

TMP 06000-00-00-078A0  
**PREPARED BY:**

Timmons Group  
608 Preston Ave, Suite 200  
Charlottesville, VA 22903

This Deed is exempt from recordation taxes and fees pursuant to §§58.1-811 (A) (3) and 17.1-266, respectively, of the Code of Virginia (1950) as amended and the Constitution of Virginia, Article X, Section 6 (a) (1).

This **DEED OF EASEMENT**, made as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between **COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY**, (“**Grantor**”), and the **ALBEMARLE COUNTY SERVICE AUTHORITY** (the “**ACSA**”), whose address is 168 Spotnap Road, Charlottesville, Virginia 22911, Grantee.

**WITNESSETH:**

WHEREAS Grantor is the owner of real property located in Albemarle County, Virginia, known as Tax Map Parcel 06000-00-00-078A0 (the “**Property**”);

WHEREAS Grantor has agreed to grant to the ACSA permanent utility easements to construct, install, operate, maintain, repair, replace, relocate, and extend water lines and sewer lines and any appurtenances thereto. These easements are shown on the plat attached hereto and recorded herewith entitled PLAT SHOWING SPECIAL LOT A AND VARIOUS EASEMENTS ON THE LANDS OF COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, TAX MAP PARCEL 60-78A, JACK JOUETT MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA, dated May 19, 2026, and prepared by Timmons Group (the “**Plat**”).

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, receipt of all of which is hereby acknowledged, the Grantor does hereby GRANT and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS of TITLE unto the ACSA, its successors and assigns, perpetual rights of way and utility easements to construct, install, operate, maintain, inspect, protect, repair, replace, relocate, remove, change the size of and extend (i) water lines consisting of pipes, equipment, and appurtenances to such pipes and equipment, and (ii) sewer lines consisting of pipes, equipment,

and appurtenances to such pipes and equipment, over, under and across the real property of the Grantor located in Albemarle County, Virginia, and to access any other adjacent easement held by the ACSA, the location of the easements hereby granted and the boundaries of the property being more particularly described on the Plat as “ACSA Utility Easement” (the “Easements”); PROVIDED HOWEVER, that it is expressly understood and agreed that the ACSA shall not be deemed to have accepted the conveyances set forth hereinabove until such time as the same shall have been evidenced by the affirmative acceptance thereof in accordance with the usual and customary practices of the ACSA.

Reference is made to the Plat for the exact location and dimension of the Easements hereby granted and the property over which the same crosses.

As part of the Easements, the ACSA shall have the right to enter upon the above-described property within the Easements for the purpose of installing, constructing, operating, maintaining, inspecting, protecting, repairing, replacing, relocating, removing, changing the size of and extending the water lines and the sewer lines, and appurtenances thereto, within such Easements, and the right of ingress and egress thereto as reasonably necessary to construct, install, operate, maintain, inspect, protect, repair, replace, relocate, remove, change the size of and extend such water lines and sewer lines within the Easements. If the ACSA decides in its sole discretion that it is unable reasonably to exercise the right of ingress and egress over the right-of-way, the ACSA shall have the right of ingress and egress over the adjacent property of Grantor.

Whenever it is necessary to excavate earth within the Easements, the ACSA agrees to backfill such excavation in a proper and workmanlike manner so as to restore surface conditions as nearly as practicable to the same condition as prior to excavation, including restoration of such

paved surfaces as may be damaged or disturbed as part of such excavation; provided, however, that the ACSA shall have no obligation to restore permeable pavers, stamped concrete, or similar surfaces within the Easements.

Grantor, its successors or assigns, agrees that no trees, shrubbery, fences, structures, buildings, over-hangs or other improvements or obstructions shall be placed within the Easements conveyed herein.

The Easements provided for herein shall include the right of the ACSA to trim, cut, and remove any trees, shrubbery, fences, structures, buildings, over-hangs or other improvements or obstructions and take other similar action reasonably necessary to provide economical and safe water line and sewer line construction, installation, operation, maintenance, inspection, protection, repair, replacement, relocation, removal, and extension. The ACSA shall have no responsibility to the Grantor, its successors or assigns, to replace or reimburse the cost of said trees, shrubbery, fences, structures, buildings, over-hangs or other improvements or obstructions that are removed or otherwise damaged.

The facilities constructed by ACSA within the Easements shall be the property of the ACSA and its successors and assigns, which shall have the right to inspect, rebuild, remove, repair, relocate improve and make such changes, alterations and connections to or extensions of its facilities within the boundaries of the Easements as are consistent with the purposes expressed herein.

**[Signature to Follow on Page 4]**

WITNESS the following signature and seal:

**COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY**

By: \_\_\_\_\_ (SEAL)  
Printed Name:  
Title: School Board Chairman

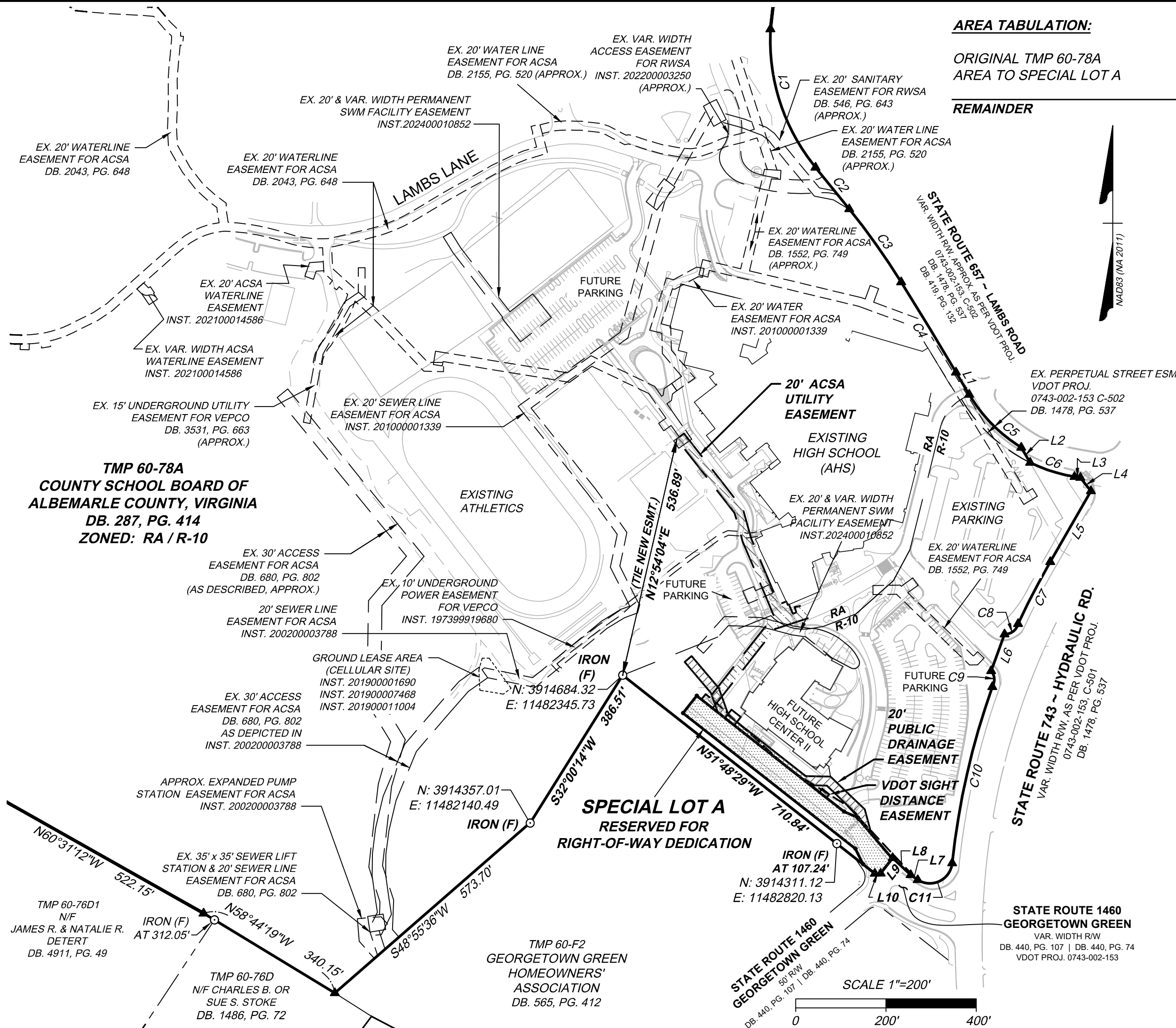
STATE OF VIRGINIA  
COUNTY/CITY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_, School Board Chairman.

\_\_\_\_\_  
Notary Public

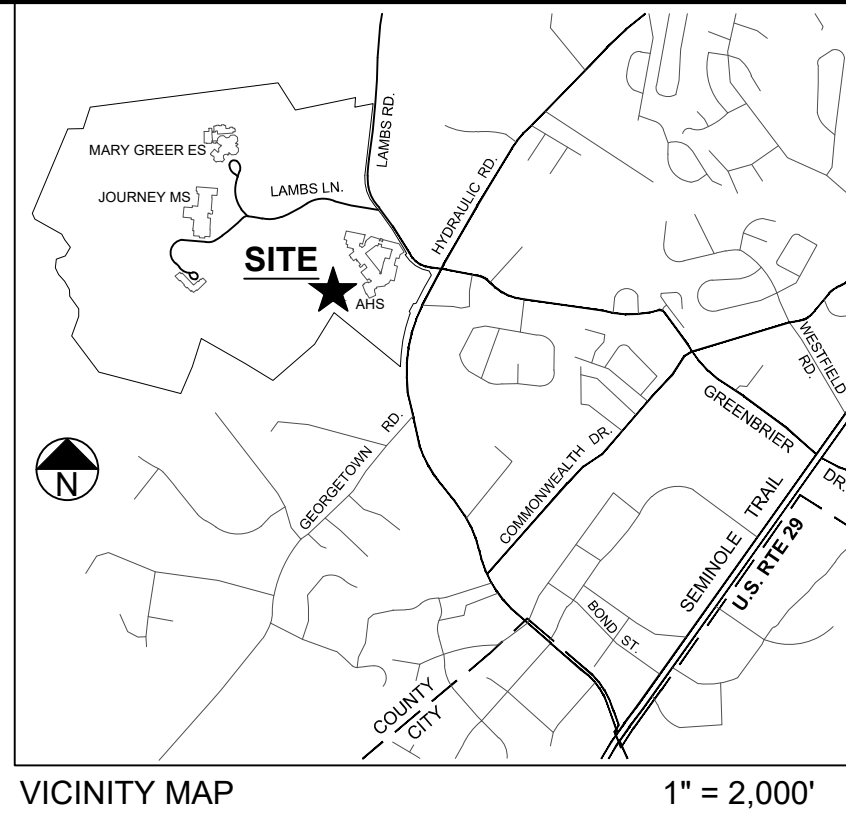
My Commission Expires: \_\_\_\_\_

Y:\04153987\_003-Lambs\_Lane\_Loop\_Rat\DWG\153987\_003-V-SP\VDOT\_V4-special.dwg | Plotted on 6/14/2026 1:36 PM | by Joe Keller



**AREA TABULATION:**

ORIGINAL TMP 60-78A AREA TO SPECIAL LOT A	216.691 AC.
REMAINDER	0.648 AC.
	<b>= 216.043 AC.</b>



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	442.95'	330.03'	173.10'	42°41'23"	S18°02'25"E	322.45'
C2	15818.12'	118.56'	59.28'	0°25'46"	S39°04'27"E	118.56'
C3	1669.16'	198.75'	99.49'	6°49'20"	N35°25'42"W	198.63'
C4	8676.41'	233.83'	116.92'	1°32'39"	N31°14'43"W	233.82'
C5	338.31'	166.17'	84.80'	28°08'34"	S44°34'54"E	164.51'
C6	358.31'	103.47'	52.10'	16°32'44"	S72°25'15"E	103.11'
C7	1685.02'	150.78'	75.44'	5°07'37"	S27°20'34"W	150.73'
C8	30.00'	40.88'	24.32'	78°04'20"	S52°42'44"W	37.79'
C9	30.00'	37.66'	21.76'	71°55'18"	S4°29'32"E	35.23'
C10	1685.02'	401.69'	201.80'	13°39'31"	S12°49'23"W	400.74'
C11	50.00'	101.45'	80.42'	116°15'29"	N64°07'22"E	84.92'
RWC13	16.05'	3.93'	1.97'	14°01'10"	S33°17'15"E	3.92'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S30°34'17"E	57.42'
L2	S30°30'37"E	38.91'
L3	S80°41'37"E	12.97'
L4	S38°23'16"E	37.97'
L5	S29°54'23"W	180.89'
L6	S20°00'31"W	86.76'
L7	N54°45'56"W	19.31'
L8	N46°49'25"W	54.87'
L9	S37°37'26"W	43.42'
L10	S89°09'37"W	12.97'

**COUNTY OF ALBEMARLE BOARD OF SUPERVISORS**

DESIGNATED AGENT \_\_\_\_\_

DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED LANDSCAPE ARCHITECTS AND INTERIOR DESIGNERS.



PLAT SHOWING  
**SPECIAL LOT A**  
AND  
**VARIOUS EASEMENTS**  
ON THE LANDS OF  
**COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY**  
TAX MAP PARCEL 60-78A  
JACK JOUETT MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

**OWNER ADDRESS:**

COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA  
401 MCINTIRE ROAD  
CHARLOTTESVILLE, VA 22902

Jack Jouett Mag. District	Albemarle County, VA
DATE: November 18, 2025	SCALE: 1"=200'
SHEET 1 OF 2	J.N.: 53987.003
DRAWN BY: JWK	CHECK BY:
LAST REVISED: May 19, 2026	SUB-2025-00237

- SURVEY NOTES:**
- PROPERTY & ZONING INFORMATION:  
OWNER: COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA DB. 287, PG. 414  
REFERENCE: COUNTY TAX MAP NUMBER: 60-78A (06000-00-00-078A0)  
PROPERTY ADDRESS: 2775 HYDRAULIC ROAD (HIGH SCH.)  
AREA: 216.69 ACRES (GIS)  
ZONED: RA (RURAL AREAS) PART R-10 PART  
PROPERTY SHOWN HEREON IS SUBJECT TO THE CONDITIONS OF VA198100028, SP201600004, SP202000008, AND ZMA202300008.
  - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON:  
a) LAND RECORDS OBTAINED (& REFERENCED) FROM THE CLERK'S OFFICE OF ALBEMARLE COUNTY, VA;  
b) FIELD SURVEY BY THIS FIRM FOR RECOVERY AND VERIFICATION OF EXISTING PROPERTY CORNERS AS SHOWN HEREON.
  - THIS PLAT DOES NOT REPRESENT A FORMAL BOUNDARY SURVEY PERFORMED BY THIS FIRM.
  - SOME EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
  - BASIS OF MERIDIAN NAD83 (NA 2011) VA SOUTH ZONE VIA NETWORK GPS OBSERVATIONS.
  - BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0260D, (PANEL 260 OF 575) EFFECTIVE FEBRUARY 4, 2005, PORTIONS OF THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE IVY CREEK WATERSHED PER COUNTY GIS.
- THE PROPERTY HEREON IS LOCATED WITHIN A WATER SUPPLY PROTECTION AREA.
- THE PROPERTY HEREON IS LOCATED WITHIN AN ENTRANCE CORRIDOR OVERLAY AREA.
- THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE STEEP SLOPES (MANAGED) OVERLAY DISTRICT.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AIRPORT IMPACT AREA.
- ACSA EASEMENTS SHOWN HEREON SHALL BE CENTERED ON THE FINAL, AS-BUILT LOCATION OF THE CONSTRUCTED UTILITY.
- THIS PLAT HEREBY DEDICATES TO PUBLIC USE THE PUBLIC DRAINAGE AND VDOT SIGHT DISTANCE EASEMENTS SHOWN HEREON.
- SPECIAL LOT A SHOWN HEREON TO BE ESTABLISHED SOLELY FOR USE AS A RESERVED AREA FOR FUTURE RIGHT OF WAY DEDICATION
- SETBACKS REQUIRED**  
R-10 FRONT: 5' MIN. / NO MAX. PER SPECIAL EXCEPTION SE202300039;  
SIDE: 5' MIN. / NO MAX; REAR: 20' MIN. / NO MAX.  
R-A FRONT: 75' MIN. / NO MAX; SIDE: 25' MIN. / NO MAX; REAR: 35' MIN. / NO MAX

**OWNER'S APPROVAL:**

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "PLAT SHOWING SPECIAL LOT A AND VARIOUS EASEMENTS ON THE LANDS OF COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA, TAX MAP PARCEL 60-78A, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

\_\_\_\_\_  
DATE \_\_\_\_\_  
(PRINT NAME)

STATE OF: \_\_\_\_\_  
COUNTY OR CITY OF: \_\_\_\_\_

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

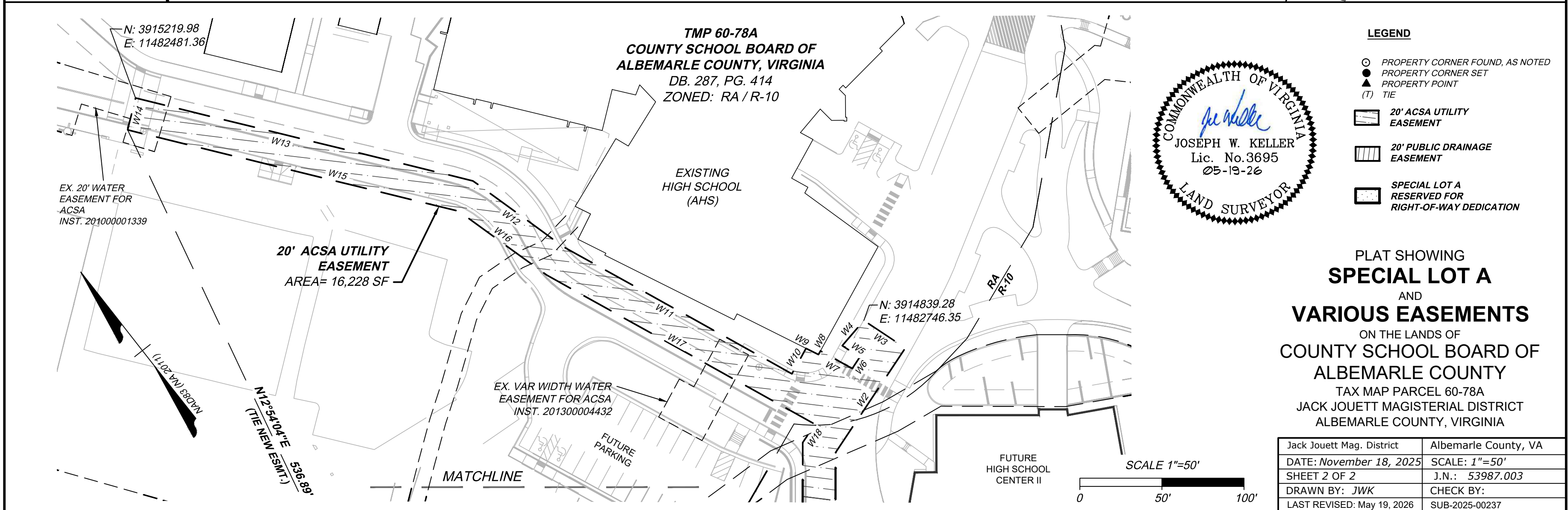
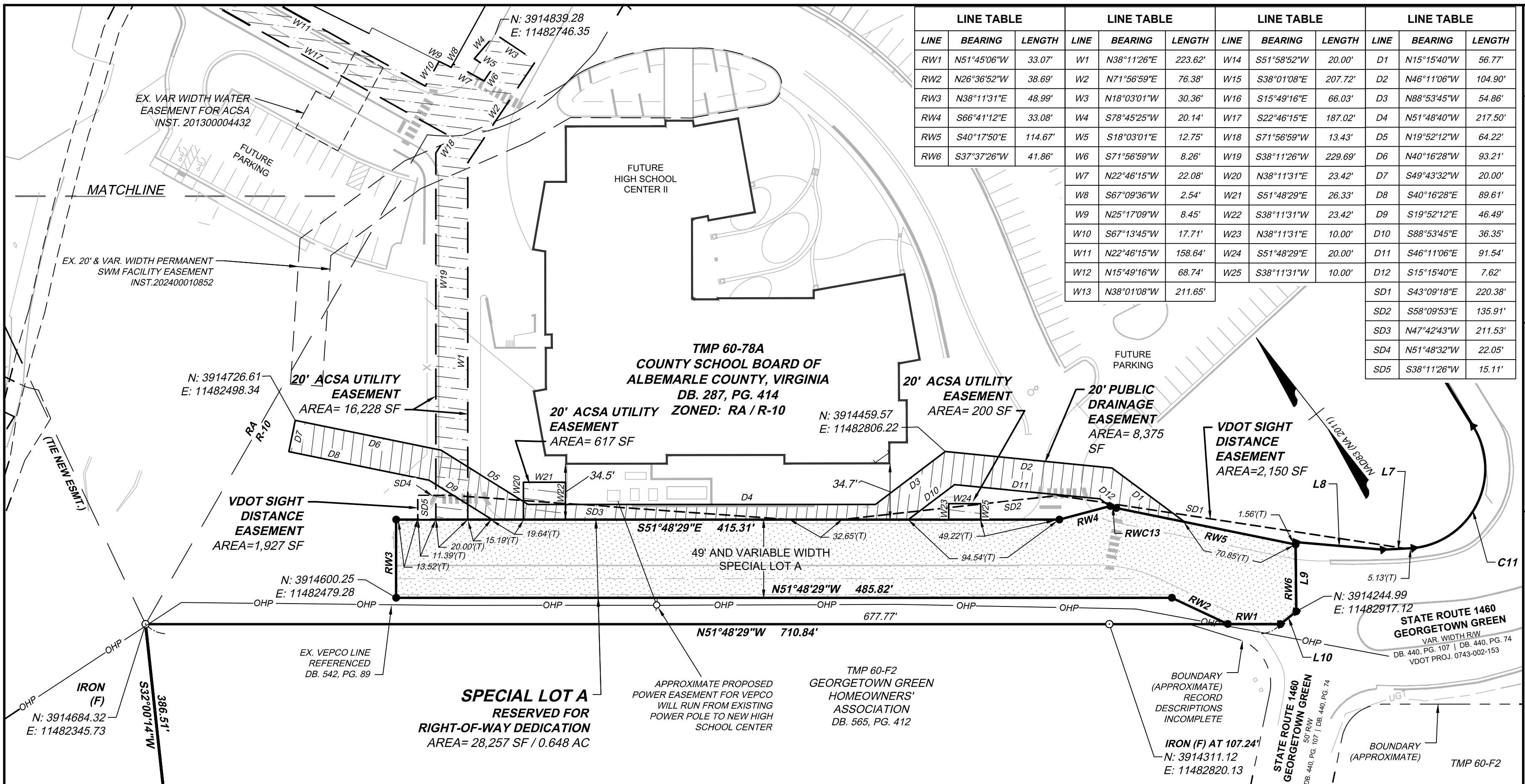
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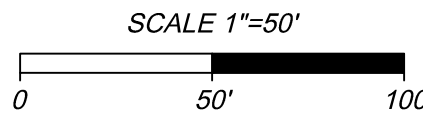
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
RW1	N51°45'06"W	33.07'	W1	N38°11'26"E	223.62'	W14	S51°58'52"W	20.00'	D1	N15°15'40"W	56.77'
RW2	N26°36'52"W	38.69'	W2	N71°56'59"E	76.38'	W15	S38°01'08"E	207.72'	D2	N46°11'06"W	104.90'
RW3	N38°11'31"E	48.99'	W3	N18°03'01"W	30.36'	W16	S15°49'16"E	66.03'	D3	N88°53'45"W	54.86'
RW4	S66°41'12"E	33.08'	W4	S78°45'25"W	20.14'	W17	S22°46'15"E	187.02'	D4	N51°48'40"W	217.50'
RW5	S40°17'50"E	114.67'	W5	S18°03'01"E	12.75'	W18	S71°56'59"W	13.43'	D5	N19°52'12"W	64.22'
RW6	S37°37'26"W	41.86'	W6	S71°56'59"W	8.26'	W19	S38°11'26"W	229.69'	D6	N40°16'28"W	93.21'
			W7	N22°46'15"W	22.08'	W20	N38°11'31"E	23.42'	D7	S49°43'32"W	20.00'
			W8	S67°09'36"W	2.54'	W21	S51°48'29"E	26.33'	D8	S40°16'28"E	89.61'
			W9	N25°17'09"W	8.45'	W22	S38°11'31"W	23.42'	D9	S19°52'12"E	46.49'
			W10	S67°13'45"W	17.71'	W23	N38°11'31"E	10.00'	D10	S88°53'45"E	36.35'
			W11	N22°46'15"W	158.64'	W24	S51°48'29"E	20.00'	D11	S46°11'06"E	91.54'
			W12	N15°49'16"W	68.74'	W25	S38°11'31"W	10.00'	D12	S15°15'40"E	7.62'
			W13	N38°01'08"W	211.65'				SD1	S43°09'18"E	220.38'
									SD2	S58°09'53"E	135.91'
									SD3	N47°42'43"W	211.53'
									SD4	N51°48'32"W	22.05'
									SD5	S38°11'26"W	15.11'



- LEGEND**
- PROPERTY CORNER FOUND, AS NOTED
  - PROPERTY CORNER SET
  - ▲ PROPERTY POINT
  - (T) TIE
  - [Hatched Box] 20' ACSA UTILITY EASEMENT
  - [Diagonal Lines Box] 20' PUBLIC DRAINAGE EASEMENT
  - [Dotted Box] SPECIAL LOT A RESERVED FOR RIGHT-OF-WAY DEDICATION

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 AND  
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