

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND [LOT 1 AND LOTS 4 THRU 26, CROZET COURT] IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES, IF ANY.

FOR
REVIEW

FOR: STONY POINT DESIGN/BUILD,LLC
A VIRGINIA LIMITED LIABILITY COMPANY

CITY/COUNTY OF _____

STATE OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS _____ DAY OF _____

2020 ,BY CHRISTOPHER ALAN HENRY, PRESIDENT

FOR: STONY POINT DESIGN/BUILD,LLC

NOTARY PUBLIC _____

REGISTRATION# _____

MY COMMISSION EXPIRES : _____

FOR
REVIEW

NOTARY SEAL

APPROVED FOR RECORDATION

FOR
REVIEW

AGENT FOR THE BOARD OF SUPERVISORS

DATE

NOTES:

1. OWNERS, ADDRESS & LEGAL REFERENCES:

STONY POINT DESIGN/BUILD,LLC

200 GARRETT STREET, SUITE 0

CHARLOTTESVILLE,VIRGINIA 22902

T.M.56-45: D.B.4951-170 & D.B.4564-628 PLAT

T.M.56-45A2: D.B.5126-635 & D.B.408-408 PLAT

T.M.56D-1: D.B.4951-170, D.B.4564-628, D.B.485-545 & D.B.302-523 PLAT.

T.M.56D-2: D.B.4951-170, D.B.4949-98, D.B.4564-628, D.B.485-545 & D.B.302-523 PLAT.

2. THE EXTERIOR BOUNDARY DATA SHOWN HEREON IS BASED ON FIELD SURVEYS PERFORMED BY THIS FIRM IN 2014 AND 2018.

THIS IS NOT A CURRENT BOUNDARY SURVEY. ENCROACHMENTS, NOT SHOWN HEREON, MAY EXIST.

(2014) & (2018) DENOTES YEARS MONUMENTATION WAS PREVIOUSLY FOUND OR SET BY THIS FIRM.

IRON PINS TO BE SET AT ALL NEW LOT CORNERS. ALL IRONS TO BE SET BY JULY 1, 2020.

3. T.M.56-45 IS SUBJECT TO AN AGREEMENT TO MAINTAIN STORMWATER MANAGEMENT FACILITIES AND OTHER TECHNIQUES (D.B.5132-147) .

4. T.M.56-45, T.M.56D-1 & T.M.56D-2 ARE SUBJECT TO A SANITARY SEWER EASEMENT TO ALBEMARLE COUNTY SERVICE AUTHORITY (D.B.925-584) .

5. T.M.56D-1 IS SUBJECT TO A WATERLINE EASEMENT TO ALBEMARLE COUNTY SERVICE AUTHORITY (D.B.4862-565) .

6. TOTAL ACREAGE BEFORE THIS SUBDIVISION PLAT:

T.M.56-45 = 7.27 ACRES

T.M.56-45A2= 3.47 ACRES

T.M.56D-1 = 0.51 ACRE

T.M.56D-2 = 1.16 ACRES

12.41 ACRES TOTAL

7. TITLE REPORT FOR T.M.56-45A2 BY:

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 64358

EFFECTIVE DATE: DECEMBER 4, 2018 AT 8: 30 A.M.

8. NO TITLE REPORT FURNISHED FOR T.M.56-45, T.M.56D-1 OR T.M.56D-2. ALL EASEMENTS KNOWN BY ME ARE SHOWN OR NOTED HEREON. THESE PROPERTIES ARE SUBJECT TO ANY ADDITIONAL CONDITIONS, UTILITIES, EASEMENTS AND/OR COVENANTS THAT MAY EXIST.

9. THE ACSA WATERLINE EASEMENTS & THE ACSA SANITARY SEWER EASEMENTS ARE TO BE CENTERED ON THE AS-BUILT LOCATION OF THE UTILITY.

10. THE PUBLIC DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO PUBLIC USE.

11. THE HOMEOWNERS ASSOCIATION SHALL OWN ALL OPEN SPACE PARCELS.

12. THE NEW 10' & VARIABLE WIDTH PUBLIC SIDEWALK AND LANDSCAPING EASEMENT IS HEREBY DEDICATED TO PUBLIC USE.

13. AGATHA RIDGE LANE (NEW 36' WIDE PUBLIC RIGHT-OF-WAY) AND AGATHA RIDGE COURT (NEW 36' & VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) ARE HEREBY DEDICATED TO THE COUNTY FOR PUBLIC USE.

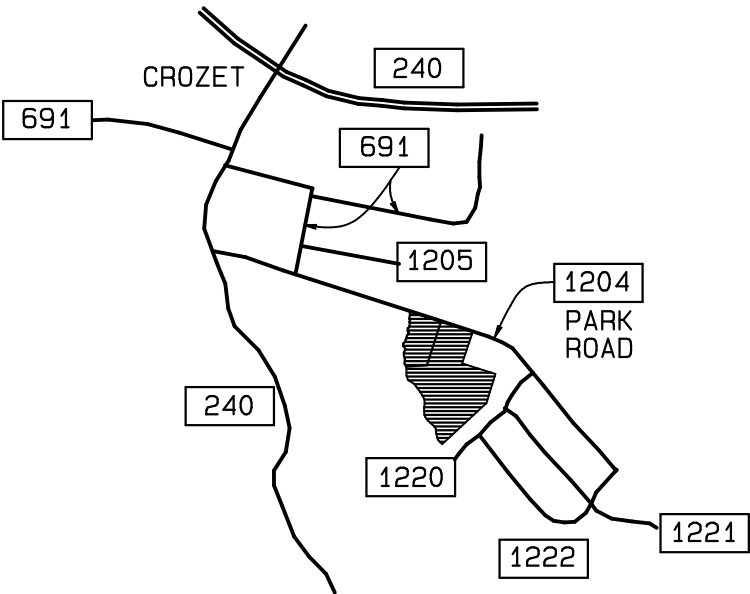
14. AREA REQUIREMENTS:

- A. THIS IS A R2 CLUSTER DEVELOPMENT USING BONUS FACTORS (PROVISION OF STREET TREES (5%), PER SEC. 14.4.1), (PROVISION OF INTERNAL ROAD SYSTEM (10%), PER SEC.14.4.2)
- B. THE MAXIMUM PERMITTED DENSITY IS 2.3 DU/AC (BASED ON BONUS LEVEL CALCULATION)
- C. THE PROPOSED DENSITY IS 2.3 DU/AC (24 PROVIDED WITH THIS PLAT)
- D. REQUIRED OPEN SPACE: 2.67 ACRES
- E. PROPOSED OPEN SPACE: 3.55 ACRES
- F. REQUIRED UNRESTRICTED OPEN SPACE: 0.53 ACRE
- G. PROVIDED UNRESTRICTED OPEN SPACE: 0.57 ACRE
- H. THE MINIMUM LOT SIZE IS 9,700 SF PER LOT.

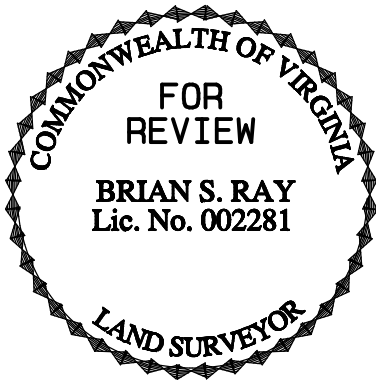
15. THE FOREST AND OPEN SPACE EASEMENT IS SUBJECT TO THE GUIDANCE SET FORTH BY DEQ IN THE VIRGINIA STORMWATER MANAGEMENT PROGRAM. THE AREAS WILL REMAIN UNDISTURBED IN A NATURAL, VEGETATED STATE, EXCEPT FOR ACTIVITIES AS APPROVED BY THE LOCAL PROGRAM AUTHORITY, SUCH AS FOREST MANAGEMENT, CONTROL OF INVASIVE SPECIES, REPLANTING AND REVEGETATING, PASSIVE RECREATIONS (E.G. TRAILS), AND LIMITED BUSH-HOGGING TO MAINTAIN DESIRED VEGETATIVE COMMUNITY (BUT NO MORE THAN FOUR TIMES A YEAR, EXCEPT AS PERMITTED BY EXISTING EASEMENTS AND AGREEMENTS). FURTHER, THE CONSTRUCTION, INSTALLATION, RELOCATION, REPAIR, REPLACEMENT, OPERATION, AND MAINTENANCE OF NEW OR EXISTING PUBLIC UTILITY STRUCTURES AND FACILITIES SHALL BE PERMITTED WITHIN THE FOREST AND OPEN SPACE EASEMENTS AND ACCESS TO SUCH STRUCTURES AND FACILITIES SHALL BE PERMITTED AS DESCRIBED IN EXISTING AND FUTURE UTILITY EASEMENTS AND AGREEMENTS.

NO BUILDINGS, STRUCTURES, OR PERMANENT ROADS (PUBLIC OR PRIVATE) ARE PERMITTED IN SWM OPEN SPACE AREAS, EXCEPT FOR STRUCTURES AND FACILITIES ASSOCIATED WITH PUBLIC OR PRIVATE UTILITIES (PIPES, VALVES, MANHOLES, ETC.) PROVIDED, HOWEVER, THAT AFTER CONSTRUCTION, INSTALLATION, REPAIR, REPLACEMENT, OPERATION, MAINTENANCE OR REMOVAL OF SUCH UTILITIES, ANY DISTURBED SOIL SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR AN ENGINEERED SOIL MIX SHALL BE PLACED PER THE DESIGN SPECIFICATIONS, AND THE SWM OPEN SPACE AREA OR AREAS SHALL BE RETURNED TO A NATURAL VEGETATED STATE.

GL



VICINITY MAP
SCALE: 1" = 2000'+/-



THE LAND USE NOTES SHOWN ON THIS PLAT ARE IMPOSED AT THE REQUEST OF THE DIRECTOR OF PLANNING. BY PLACING HIS/HER SIGNATURE ON THIS PLAT HE/SHE HAS DEEMED THAT THEY ARE CORRECT AND IN ACCORDANCE WITH THE ALBEMARLE COUNTY ZONING ORDINANCE IN EFFECT THIS DATE. THESE NOTES ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH. ANY REFERENCE TO FUTURE DEVELOPMENT RIGHTS SHOWN HEREON IS THEORETICAL.

- A. T.M.56-45A2, T.M.56D-1 AND T.M.56D-2 ARE ZONED R2 RESIDENTIAL.
- B. T.M.56-45 IS ZONED R2 RESIDENTIAL (STEEP SLOPES OVERLAY DISTRICT (PRESERVED)).
- C. THESE PROPERTIES ARE IN THE JURISDICTIONAL AREA FOR WATER AND SEWER AND SHALL BE SERVED BY A PUBLIC WATER SUPPLY AND A PUBLIC SEWER SYSTEM.
- D. ACCORDING TO THE COUNTY OF ALBEMARLE GIS WEBSITE DATA, THESE PROPERTIES LIE WITHIN THE SOUTH FORK RIVANNA RESERVOIR WATER SUPPLY WATERSHED.
- E. ACCORDING TO THE COUNTY OF ALBEMARLE GIS WEBSITE DATA, THESE PROPERTIES DO NOT LIE WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.
- F. R-2 CLUSTER MINIMUM SETBACK REQUIREMENTS: (APPLICABLE SETBACKS ARE NON-INFILL)
- FRONT= 5' (18' FROM BACK OF SIDEWALK FOR FRONT-LOAD GARAGES)
- SIDES= 5'
- REAR = 20'
- MINIMUM BUILDING SEPARATION= 10'
- G. EACH LOT CONTAINS A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
- H. THE 100' AND 50' STREAM BUFFERS SHOWN HEREON WERE TAKEN FROM THE PLAN FOR CROZET COURT, PREPARED BY SHIMP ENGINEERING, LAST DATED 03/29/19, AND SHALL BE MANAGED IN ACCORDANCE WITH THE WATER PROTECTION ORDINANCE OF ALBEMARLE COUNTY.
- I. THE EXISTING GRAVEYARD AREA SHOWN ON LOTS 20, 21 & 22 SHALL NOT BE DISTURBED (SEE CODE OF VIRGINIA 18.2-126) .

LEGEND:

IF IRON FOUND

IS IRON SET

PF PIPE FOUND

⊙MH EXISTING SANITARY MANHOLE

SWM STORMWATER MANAGEMENT

NEW CEMETERY EASEMENT

NEW STORMWATER MANAGEMENT FACILITY EASEMENT

NEW SWM FOREST AND OPEN SPACE EASEMENT

NEW 10' AND VARIABLE WIDTH PUBLIC SIDEWALK AND LANDSCAPING EASEMENT HEREBY DEDICATED TO PUBLIC USE.

..... EXISTING BOUNDARY LINES BETWEEN T.M.56-45, T.M.56-45A2, T.M.56D-1 & T.M.56D-2 HEREBY EXTINGUISHED.

10' S 10' NEW 20' ACSA SANITARY SEWER EASEMENT TYPICAL

S PROPOSED ACSA SANITARY SEWER LINE (20' ACSA SANITARY SEWER EASEMENT TO BE CENTERED OVER ASBUILT LOCATION)

SUBDIVISION PLAT
LOT 1 AND LOTS 4 THRU 26
CROZET COURT
LOCATED ON STATE ROUTE 1204 (PARK ROAD)
NEAR CROZET
WHITE HALL MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1" = 50'

DATE: APRIL 9, 2019

REVISED: AUGUST 26, 2019

REVISED: AUGUST 29, 2019

REVISED: OCTOBER 16, 2019

REVISED: OCTOBER 31, 2019

REVISED: FEBRUARY 13, 2020

REVISED: FEBRUARY 18, 2020

REVISED: MARCH 3, 2020

FOR
STONY POINT DESIGN/BUILD, LLC

ROGER W. RAY & ASSOC., INC.
663 BERKMAR COURT
CHARLOTTESVILLE, VIRGINIA 22901
TELEPHONE: (434) 293-3195
RAYSURVEYING.COM

COURSES ALONG EDGE
OF NEW 20' PUBLIC
DRAINAGE EASEMENTS

LINE	BEARING	DISTANCE
D1	S82°27'16"W	9.71
D2	S02°10'00"E	179.59
D3	S83°50'22"W	107.33
D4	N82°27'16"E	7.72
D5	N12°12'06"E	198.19
D6	N68°17'47"W	7.34

COURSES ALONG
CENTERLINE OF NEW 20'
PUBLIC DRAINAGE EASEMENTS

LINE	BEARING	DISTANCE
D7	N68°17'47"W	8.49
D8	S83°50'22"W	63.74
D9	S83°50'22"W	68.10
D10	S17°03'10"E	114.45
D11	S27°26'37"W	33.88
D12	S22°41'34"E	8.23
D13	N89°21'09"E	13.64
D14	S00°33'47"E	88.68
D15	N17°46'41"E	17.60
D16	N20°56'27"E	114.20
D17	N89°43'26"E	49.36

COURSES ALONG CENTERLINE
OF NEW 20' SANITARY
SEWER EASEMENTS

LINE	BEARING	DISTANCE
S1	N00°40'24"W	134.90
S2	N28°53'13"W	76.15
S3	N10°40'10"E	33.89
S4	N10°40'10"E	18.56
S5	N03°12'35"W	10.99
S6	N03°12'35"W	60.41
S7	N03°12'35"W	20.28
S8	N03°12'35"W	11.49
S9	N03°12'35"W	36.30
S10	N13°04'10"E	12.25

COURSES ALONG CENTERLINE
OF NEW 20' SANITARY
SEWER EASEMENTS

LINE	BEARING	DISTANCE
S11	N13°04'10"E	53.74
S12	N13°04'10"E	35.93
S13	N13°04'10"E	19.32
S14	N13°04'10"E	46.85
S15	N13°04'10"E	8.96
S16	N21°42'19"E	93.50
S17	N21°42'19"E	27.05
S18	N21°42'19"E	9.73
S19	N42°01'35"W	31.93
S20	N66°08'02"W	170.57

COURSES ALONG CENTERLINE
OF NEW 20' PUBLIC DRAINAGE
& SWM ACCESS EASEMENT

LINE	BEARING	DISTANCE
A1	S09°34'23"E	33.78
A2	S53°37'11"W	107.50
A3	S53°25'48"W	11.37
A4	S53°25'48"W	3.66
A5	S60°00'59"W	60.19
A6	N09°34'23"W	37.37
A7	N21°44'07"E	109.12

COURSES ALONG CENTERLINE
OF NEW 10' PUBLIC
DRAINAGE EASEMENT
& SWM ACCESS EASEMENT

LINE	BEARING	DISTANCE
A8	S74°21'40"E	27.84
A9	N61°25'07"W	32.63
A10	N64°38'41"W	18.88

COURSE ALONG CENTERLINE
OF NEW 12' SWM FACILITY
ACCESS EASEMENT

LINE	BEARING	DISTANCE
A11	N79°21'02"W	98.18

COURSES ALONG EDGE OF
NEW SWM FOREST AND
OPEN SPACE EASEMENT

LINE	BEARING	DISTANCE
F1	S71°51'59"E	110.13
F2	S08°49'15"W	198.93
F3	S18°34'48"E	78.76
F4	S09°37'56"E	100.64
F5	S37°27'20"E	73.22
F6	S17°03'10"E	114.66
F7	S27°26'37"W	29.79
F8	S62°33'23"E	10.00
F9	S62°33'23"E	10.00
F10	N75°27'29"E	20.71
F11	S35°14'33"E	67.19
F12	S34°31'53"E	81.04
F13	N55°00'02"E	60.76
F14	N89°21'09"E	18.26
F15	S00°33'47"E	78.67
F16	N62°50'39"E	38.43
F17	N00°49'59"E	85.97
F18	N45°31'49"E	93.89
F19	N63°32'08"E	33.26
F20	S46°33'32"E	41.93
F21	S18°01'03"E	35.01

COURSES ALONG CENTERLINE
OF NEW 10' PRIVATE
DRAINAGE EASEMENTS

LINE	BEARING	DISTANCE
P1	N48°19'55"W	6.37
P2	N26°53'05"W	27.68
P3	N11°25'20"E	34.98
P4	N09°56'35"E	117.31
P5	N44°07'51"E	22.91
P6	S75°02'51"E	53.94
P7	N72°09'16"E	10.12
P8	N72°09'16"E	11.46
P9	N27°34'30"E	16.66
P10	N20°24'52"E	28.38
P11	N20°24'52"E	21.02
P12	N18°55'06"E	43.00
P13	N07°02'16"E	29.66
P14	N21°44'07"E	156.63
P15	N72°50'28"W	65.21
P16	S68°48'58"E	65.50

COURSES ALONG CENTERLINE
OF NEW 10' LANDSCAPING ESMT.

LINE	BEARING	DISTANCE
LS1	S46°55'22"W	15.00
LS2	S00°58'41"W	15.00

COURSES ALONG CENTERLINE
OF NEW 10' ACSA WATERLINE
EASEMENTS

LINE	BEARING	DISTANCE
W1	N59°01'00"W	3.50
W2	N63°29'19"W	3.50
W3	N68°15'58"W	3.60
W4	N73°00'50"W	3.41
W5	N78°03'34"W	3.56
W6	N82°47'30"W	3.60
W7	S89°57'13"W	3.49
W8	S86°45'42"W	2.94
W9	N72°44'12"W	3.57
W10	N72°44'12"W	3.52
W11	S62°56'23"W	3.47
W12	S28°21'23"W	4.07
W13	S71°04'43"E	3.00
W14	N81°50'14"E	3.34
W15	S21°39'58"W	3.55
W16	N21°46'47"E	5.61
W17	N21°46'47"E	3.09
W18	N21°44'07"E	3.10
W19	N21°42'31"E	3.45
W20	S78°48'34"E	3.43
W21	S71°51'59"E	3.74
W22	S69°29'51"E	3.50
W23	S62°54'45"E	3.50
W24	S57°41'42"E	3.50

COURSES ALONG NEW
CEMETERY EASEMENT

LINE	BEARING	DISTANCE
G1	S18°05'57"W	40.16
G2	S38°58'16"W	26.81
G3	N68°15'36"W	13.60
G4	N57°33'22"W	38.73
G5	N28°23'17"W	12.39
G6	N18°06'14"E	65.18

COURSES ALONG CENTERLINE
OF NEW 20' ACSA WATERLINE
EASEMENTS

LINE	BEARING	DISTANCE
W28	S66°05'57"E	3.68
W29	N85°29'00"E	3.67
W30	S21°46'54"W	7.74

COURSES ALONG CENTERLINE OF
NEW 10' WIDE PRIVATE SANITARY
SEWER LATERAL EASEMENTS

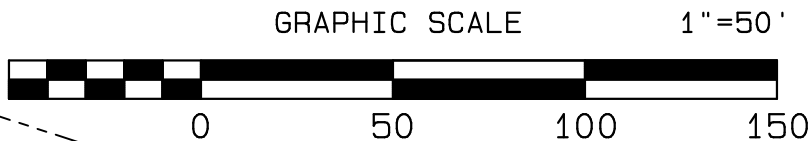
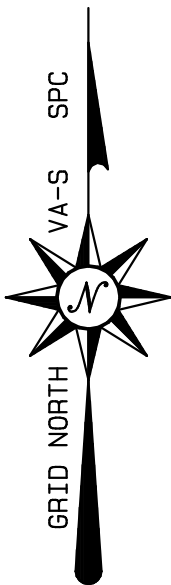
LINE	BEARING	DISTANCE
SL1	S68°05'12"E	14.34
SL2	S67°00'59"E	17.27
SL3	S77°27'56"E	20.15
SL4	S77°47'53"E	19.64
SL5	S75°26'53"E	15.23
SL6	N88°24'57"E	14.79
SL7	N88°24'57"E	20.95
SL8	N87°32'31"E	18.33

COURSE ALONG EDGE OF NEW
PRIVATE SANITARY SEWER
LATERAL EASEMENT ON LOT 11

LINE	BEARING	DISTANCE
SL9	N73°14'28"W	43.34

COURSES ALONG EDGE OF NEW
16' & VARIABLE WIDTH RETAINING
WALL MAINTENANCE & ACCESS ESMT.

LINE	BEARING	DISTANCE
M1	N45°04'55"E	69.95
M2	S72°06'41"E	102.51
M3	S61°33'43"E	25.77
M4	S68°31'29"E	68.44
M5	S11°51'28"W	13.60



T.M. 56-45A4
LOT C
ROBERT L. MARTIN, III
& PAULA K. MARTIN
D.B. 2646-457
D.B. 2575-395
D.B. 3868-641 & 642 PLAT

FOR
REVIEW

LOT 1 AND
LOTS 4 THRU 26
CROZET COURT
SCALE: 1" = 50'
DATE: APRIL 8, 2019
REVISED: AUGUST 26, 2019
REVISED: AUGUST 29, 2019
REVISED: OCTOBER 16, 2019
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T.M. 56C-B-26A
LOT 1
RONALD DEAN WESNER
& DEBRA T. WESNER
D.B. 3303-611,
615 & 616 PLAT

MATCH LINE SHEET 2 OF 4
MATCH LINE SHEET 3 OF 4

T.M.56C-B-26A
LOT 1
RONALD DEAN WESNER
& DEBRA T. WESNER
D.B.3303-611,
615 & 616 PLAT

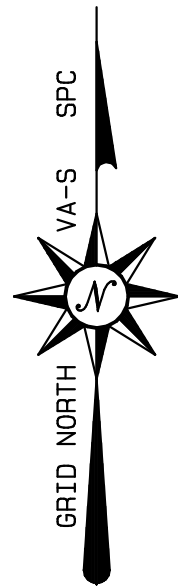
MATCH LINE SHEET 2 OF 4
MATCH LINE SHEET 3 OF 4

BOUNDARY LINES ALONG
CENTERLINE OF STREAM
AS IT MEANDERS
MAJOR COURSES SHOWN

LINE	BEARING	DISTANCE
L1	N10°18'22"E	5.87
L2	N24°48'07"W	26.26
L3	N84°05'16"W	15.04
L4	N34°45'35"W	32.87
L5	N24°02'41"W	27.21
L6	N03°15'15"W	33.90
L7	N22°12'22"W	23.01
L8	N36°19'00"E	11.02
L9	N18°23'26"W	26.47
L10	N50°53'08"W	38.75
L11	N32°49'18"E	19.37
L12	N00°06'12"W	12.62
L13	N73°54'20"W	28.21
L14	N31°41'00"W	7.11
L15	N02°55'58"E	8.99
L16	N29°35'08"W	31.79
L17	N10°51'40"E	10.05
L18	N25°18'01"W	23.80
L19	N44°24'06"W	18.67
L20	N04°37'21"W	11.60
L21	N63°11'51"E	15.65
L22	N44°03'37"E	9.96
L23	N00°15'43"E	15.96
L24	N31°33'59"W	37.98
L25	N23°39'28"E	15.59
L26	N32°05'04"W	43.61
L27	N80°28'20"W	26.40
L28	N25°00'44"W	11.74
L29	N26°48'44"E	12.02
L30	N06°17'24"W	31.71
L31	N40°45'41"W	31.86
L32	N10°11'40"W	10.42
L33	N62°47'24"W	38.85
L34	N27°28'32"W	28.80
L35	N44°34'25"W	16.62
L36	N35°24'53"W	9.89
L37	N25°40'34"W	16.82
L38	N13°06'08"E	48.41
L39	N12°29'11"W	37.65
L40	N05°47'21"W	27.34
L41	N22°00'07"E	39.60
L42	N35°31'05"W	35.56
L43	N06°11'40"W	6.45
L44	N00°55'22"E	19.01
L45	N47°02'39"E	34.50
L46	N08°45'27"W	11.69
L47	N24°30'06"E	23.24
L48	N09°50'56"E	21.78
L49	N33°08'40"E	2.61
L50	N33°08'40"E	9.08
L51	N21°45'49"E	34.74
L52	N12°52'39"W	12.70
L53	N83°07'21"W	9.28
L54	N11°02'59"E	27.64
L55	N50°03'17"E	13.66
L56	N11°04'12"E	45.11
L57	N16°25'13"W	16.75
L58	N29°47'14"E	17.92
L59	N43°44'20"W	12.31
L60	N15°54'06"W	15.30
L61	N13°58'18"E	41.62
L62	N09°33'55"W	29.20

LINE	BEARING	DISTANCE
L63	S68°15'53"E	28.35
L64	S68°15'53"E	101.45
L65	S68°15'53"E	48.54
L66	S68°15'53"E	6.65
L67	S70°30'20"E	45.49
L68	S70°30'20"E	23.46
L69	N70°30'20"W	53.21
L70	N70°30'20"W	4.25
L71	N68°15'53"W	3.45
L72	N68°15'53"W	7.52
L73	N68°15'53"W	6.25
L74	N68°15'53"W	58.75
L75	N68°15'53"W	24.97
L76	N68°15'53"W	40.03
L77	N68°15'53"W	31.66
L78	N68°15'53"W	12.34
L79	S21°19'41"W	70.01
L80	S21°19'41"W	70.00
L81	N68°15'53"W	21.05
L82	N68°15'53"W	38.65
L83	N68°15'53"W	69.00

T.M.56C-B-26
RONALD D. WESNER
& DEBORA T. WESNER
D.B. 4535-237
D.B.3303-611, 615 & 616 PLAT



APPROXIMATE
LOCATION OF
STEEP SLOPES
(PRESERVED)
ACCORDING TO
THE COUNTY OF
ALBEMARLE GIS
DATA

T.M.56C-C-6
LOT 6, BLOCK C, PARK VIEW
JAMES LAWRENCE BELEW, JR. &
TERRI TAYLOR BELEW
D.B. 2012-716
D.B.2102-351 PLAT

FOR
REVIEW

LOT 1 AND LOTS 4 THRU 26
CROZET COURT
SCALE: 1" = 50'
DATE: APRIL 8, 2019
REVISED: AUGUST 26, 2019
REVISED: AUGUST 29, 2019
REVISED: OCTOBER 16, 2019
REVISED: OCTOBER 31, 2019
REVISED: FEBRUARY 13, 2020
REVISED: FEBRUARY 18, 2020
REVISED: MARCH 3, 2020

ROGER W. RAY & ASSOC., INC.
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TELEPHONE: (434) 293-3195
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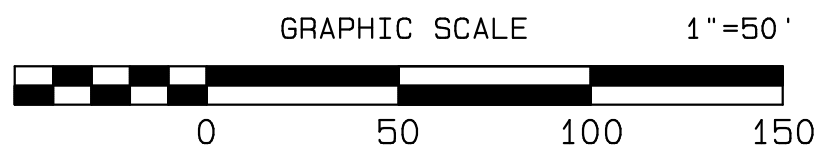
T.M.56D-D-7
LOT 7, SECTION THREE,
BROOKWOOD
THE ROBERT M. SNEAD &
DEBORAH R. SNEAD
IRREVOCABLE TRUST
D.B. 4171-306
D.B.633-424 PLAT

T.M.56D-D-6
LOT 6, BLOCK D, SECTION III,
BROOKWOOD
DANIEL ROACH & LAUREN ROACH
D.B.4540-618
D.B.601-311 & 312 PLAT

T.M.56D-D-5
LOT 5, BLOCK D, SECTION III,
BROOKWOOD
LEO J. CARVER &
PAMILA LEONARD CARVER
D.B.1360-87
D.B.601-311 & 312 PLAT

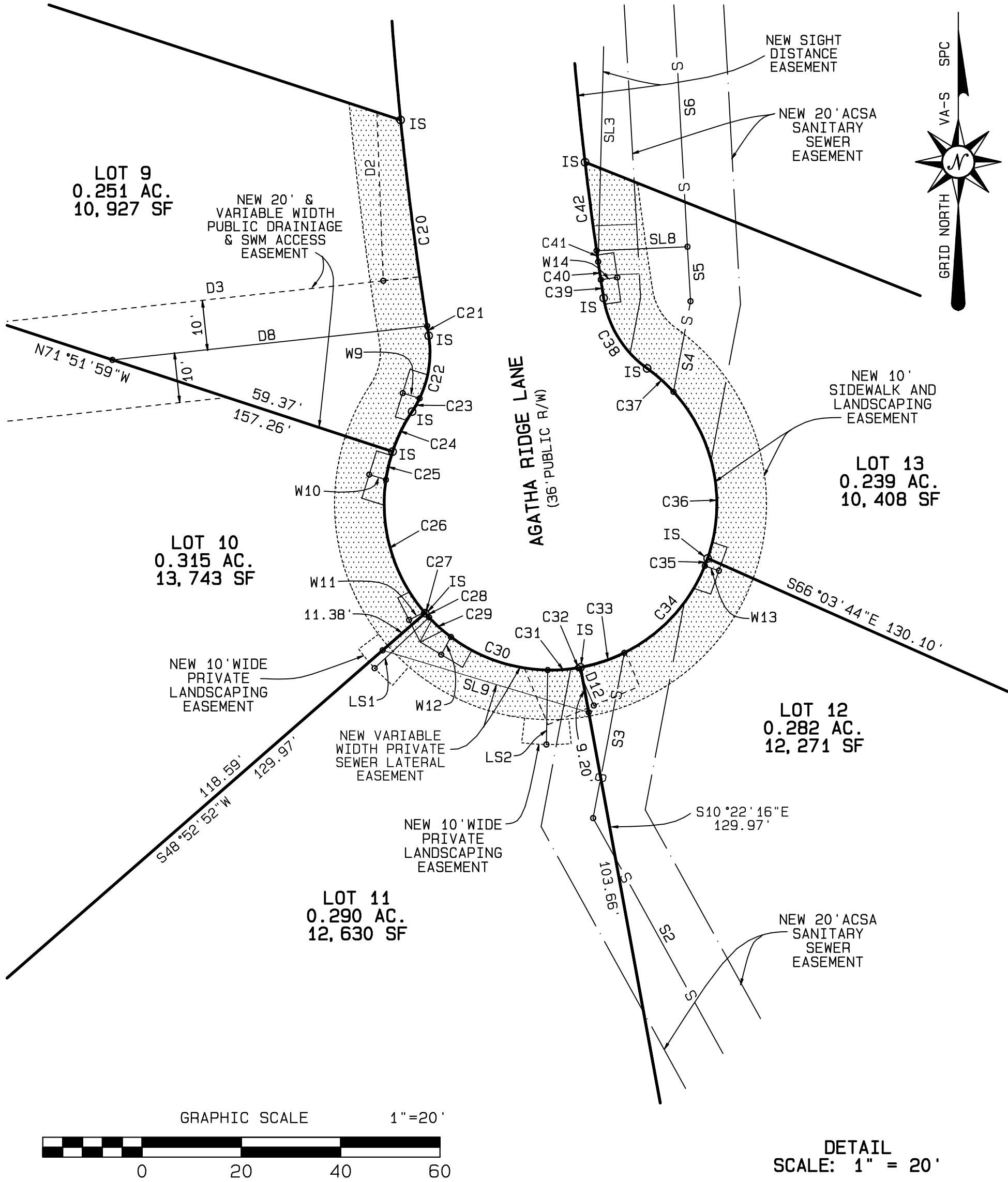
LEGEND:

- IF IRON FOUND
- IS IRON SET
- PF PIPE FOUND
- MH EXISTING SANITARY MANHOLE
- SWM STORMWATER MANAGEMENT
- NEW CEMETERY EASEMENT
- NEW STORMWATER MANAGEMENT FACILITY EASEMENT
- NEW SWM FOREST AND OPEN SPACE EASEMENT
- NEW 10' AND VARIABLE WIDTH PUBLIC SIDEWALK AND LANDSCAPING EASEMENT HEREBY DEDICATED TO PUBLIC USE.
- EXISTING BOUNDARY LINES BETWEEN T.M.56-45, T.M.56-45A2, T.M.56D-1 & T.M.56D-2 HEREBY EXTINGUISHED.
- 10' S 10' NEW 20' ACSA SANITARY SEWER EASEMENT TYPICAL
- S PROPOSED ACSA SANITARY SEWER LINE (20' ACSA SANITARY SEWER EASEMENT TO BE CENTERED OVER ASBUILT LOCATION)



CURVE DATA						
LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	63°54'22"	21.50	23.98	13.41	22.76	S00°57'39"W
C2	1°55'50"	770.86	25.98	12.99	25.97	S31°56'55"W
C3	2°52'08"	770.86	38.60	19.30	38.59	S29°32'56"W
C4	1°36'11"	770.86	21.57	10.78	21.57	S27°18'46"W
C5	3°11'57"	770.86	43.04	21.53	43.04	S24°54'42"W
C6	0°27'12"	770.86	6.10	3.05	6.10	S23°05'08"W
C7	3°25'10"	770.86	46.00	23.01	46.00	S21°08'57"W
C8	0°53'29"	770.86	11.99	6.00	11.99	S18°59'38"W
C9	2°43'22"	770.86	36.63	18.32	36.63	S17°11'12"W
C10	1°57'49"	770.86	26.42	13.21	26.42	S14°50'36"W
C11	2°37'33"	770.86	35.33	17.67	35.33	S12°32'55"W
C12	2°05'22"	770.86	28.11	14.06	28.11	S10°11'27"W
C13	0°27'33"	770.86	6.18	3.09	6.18	S08°54'59"W
C14	3°25'11"	770.86	46.01	23.01	46.00	S06°58'37"W
C15	0°58'31"	770.86	13.12	6.56	13.12	S04°46'46"W
C16	2°41'13"	770.86	36.15	18.08	36.15	S02°56'54"W
C17	2°16'17"	770.86	30.56	15.28	30.56	S00°28'09"W
C18	2°27'46"	770.86	33.13	16.57	33.13	S01°53'52"E
C19	2°38'48"	770.86	35.61	17.81	35.60	S04°27'09"E
C20	3°06'36"	770.86	41.84	20.93	41.84	S07°19'51"E
C21	0°08'50"	770.86	1.98	0.99	1.98	S08°57'34"E
C22	34°30'27"	21.50	12.95	6.68	12.75	S08°13'15"W
C23	8°11'10"	21.50	3.07	1.54	3.07	S29°34'04"W
C24	15°23'47"	33.50	9.00	4.53	8.97	S25°57'46"W
C25	9°57'22"	33.50	5.82	2.92	5.81	S13°17'12"W
C26	48°58'37"	33.50	28.64	15.26	27.77	S16°10'48"E
C27	0°27'02"	33.50	0.26	0.13	0.26	S40°53'36"E
C28	1°57'30"	33.50	1.15	0.57	1.14	S42°05'53"E
C29	10°06'34"	33.50	5.91	2.96	5.90	S48°07'55"E
C30	35°50'07"	33.50	20.95	10.83	20.61	S71°06'15"E
C31	10°28'57"	33.50	6.13	3.07	6.12	N85°44'13"E
C32	0°52'01"	33.50	0.51	0.25	0.51	N80°03'43"E
C33	15°57'15"	33.50	9.33	4.69	9.30	N71°39'06"E
C34	41°44'41"	33.50	24.41	12.77	23.87	N42°48'08"E
C35	2°45'03"	33.50	1.61	0.80	1.61	N20°33'16"E
C36	61°30'54"	33.50	35.97	19.94	34.26	N11°34'42"W
C37	12°09'21"	33.50	7.11	3.57	7.09	N48°24'49"W
C38	45°36'43"	21.50	17.12	9.04	16.67	N31°41'09"W
C39	0°17'28"	734.86	3.73	1.87	3.73	N08°44'03"W
C40	0°17'07"	734.86	3.66	1.83	3.66	N08°26'45"W

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C41	0°10'32"	734.86	2.25	1.13	2.25	N08°12'56"W
C42	1°24'04"	734.86	17.97	8.99	17.97	N07°25'38"W
C43	2°44'31"	734.86	35.17	17.59	35.16	N05°21'20"W
C44	0°27'00"	734.86	5.77	2.89	5.77	N03°45'35"W
C45	5°09'03"	21.50	1.93	0.97	1.93	N00°57'33"W
C46	50°39'30"	21.50	19.01	10.18	18.40	N26°56'43"E
C47	33°13'52"	21.50	12.47	6.42	12.30	N68°53'24"E
C48	19°54'06"	21.50	7.47	3.77	7.43	S84°32'37"E
C49	6°19'40"	482.00	53.23	26.64	53.21	S71°25'43"E
C50	44°00'18"	21.50	16.51	8.69	16.11	S46°07'36"E
C51	70°39'37"	33.50	41.31	23.75	38.75	S59°31'42"E
C52	23°05'04"	33.50	13.50	6.84	13.41	N27°36'18"W
C53	15°50'28"	33.50	9.26	4.66	9.23	N47°04'03"W
C54	57°20'36"	33.50	33.53	18.32	32.15	N83°39'35"W
C55	44°00'18"	21.50	16.51	8.69	16.11	S89°35'49"W
C56	8°30'47"	518.00	76.96	38.55	76.89	N72°31'17"W
C57	0°09'17"	518.00	1.40	0.70	1.40	N76°51'19"W
C58	17°59'27"	21.50	6.75	3.40	6.72	N67°56'14"W
C59	30°37'20"	21.50	11.49	5.89	11.35	N43°37'50"W
C60	31°20'27"	21.50	11.76	6.03	11.61	N12°38'57"W
C61	1°17'13"	734.86	16.50	8.25	16.50	N03°39'53"E
C62	1°55'38"	734.86	24.72	12.36	24.72	N05°16'18"E
C63	1°59'32"	734.86	25.55	12.78	25.55	N07°13'53"E
C64	2°11'01"	734.86	28.01	14.00	28.00	N09°19'09"E
C65	2°22'56"	734.86	30.55	15.28	30.55	N11°36'07"E
C66	0°33'35"	734.86	7.18	3.59	7.18	N13°04'23"E
C67	0°52'18"	734.86	11.18	5.59	11.18	N13°47'20"E
C68	0°28'46"	734.86	6.15	3.07	6.15	N14°27'52"E
C69	3°20'48"	734.86	42.92	21.47	42.92	N16°22'38"E
C70	0°23'11"	734.86	4.96	2.48	4.96	N18°14'38"E
C71	0°10'28"	734.86	2.24	1.12	2.24	N18°31'28"E
C72	1°29'49"	734.86	19.20	9.60	19.20	N19°21'36"E
C73	0°21'42"	734.86	4.64	2.32	4.64	N20°17'22"E
C74	3°02'34"	734.86	39.02	19.52	39.02	N21°59'30"E
C75	0°09'25"	734.86	2.01	1.01	2.01	N23°35'29"E
C76	2°54'15"	734.86	37.25	18.63	37.24	N25°07'19"E
C77	0°30'48"	734.86	6.58	3.29	6.58	N26°49'51"E
C78	1°32'45"	734.86	19.83	9.91	19.83	N27°51'37"E
C79	3°40'18"	734.86	47.09	23.55	47.09	N30°28'09"E
C80	2°16'00"	734.86	29.07	14.54	29.07	N33°26'18"E
C81	20°52'23"	21.50	7.83	3.96	7.79	N45°00'29"E
C82	13°20'21"	21.50	5.01	2.51	4.99	N62°06'52"E
C83	48°40'17"	9.50	8.07	4.30	7.83	S43°55'45"E
C84	9°09'03"	225.50	36.02	18.05	35.98	S63°41'22"E



FOR
REVIEW
LOT 1 AND LOTS 4 THRU 26
CROZET COURT
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