

COUNTY APPROVAL

AGENT FOR THE BOARD OF SUPERVISORS

DATE

SHEET INDEX

V1 COVER SHEET
V2 BOUNDARY LINE ADJUSTMENT
V3 NEW AND VACATED SIGHT & GRADING EASEMENTS
V4 NEW AND VACATED SWM & DRAINAGE EASEMENTS

OWNER AND SOURCE OF TITLE TMP 46B5-1C

COUNTY OF ALBEMARLE
C/O FINANCE ADMINISTRATION RM 149
401 MCINTIRE ROAD
CHARLOTTESVILLE VA, 22902
TITLE: DB 1973 PG 437
PLAT: DB 1973 PG 437

OWNER AND SOURCE OF TMP 46E-A (GREENWAY/SWM PARCEL)

BROOKHILL MASTER ASSOCIATION, INC.
455 SECOND STREET
SUITE 201
CHARLOTTESVILLE VA, 22902
TITLE: INSTRUMENT NO. 202300001687
PLAT: INSTRUMENT NO. 202400005656

OWNER AND SOURCE OF TITLE TMP 46E-09-A (OPEN SPACE A)

BROOKHILL MASTER ASSOCIATION, INC.
455 SECOND STREET
SUITE 201
CHARLOTTESVILLE VA, 22902
TITLE: INSTRUMENT NO. 202300001687
PLAT: INSTRUMENT NO. 202400005656

OWNER AND SOURCE OF TITLE TMP 46E-10-E (OPEN SPACE E)

BROOKHILL MASTER ASSOCIATION, INC.
455 SECOND STREET
SUITE 201
CHARLOTTESVILLE VA, 22902
TITLE: INSTRUMENT NO. 202500000330
PLAT: INSTRUMENT NO. 202400005656

STATEMENT OF CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, KNOWN AS
TAX MAP 46B5-1C IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE
DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

COUNTY OF ALBEMARLE (AGENT/REPRESENTATIVE)
C/O FINANCE ADMINISTRATION RM 149
401 MCINTIRE ROAD
CHARLOTTESVILLE VA, 22902

PRINTED NAME AND TITLE OF SIGNER

COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF _____
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____ 20____

____ NO. _____

MY COMMISSION EXPIRES: _____

STATEMENT OF CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, SHOWN
HEREON AS TMP 46E-A, 46E-09-A, AND 46E-10-E IS WITH THE FREE
CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED
OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

BROOKHILL MASTER ASSOCIATION INC (AGENT/REPRESENTATIVE)
455 SECOND STREET
SUITE 201
CHARLOTTESVILLE VA, 22902

PRINTED NAME AND TITLE OF SIGNER
COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF _____
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____ 20____

____ NO. _____

MY COMMISSION EXPIRES: _____

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. ALL DEED AND PLAT REFERENCES SHOWN ARE RECORDED IN THE OFFICE OF THE ALBEMARLE COUNTY CIRCUIT COURT CLERK.
3. THIS PLAT HAS BEEN PREPARED FROM ACTUAL FIELD SURVEYS, USING MONUMENTS FOUND TO EXIST AT THE TIME OF SURVEY, THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, SUBJECT TO NOTE 1.
4. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AND DOES NOT FALL WITHIN FLOOD HAZARD ZONE "A" FOR A 100 YEAR FLOOD AS SHOWN ON FEMA MAP NO 51003C0280D, 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. TMP 46B5-1C IS ZONED PUD AND IS SUBJECT TO THE PROFFERS OF ZMA-1996-00012. ALL OTHER PARCELS ARE ZONED NEIGHBORHOOD MODEL DISTRICT (NMD) AND ARE SUBJECT TO THE CODE OF DEVELOPMENT OF ZMA201500007, THE PROFFERS OF ZMA201800011, AND SP201500025.
6. PER GIS AT THE TIME OF PLATTING, TMP 46B5-1C IS IN THE AIRPORT IMPACT AREA, ENTRANCE CORRIDOR, AND CONTAINS AREAS OF MANAGED STEEP SLOPES.
7. PER GIS AT THE TIME OF PLATTING, TMP 46E-9-A IS IN THE AIRPORT IMPACT AREA, ENTRANCE CORRIDOR, AND FLOOD HAZARD OVERLAY DISTRICTS, AND CONTAINS AREAS OF MANAGED AND PRESERVED STEEP SLOPES.
8. PER GIS AT THE TIME OF PLATTING, TMP 46E-10-E IS IN THE AIRPORT IMPACT AREA AND ENTRANCE CORRIDOR OVERLAY DISTRICT, AND CONTAINS AREAS OF PRESERVED STEEP SLOPES.
9. PER GIS AT THE TIME OF PLATTING, TMP 46E-A IS IN THE AIRPORT IMPACT AREA, ENTRANCE CORRIDOR, AND FLOOD HAZARD OVERLAY DISTRICTS, AND CONTAINS AREAS OF MANAGED AND PRESERVED STEEP SLOPES.
10. PER GIS INFORMATION AT THE TIME OF THIS PLAT, THE PROPERTY DOES NOT LIE WITHIN AN AGRICULTURAL-FORESTAL DISTRICT OR A WATER SUPPLY WATER PROTECTION AREA.
11. NO EVIDENCE OF GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF SURVEY.
12. PERMANENT MARKERS TO BE SET ON ALL NEW PROPERTY CORNERS AT TIME OF PLAT RECORDATION.
13. TMP 46B5-1C, TMP 46E-A, TMP 46E-9-A, AND 46E-10-E DO NOT CONTAIN BUILDING SITES THAT COMPLY WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
14. PER GIS INFORMATION AT THE TIME OF THIS PLAT, THE SUBJECT PROPERTIES DO NOT LIE WITHIN THE LIMITS OF THE WATER PROTECTION ORDINANCE.
15. PARCELS B, F, I, M, & N ARE HEREBY DEDICATED TO PUBLIC USE, THE TOTAL ACREAGE DEDICATED TO ARCHER AVENUE PUBLIC RIGHT OF WAY IS 0.457 ACRES. PARCELS C, G, K, & O ARE TO BE REMOVED FROM THE EXISTING PUBLIC RIGHT OF WAY, THE TOTAL AREA REMOVED FROM THE EXISTING ARCHER AVENUE PUBLIC RIGHT OF WAY IS 0.066 ACRES.
16. THESE LOTS ARE SERVED BY PUBLIC WATER AND SEWER SERVICE.
17. UNLESS SPECIFICALLY DENOTED AS PUBLIC, THE STREETS AND OTHER REQUIRED IMPROVEMENTS IN THIS SUBDIVISION ARE PRIVATE IN NATURE AND WILL NOT BE MAINTAINED BY EITHER THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR ANY OTHER PUBLIC AGENCY. THE MAINTENANCE THEREOF IS THE MUTUAL OBLIGATION OF THE AFFECTED LOT OWNERS. FAILURE TO MAINTAIN THE IMPROVEMENTS IN SUBSTANTIALLY THE SAME CONDITION AS ORIGINALLY APPROVED BY THE COUNTY MAY CONSTITUTE A VIOLATION OF COUNTY ORDINANCE(S).
18. OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. THE EXISTING SWM FOREST AND OPEN SPACE EASEMENT IS SUBJECT TO THE GUIDANCE SET FORTH BY DEQ IN THE VIRGINIA STORMWATER MANAGEMENT PROGRAM. THE AREAS WILL REMAIN UNDISTURBED IN A NATURAL, VEGETATED STATE, EXCEPT FOR ACTIVITIES AS APPROVED BY THE LOCAL PROGRAM AUTHORITY, SUCH AS FOREST MANAGEMENT, CONTROL OF INVASIVE SPECIES, REPLANTING AND REVEGETATING, PASSIVE RECREATION (E.G., TRAILS), AND LIMITED BUSH HOGGING TO MAINTAIN DESIRED VEGETATIVE COMMUNITY (BUT NO MORE THAN FOUR TIMES A YEAR).
20. VDOT WILL MAINTAIN WITHIN DRAINAGE EASEMENTS ONLY TO THE EXTENT NECESSARY TO PROTECT THE ROADWAY FROM FLOODING OR DAMAGE.
21. HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING PLANTS AND TREES ADJACENT TO THE SIGHT DISTANCES. PLANTS MUST BE MAINTAINED IN AN AREA BETWEEN 2 AND 7 FEET ABOVE GROUND AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.

REVISIONS		
NO.	DATE	DESCRIPTION
2	10-15-2025	ADDED DRAINAGE EASEMENT
3	10-30-2025	ATTORNEY REVISIONS
4	12-02-2025	COUNTY COMMENTS
5	12-12-2025	RIGHT-OF-WAY CHANGE

SHEET: V1 OF 04

DATE: JULY 7, 2025
REVISIONS
NO. DATE DESCRIPTION
2 10-15-2025 ADDED DRAINAGE EASEMENT
3 10-30-2025 ATTORNEY REVISIONS
4 12-02-2025 COUNTY COMMENTS
5 12-12-2025 RIGHT-OF-WAY CHANGE
SCALE: 1'=2000'
JOB: 8587
FILE: KWINTERS

BOUNDARY LINE ADJUSTMENT, EASEMENT PLAT AND EASEMENT VACATIONS
ARCHER AVENUE
TAX MAP PARCELS
46E-9-A, 46E-10-E, 46B5-1C, AND 46E-A
RIVANNA MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA
COVER SHEET



ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND STREET SE, CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM

PARCELS B, F, I, M, & N ARE HEREBY DEDICATED TO PUBLIC USE.

US 29 SEMINOLE TRAIL
V/W PUBLIC R/W

PARCEL A
3.269 AC.

TMP 46B5-1C
N/F COUNTY OF ALBEMARLE
DB 1973 PG 437
INST. NO. 202400005656
3.940 AC. EXISTING
3.913 AC. REVISED

ASHWOOD BLVD.
120' DB 1307 PC 40

AREA CALCULATIONS:

TMP 46B5-1C
3.940AC (EXISTING)
- 0.066AC (PARCEL B)
+ 0.045AC (PARCEL C)
- 0.006AC (PARCEL M)
3.913AC (REVISED TMP 46B5-1C)

TMP 46E-A
5.870AC (EXISTING)
- 0.186AC (PARCEL F)
- 0.181AC (PARCEL N)
+ 0.009AC (PARCEL G)
+ 0.012AC (PARCEL O)
5.524AC (REVISED TMP 46E-A)

TMP 46E-09-A
3.508AC (EXISTING)
- 0.018AC (PARCEL I)
3.490AC (REVISED 46E-09-A)

TMP 46E-10-E
0.077AC (EXISTING)
- 0.000AC (PARCEL K)
0.077AC (REVISED TMP 46E-10-E)

AREA ADDED TO ARCHER AVE
(EX PUBLIC R/W)
+ 0.066AC (PARCEL B)
+ 0.186AC (PARCEL F)
+ 0.018AC (PARCEL I)
+ 0.006AC (PARCEL M)
+ 0.181AC (PARCEL N)
0.457AC (ADDED TO PUBLIC R/W)

AREA REMOVED FROM ARCHER AVE
(EX PUBLIC R/W)
- 0.045AC (PARCEL C)
- 0.009AC (PARCEL G)
- 0.000AC (PARCEL K) (14SF)
- 0.012AC (PARCEL O)
0.066AC (REMOVED FROM PUBLIC R/W)

AREA OF PUBLIC R/W IS INCREASED
BY 0.391AC BY THIS ADJUSTMENT.

60 0 60 120 180
SCALE: 1"=60'

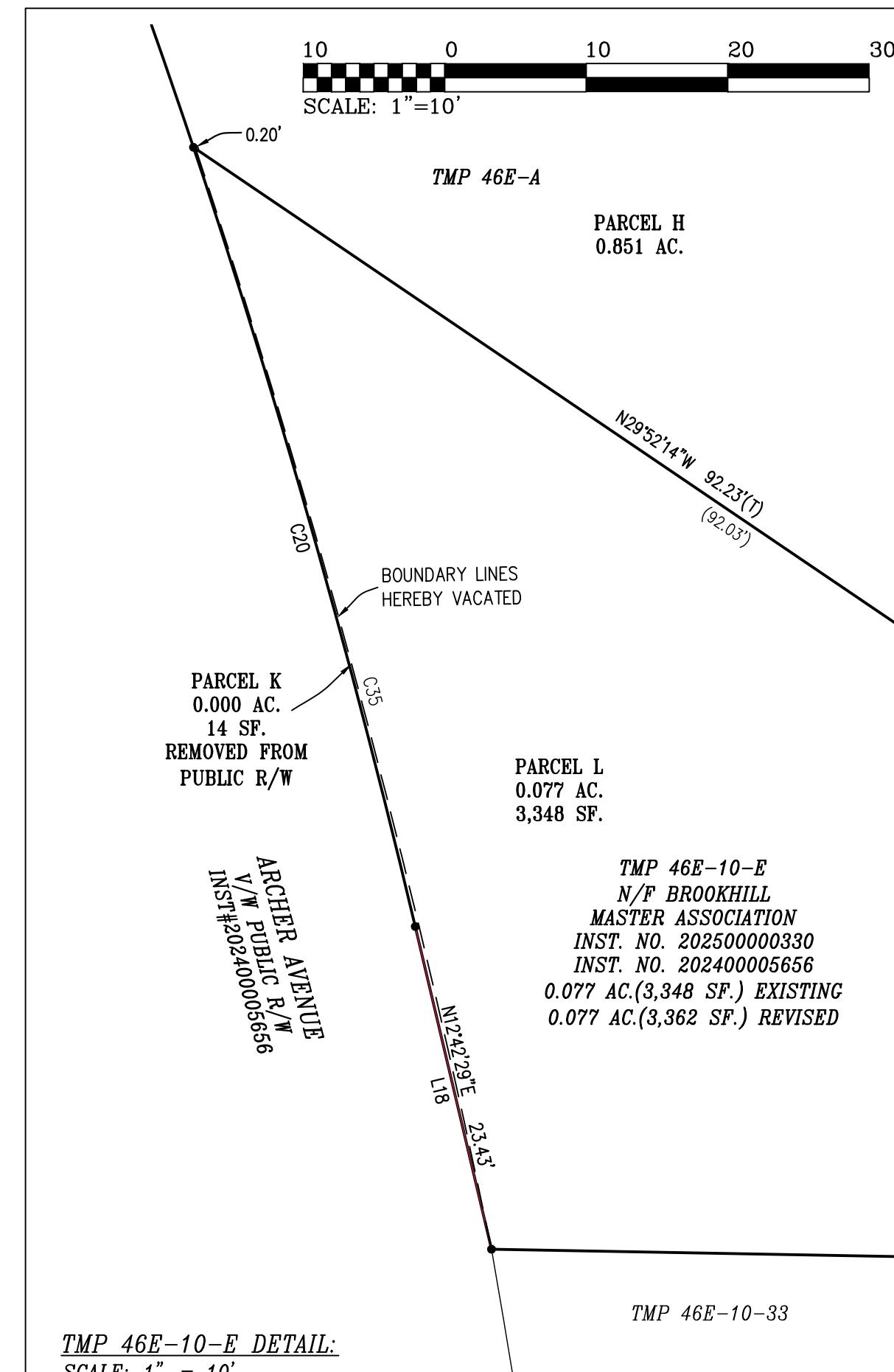
BOUNDARY LINE TABLE

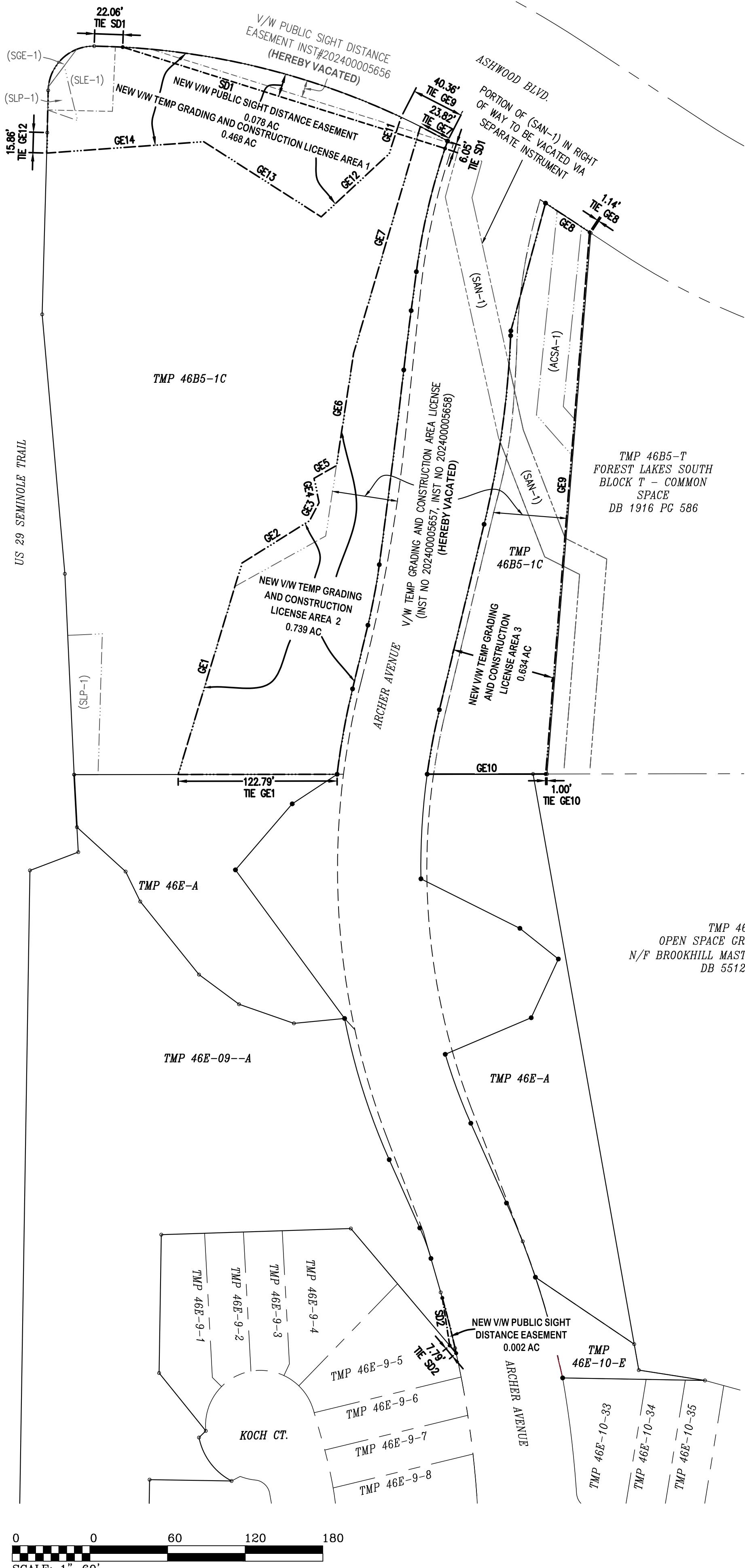
Line	Direction	Length	Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
L1	S 33°37'44" W	30.34'	C1	54.80'	35.00'	89°42'40"	34.82'	49.37'	N 72°05'22" E
L2	S 39°32'45" W	50.63'	C2	285.57'	580.00'	28°12'38"	145.74'	282.70'	S 48°56'59" E
L4	N 69°32'07" W	39.33'	C3	104.02'	514.50'	11°35'01"	52.19'	103.84'	S 39°25'14" W
L5	N 44°47'20" W	44.92'	C4	46.22'	2530.50'	1°02'48"	23.11'	46.22'	S 33°06'20" W
L6	N 27°27'20" W	38.48'	C5	151.71'	7553.18'	1°09'03"	75.86'	151.71'	S 33°09'27" W
L7	N 12°46'20" W	72.46'	C6	47.63'	469.50'	5°48'46"	23.84'	47.61'	S 36°38'22" W
L8	N 00°00'00" E	25.76'	C7	67.14'	584.50'	6°34'53"	33.61'	67.10'	S 36°15'18" W
L9	N 21°37'00" W	50.95'	C8	50.68'	515.50'	5°37'59"	25.36'	50.66'	N 36°43'45" E
L10	N 22°56'43" E	40.65'	C9	147.52'	763.50'	11°04'13"	73.99'	147.29'	N 34°00'38" E
L11	N 01°55'09" E	67.57'	C10	3.68'	437.50'	0°28'57"	1.84'	3.68'	N 28°43'01" E
L13	S 01°55'09" W	57.84'	C12	114.72'	502.58'	13°04'43"	57.61'	114.47'	S 08°27'31" W
L15	S 71°49'59" W	7.38'	C13	61.57'	631.00'	5°35'25"	30.81'	61.54'	N 04°42'51" E
L16	S 84°47'13" E	39.92'	C14	56.89'	433.50'	7°31'10"	28.49'	56.85'	N 05°40'44" E
L17	N 22°56'43" E	19.34'	C15	81.13'	515.50'	9°01'01"	40.65'	81.04'	N 29°24'15" E
L18	N 12°42'29" E	23.43'	C17	25.14'	180.00'	8°00'10"	12.59'	25.12'	S 05°55'14" W
L19	S 09°55'19" W	10.06'	C19	4.02'	761.50'	0°18'10"	2.01'	4.02'	S 13°25'22" W
L20	N 16°29'00" W	11.72'	C20	57.25'	631.00'	5°11'55"	28.65'	57.23'	N 10°06'31" E
L21	S 82°35'59" W	41.53'	C21	5.08'	580.00'	0°30'07"	2.54'	5.08'	S 34°35'37" E
L22	S 66°40'34" W	67.29'	C22	116.56'	509.50'	13°06'28"	58.54'	116.31'	S 38°33'27" W
L23	S 101°6'44" E	142.50'	C23	187.68'	1265.46'	8°29'51"	94.01'	187.50'	S 36°15'08" W
L24	S 87°03'15" E	66.27'	C24	74.67'	584.50'	7°19'12"	37.39'	74.62'	S 36°50'30" W
L25	N 50°46'35" E	50.00'	C25	57.06'	515.50'	6°20'33"	28.56'	57.03'	S 37°19'51" W
L26	N 25°24'46" W	38.02'	C26	30.23'	1416.50'	11°13'21"	15.11'	30.23'	S 40°06'40" W
L27	N 37°23'23" W	80.30'	C27	67.63'	380.50'	10°11'00"	33.90'	67.54'	S 35°37'51" W

BOUNDARY CURVE TABLE

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	54.80'	35.00'	89°42'40"	34.82'	49.37'	N 72°05'22" E
C2	285.57'	580.00'	28°12'38"	145.74'	282.70'	S 48°56'59" E
C3	104.02'	514.50'	11°35'01"	52.19'	103.84'	S 39°25'14" W
C4	46.22'	2530.50'	1°02'48"	23.11'	46.22'	S 33°06'20" W
C5	151.71'	7553.18'	1°09'03"	75.86'	151.71'	S 33°09'27" W
C6	47.63'	469.50'	5°48'46"	23.84'	47.61'	S 36°38'22" W
C7	67.14'	584.50'	6°34'53"	33.61'	67.10'	S 36°15'18" W
C8	50.68'	515.50'	5°37'59"	25.36'	50.66'	N 36°43'45" E
C9	147.52'	763.50'	11°04'13"	73.99'	147.29'	N 34°00'38" E
C10	3.68'	437.50'	0°28'57"	1.84'	3.68'	N 28°43'01" E
C12	114.72'	502.58'	13°04'43"	57.61'	114.47'	S 08°27'31" W
C13	61.57'	631.00'	5°35'25"	30.81'	61.54'	N 04°42'51" E
C14	56.89'	433.50'	7°31'10"	28.49'	56.85'	N 05°40'44" E
C15	81.13'	515.50'	9°01'01"	40.65'	81.04'	N 29°24'15" E
C17	25.14'	180.00'	8°00'10"	12.59'	25.12'	S 05°55'14" W
C19	4.02'	761.50'	0°18'10"	2.01'	4.02'	S 13°25'22" W
C20	57.25'	631.00'	5°11'55"	28.65'	57.23'	N 10°06'31" E
C21	5.08'	580.00'	0°30'07"	2.54'	5.08'	S 34°35'37" E
C22	116.56'	509.50'	13°06'28"	58.54'	116.31'	S 38°33'27" W
C23	187.68'	1265.46'	8°29'51"	94.01'	187.50'	S 36°15'08" W
C24	74.67'	584.50'	7°19'12"	37.39'	74.62'	S 36°50'30" W
C25	57.06'	515.50'	6°20'33"	28.56'	57.03'	S 37°19'51" W
C26	30.23'	1416.50'	11°13'21"	15.11'	30.23'	S 40°06'40" W
C27	67.63'	380.50'	10°11'00"	33.90'	67.54'	S 35°37'51" W
C28	42.50'	1346.50'	1°48'30"	21.25'	42.49'	S 29°38'06" W
C29	76.38'	432.50'	10°07'09"	38.29'	76.28'	S 37°36'27" W
C30	198.57'	584.50'	19°27'53"	100.25'	197.62'	S 23°26'57" W
C31	29.53'	681.97'	2°28'53"	14.77'	29.53'	S 06°19'51" W
C32	132.85'	515.50'	14°45'57"	66.80'	132.48'	S 17°29'54" W
C33	89.94'	584.50'	8°48'59"	45.06'	89.85'	S 09°18'31" W
C34	11.15'	1138.50'	0°33'41"	5.58'	11.15'	S 10°12'09" W
C35	80.54'	681.97'	6°46'00"	40.32'	80.49'	S 10°57'18" W

LEGEND:
IF IRON FOUND





EXISTING EASEMENT KEY

SLE-1	SIGN & LANDSCAPE EASEMENT (DB 1973 PG 437)
SGE-1	PERM. SIGNAL EASEMENT (DB 4704 PG 29, DB 4910 PG 111)
SLP-1	PERM. SLOPE EASEMENT (DB 4704 PG 29, DB 4910 PG 111)
ACSA-1	20' ACSA UTILITY EASEMENT (INST. 202500004353)
SAN-1	20' SANITARY SEWER EASEMENT (DB 1973 PG 437)

EXISTING EASEMENT OWNERSHIP

SGE-1 & SLP-1
COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION
1601 ORANGE ROAD, CULPEPER, VA, 22701

ACSA-1
ALBEMARLE COUNTY SERVICE AUTHORITY
168 SPOTNAP RD
CHARLOTTESVILLE, VA, 22911

SLE-1 & SAN-1
FOREST LAKES ASSOCIATES
1828 PAVILION CIRCLE
CHARLOTTESVILLE, VA 22903

A compass rose graphic. It features a vertical line with an arrow pointing upwards labeled "GRID NORTH" and a horizontal line with an arrow pointing to the right labeled "NORTH". A curved line labeled "ZONE" points downwards and to the left. Below the compass rose, the text "NAD83" is written, and in parentheses to the left, "(VA)" is written.

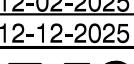
TMP 46B5-T
ST LAKES SOUTH
CK T - COMMON
SPACE
1916 PG 586

*TMP 46-19B9
OPEN SPACE GREENWAY PARCEL
N/F BROOKHILL MASTER ASSOCIATION, INC.
DB 5512 PG 282*

EASEMENT LINE TABLE		
Line	Direction	Length
GE1	N 42°46'48" E	170.69'
GE2	N 83°51'04" E	61.82'
GE3	N 53°33'09" E	15.64'
GE4	N 14°18'43" E	19.17'
GE5	N 86°15'13" E	19.95'
GE6	N 34°41'26" E	87.83'
GE7	N 42°23'35" E	182.61'
GE8	S 30°35'10" E	40.79'
GE9	S 30°37'34" W	420.22'
GE10	N 64°04'39" W	91.56'
GE11	S 44°15'11" W	29.73'
GE12	S 73°03'45" W	71.60'
GE13	N 31°22'23" W	107.77'
GE14	N 68°09'02" W	121.63'
SD1	S 46°31'59" E	261.03'
SD2	N 17°11'37" E	37.24'

$$\frac{0}{0}$$

GGATTC 5' 3'

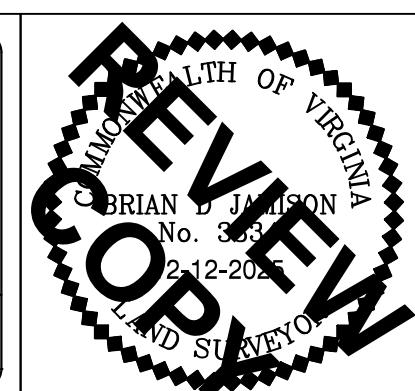
DATE: JULY 7, 2025		
REVISIONS		
NO.	DATE	DESCRIPTION
2	10-15-2025	ADDED DRAINAGE EASEMENT
3	10-30-2025	ATTORNEY REVISIONS
4	12-02-2025	COUNTY COMMENTS
5	12-12-2025	RIGHT-OF-WAY CHANGE
		SCALE: 1"=60'
		JOB: 8587
SHEET:	05-04	FILE: KW/INTERC

BOUNDARY LINE ADJUSTMENT, EASEMENT PLAT AND EASEMENT VACATIONS

ARCHER AVENUE

TAX MAP PARCELS

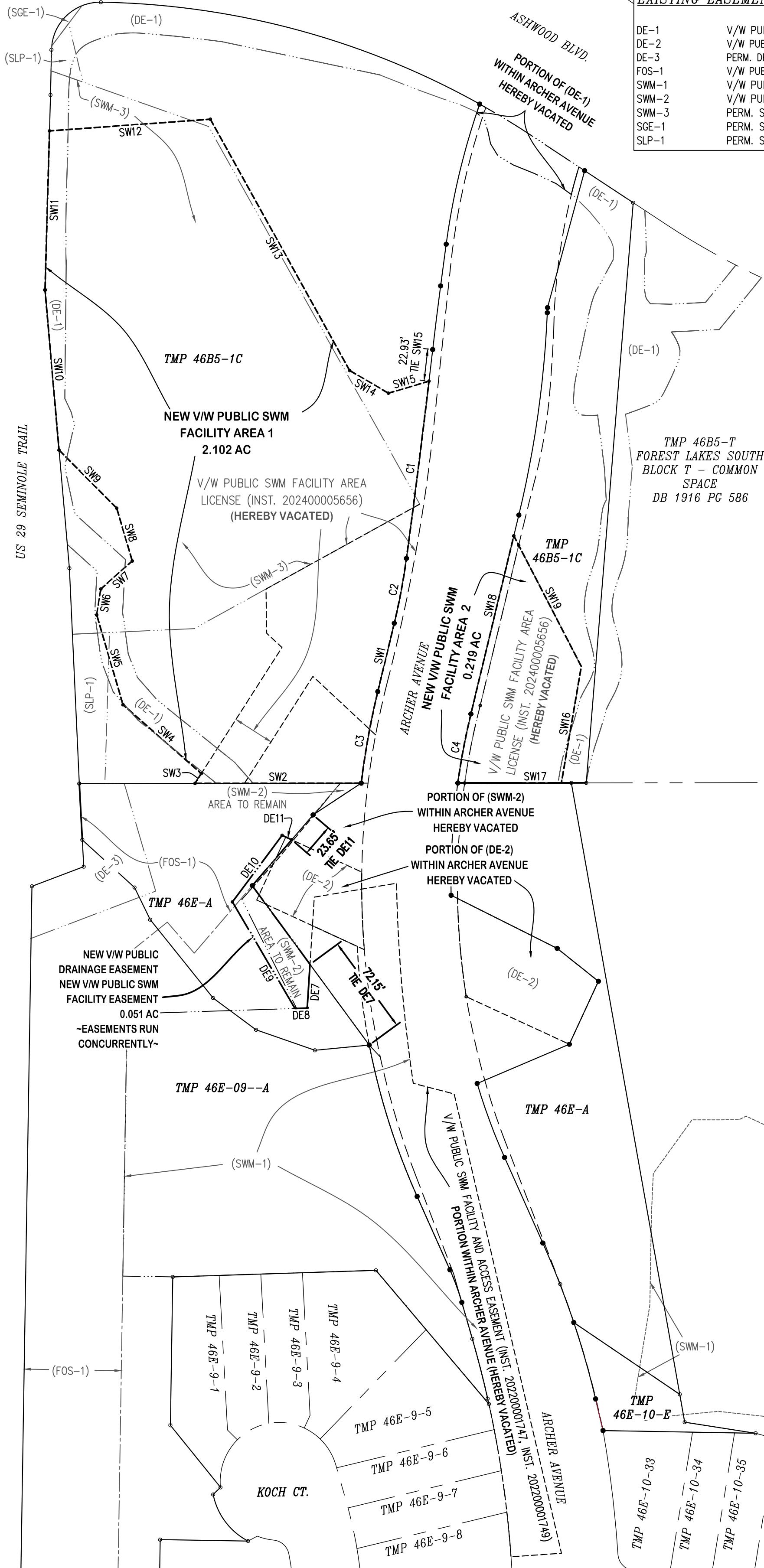
NEW AND VACATED SIGHT & GRADING EASEMENTS



ROUDABUSH, GALE & ASSOC., INC.

SERVING VIRGINIA SINCE 1956

999 SECOND STREET SE. CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM


EXISTING EASEMENT KEY

DE-1	V/W PUBLIC DRAINAGE EASEMENT (DB 1544 PG 359) (PORTION HEREBY VACATED)
DE-2	V/W PUBLIC DRAINAGE EASEMENT (INST. 202400005656) (PORTION HEREBY VACATED)
DE-3	PERM. DRAINAGE EASEMENT (DB 4704 PG 29, DB 4910, PG 111)
FOS-1	V/W PUBLIC SWM FOREST & OPEN SPACE EASEMENT (INST. 202200001747)
SWM-1	V/W PUBLIC SWM FACILITY AND ACCESS EASEMENT (INST. 202200001747, INST. 202200001749) (PORTION HEREBY VACATED)
SWM-2	V/W PUBLIC SWM FACILITY AND ACCESS EASEMENT (INST. 202400005656) (PORTION HEREBY VACATED)
SWM-3	PERM. SWM EASEMENT (DB 4704 PG 29, DB 4910 PG 111)
SCE-1	PERM. SIGNAL EASEMENT (DB 4704 PG 29, DB 4910 PG 111)
SLP-1	PERM. SLOPE EASEMENT (DB 4704 PG 29, DB 4910 PG 111)

EXISTING EASEMENT OWNERSHIP

DE-3, SWM-3, SCE-1 & SLP-1
COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION
1601 ORANGE ROAD, CULPEPER, VA, 22701

60 0 60 120 180
SCALE: 1" = 60'

EASEMENT LINE TABLE

Line	Direction	Length
DE7	S 29°38'56" W	31.61'
DE8	N 65°51'07" W	8.81'
DE9	N 04°23'58" W	89.08'
DE10	N 62°42'05" E	59.87'
DE11	S 39°13'25" E	7.63'
SW1	S 39°32'45" W	50.63'
SW2	N 64°04'39" W	119.79'
SW3	N 58°36'55" E	8.44'
SW4	N 22°41'08" W	75.12'
SW5	N 09°41'32" E	67.45'
SW6	N 34°59'58" E	18.92'
SW7	N 74°17'31" E	30.35'
SW8	N 09°35'02" E	39.70'
SW9	N 18°45'59" W	59.02'
SW10	N 21°00'14" E	115.84'

EASEMENT LINE TABLE

Line	Direction	Length
SW11	N 27°36'17" E	114.69'
SW12	S 68°09'02" E	116.24'
SW13	S 02°59'25" E	207.11'
SW14	S 33°41'13" E	32.33'
SW15	S 80°30'16" E	30.52'
SW17	N 64°04'39" W	74.66'
SW18	N 39°32'45" E	132.12'
SW19	S 01°18'54" E	105.96'

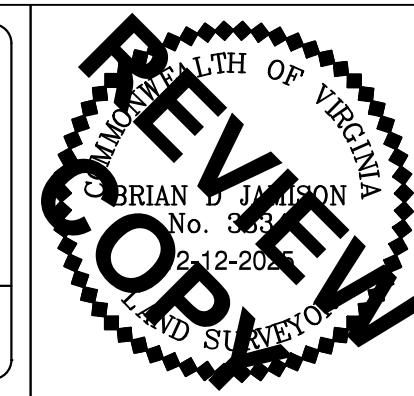
EASEMENT CURVE TABLE

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	128.79'	7553.18'	0°58'37"	64.39'	128.78'	S 33°14'40" W
C2	47.63'	469.50'	5°48'46"	23.84'	47.61'	S 36°38'22" W
C3	67.14'	584.50'	6°34'53"	33.61'	67.10'	S 36°15'18" W
C4	50.68'	515.50'	5°37'59"	25.36'	50.66'	N 36°43'45" E

REVISIONS		
NO.	DATE	DESCRIPTION
2	10-15-2025	ADDED DRAINAGE EASEMENT
3	10-30-2025	ATTORNEY REVISIONS
4	12-02-2025	COUNTY COMMENTS
5	12-12-2025	RIGHT-OF-WAY CHANGE

SCALE: 1"=60'
JOB: 8587
FILE: KWINTERS
SHEET: V4 OF 04

BOUNDARY LINE ADJUSTMENT, EASEMENT PLAT AND EASEMENT VACATIONS
ARCHER AVENUE
TAX MAP PARCELS
46E-9-A, 46E-10-E, 46B5-1C, AND 46E-A
RIVANNA MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA
NEW AND VACATED SWM & DRAINAGE EASEMENTS



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