMP 055E0-01-00-000H0
OLD TRAIL PARK
OLD TRAIL VILLAGE
SUBDIVISION**

WHITE HALL MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SHEET 4 OF 4

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
SC1	338.50'	107.89'	107.43'	N 32°42'18" W	18°15'43"
SC2	338.50'	96.82'	96.49'	N 31°46'05" W	16°23'17"
SC3	338.50'	11.07'	11.07'	N 40°53'57" W	1°52'26"
SC4	3937.00'	50.16'	50.16'	N 64°27'04" E	0°43'48"

EXISTING ACSA EASEMENTS LEGEND:
 AUE-X VAR = VARIABLE WIDTH ACSA UTILITY AND ACCESS EASEMENT DB 2886 PG 134-155
 SSE-X 20 = 20' ACSA SANITARY SEWER EASEMENT DB 2886 PG 134-155
 SSE1-X 20 = 20' ACSA SANITARY SEWER EASEMENT DB 2886 PG 134-155
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NEW ACSA EASEMENTS LEGEND:
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 CL = CENTERLINE
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 SLE VAR = VARIABLE WIDTH SANITARY LATERAL EASEMENT
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**ACSA
SANITARY SEWER
EASEMENT PLAT**
 PLAT PREPARED BY: D. JORDAN

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