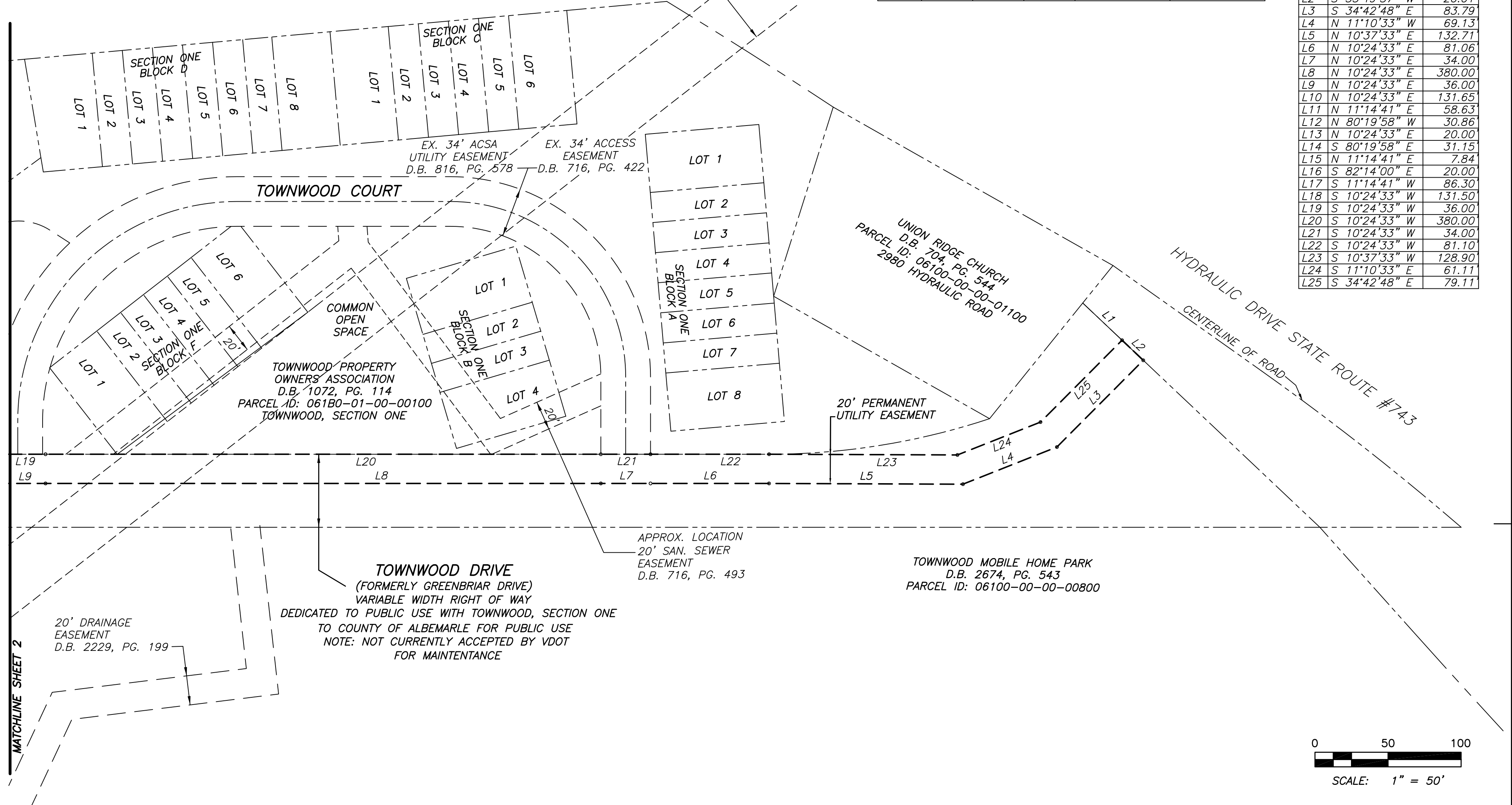


VCS NAD83 SOUTH ZONE

EX. 40' NATURAL GAS
TRANSMISSION LINE
EASEMENT
D.B. 290, PG. 453

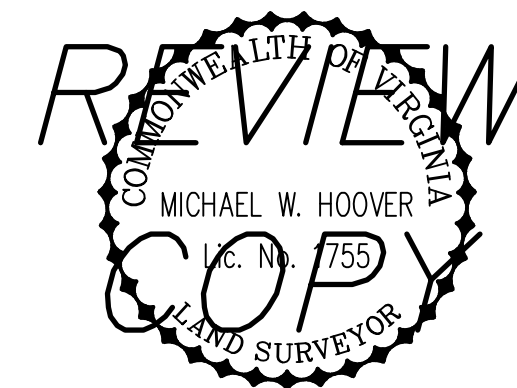
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
C1	708.01'	45.31'	45.30'	S 09°35'59" W	3°39'59"
C2	728.01'	46.55'	46.54'	S 09°35'55" W	3°39'50"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 53°49'37" E	37.01
L2	S 53°49'37" W	20.01
L3	S 34°42'48" E	83.79
L4	N 11°10'33" W	69.13
L5	N 10°37'33" E	132.71
L6	N 10°24'33" E	81.06
L7	N 10°24'33" E	34.00
L8	N 10°24'33" E	380.00
L9	N 10°24'33" E	36.00
L10	N 10°24'33" E	131.65
L11	N 11°14'41" E	58.63
L12	N 80°19'58" W	30.86
L13	N 10°24'33" E	20.00
L14	S 80°19'58" E	31.15
L15	N 11°14'41" E	7.84
L16	S 82°14'00" E	20.00
L17	S 11°14'41" W	86.30
L18	S 10°24'33" W	131.50
L19	S 10°24'33" W	36.00
L20	S 10°24'33" W	380.00
L21	S 10°24'33" W	34.00
L22	S 10°24'33" W	81.10
L23	S 10°37'33" W	128.90
L24	S 11°10'33" E	61.11
L25	S 34°42'48" E	79.11



NOTES:

1. NO TITLE REPORT WAS FURNISHED. THIS SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CONDITIONS THAT MAY AFFECT THE TITLE TO THE SUBJECT PROPERTY.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
3. THIS PLAT IS BASED ON COMPILED DEED INFORMATION.



DATE: 10/08/2025
LAST REVISED: 10/08/2025
SCALE: 1" = 50'
SHEET 1 of 2

PLAT SHOWING
**WATERLINE EASEMENT
ALONG TOWNWOOD DRIVE**
RIO DISTRICT
ALBEMARLE COUNTY, VIRGINIA

SURVEY PREPARED BY:



Dewberry®
Dewberry Engineers Inc
4805 LAKE BROOK DRIVE SUITE 200
GLEN ALLEN, VIRGINIA 23060-9278
PHONE: 804.290.7957
WWW.DEWBERRY.COM

VCS NAD83 SOUTH ZONE

EX. 34' ACSA
UTILITY EASEMENT
D.B. 757, PG. 560
EX. 34' ACCESS
EASEMENT
D.B. 765, PG. 21

TOWNWOOD PROPERTY
OWNERS ASSOCIATION
D.B. 1072, PG. 114
PARCEL ID: 061B0-02-00-00100
TOWNWOOD, SECTION TWO

20' PERMANENT
UTILITY EASEMENT
(22,067 SQ.FT.)

TOWNWOOD DRIVE
(FORMERLY GREENBRIAR DRIVE)
VARIABLE WIDTH RIGHT OF WAY
TOWNWOOD, SECTION TWO

TOWNWOOD DRIVE
(FORMERLY GREENBRIAR DRIVE)
VARIABLE WIDTH RIGHT OF WAY

TOWNWOOD MOBILE HOME PARK
D.B. 2674, PG. 543
PARCEL ID: 06100-00-00-00800

TOWNWOOD PROPERTY
OWNERS ASSOCIATION
D.B. 1072, PG. 114
PARCEL ID: 061B0-02-00-00100
TOWNWOOD, SECTION TWO

AREAS - PERMANENT UTILITY EASEMENT	
TOWNWOOD DRIVE, SECTION ONE	21,987 SQ.FT.
TOWNWOOD DRIVE, SECTION TWO	80 SQ.FT.
TOWNWOOD DRIVE, TOTAL	22,067 SQ.FT.

0 50 100
SCALE: 1" = 50'

PLAT SHOWING

WATERLINE EASEMENT
ALONG TOWNWOOD DRIVE
RIO DISTRICT
ALBEMARLE COUNTY, VIRGINIA

SURVEY PREPARED BY:



DATE: 10/08/2025
LAST REVISED: 10/08/2025
SCALE: 1" = 50'
SHEET 2 of 2

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