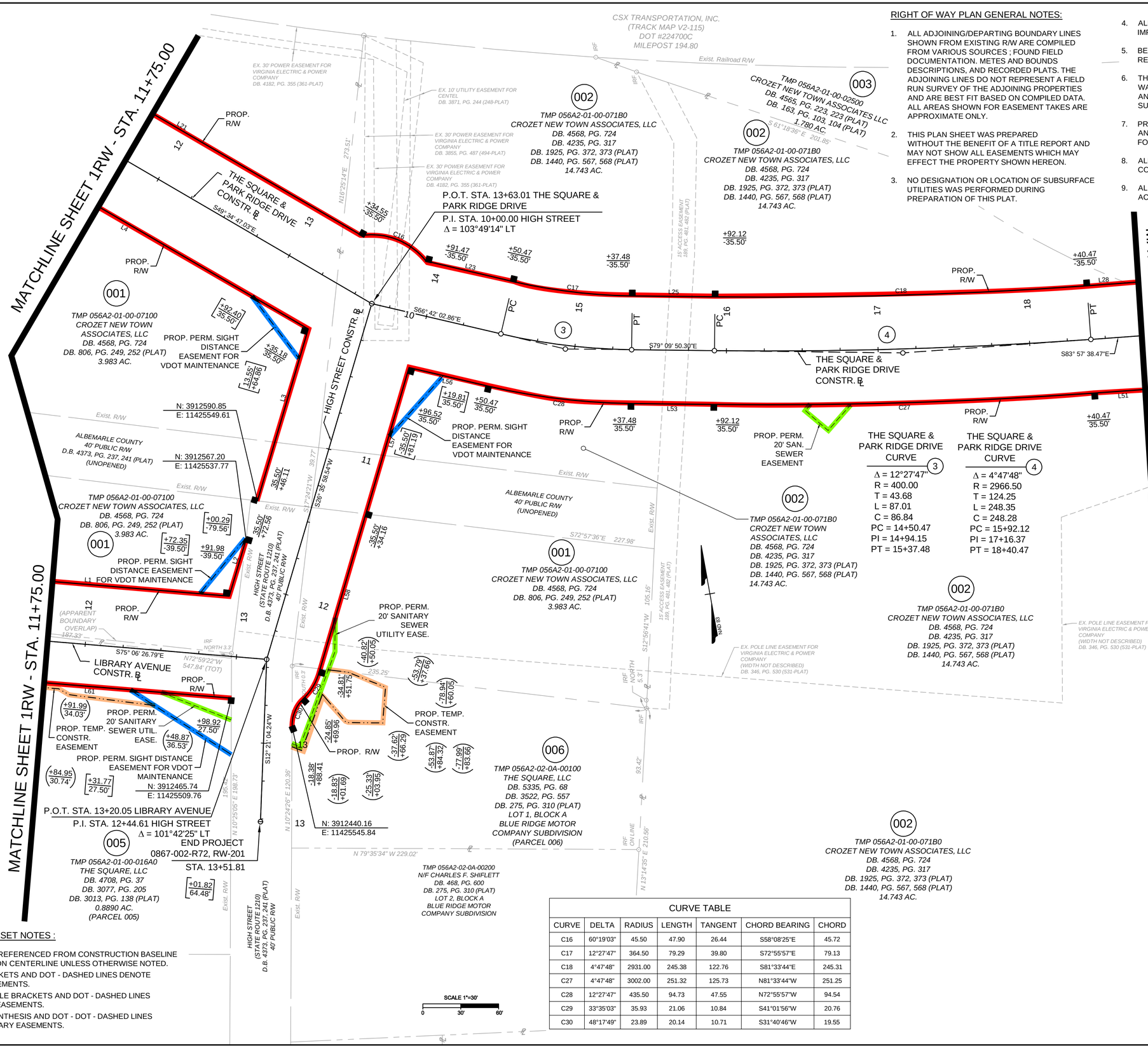

RIGHT OF WAY PLAN GENERAL NOTES:

1. ALL ADJOINING/DEPARTING BOUNDARY LINES SHOWN FROM EXISTING R/W ARE COMPILED FROM VARIOUS SOURCES ; FOUND FIELD DOCUMENTATION. METES AND BOUNDS DESCRIPTIONS, AND RECORDED PLATS. THE ADJOINING LINES DO NOT REPRESENT A FIELD RUN SURVEY OF THE ADJOINING PROPERTIES AND ARE BEST FIT BASED ON COMPILED DATA. ALL AREAS SHOWN FOR EASEMENT TAKES ARE APPROXIMATE ONLY.
2. THIS PLAN SHEET WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS WHICH MAY EFFECT THE PROPERTY SHOWN HEREON.
3. NO DESIGNATION OR LOCATION OF SUBSURFACE UTILITIES WAS PERFORMED DURING PREPARATION OF THIS PLAT.
4. ALL OF THE PROPERTIES PHYSICAL IMPROVEMENTS ARE NOT SHOWN HEREON.
5. BEARING AND DISTANCES IN PARENTHESIS ARE RECORD PLAT DATA.
6. THE INFORMATION SHOWN ON THIS PLAN SHEET WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT A BOUNDARY SURVEY.
7. PROPERTY INFORMATION IS BASED ON DEEDS AND PLATS OF RECORD AND PHYSICAL EVIDENCE FOUND.
8. ALL MONUMENTATION TO BE SET UPON COMPLETION OF CONSTRUCTION.
9. ALL SANITARY SEWER EASEMENTS TO BE ACQUIRED BY SEPARATE DEED.

SYMBOL LEGEND

■ PROPOSED R/W MONUMENT

LINE TABLE

LINE	LENGTH	BEARING
L1	180.36	S75°06'27"E
L2	39.06	N26°35'59"E
L3	118.29	N26°35'59"E
L4	278.66	N49°34'47"W
L21	277.86	S49°34'52"E
L23	59.00	S66°42'03"E
L25	54.64	S79°09'50"E
L28	90.62	S83°57'38"E
L51	90.62	N83°57'38"W
L53	54.64	N79°09'50"W
L56	53.95	N66°42'03"W
L57	100.65	S26°35'59"W
L58	108.80	S26°35'59"W
L61	187.29	N75°06'27"W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C16	60°19'03"	45.50	47.90	26.44	S58°08'25"E	45.72
C17	12°27'47"	364.50	79.29	39.80	S72°55'57"E	79.13
C18	4°47'48"	2931.00	245.38	122.76	S81°33'44"E	245.31
C27	4°47'48"	3002.00	251.32	125.73	N81°33'44"W	251.25
C28	12°27'47"	435.50	94.73	47.55	N72°55'57"W	94.54
C29	33°35'03"	35.93	21.06	10.84	S41°01'56"W	20.76
C30	48°17'49"	23.89	20.14	10.71	S31°40'46"W	19.55

STATION AND OFFSET NOTES :

1. ALL PLUSES ARE REFERENCED FROM CONSTRUCTION BASELINE OR CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED.
2. FIGURES IN BRACKETS AND DOT - DASHED LINES DENOTE PERMANENT EASEMENTS.
3. FIGURES IN DOUBLE BRACKETS AND DOT - DASHED LINES DENOTE UTILITY EASEMENTS.
4. FIGURES IN PARENTHESIS AND DOT - DOT - DASHED LINES DENOTE TEMPORARY EASEMENTS.

COMMONWEALTH OF VIRGINIA
Joseph C. Medley
Lic. No. 3385
2/16/2024
LAND SURVEYOR

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DATE	REVISION DESCRIPTION
8/16/2022	REVISED PER COUNTY COMMENTS
09/28/2023	REVISED PARCEL 002 & 009 OWNERS
10/10/2023	REVISED PARCEL 001, 006, & 012
01/18/2024	REVISED PER VDOT COMMENTS
02/16/2024	REVISED PER VDOT COMMENTS

DATE	12/10/2020
DRAWN BY	P. LAZAR
DESIGNED BY	M. FLEMING
CHECKED BY	J. MEDLEY
SCALE	1"=30'
JOB NO.	38593
SHEET NO.	2RW

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ALBEMARLE COUNTY - VIRGINIA

RIGHT OF WAY PLAN SHEET

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