

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND [REVISED LOTS 8, 9, 10, & 11, BLOCK B, AND REVISED LOTS 2, 4, 6, 8 & 10, BLOCK C, OAKLAWNS] IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

Andrew Baldwin
 FOR: AB HOLDINGS OF CHARLOTTESVILLE, LLC

CITY/COUNTY OF Charlottesville
 STATE OF VA
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF MARCH 2015, BY Andrew Baldwin
 FOR: AB HOLDINGS OF CHARLOTTESVILLE, LLC

NOTARY PUBLIC Gwendolyn Lacy
 REGISTRATION# 187571
 MY COMMISSION EXPIRES : 9-30-2018



NOTARY SEAL

APPROVED FOR RECORDATION:

Matthew Olyer SECRETARY DATE 3/24/2015

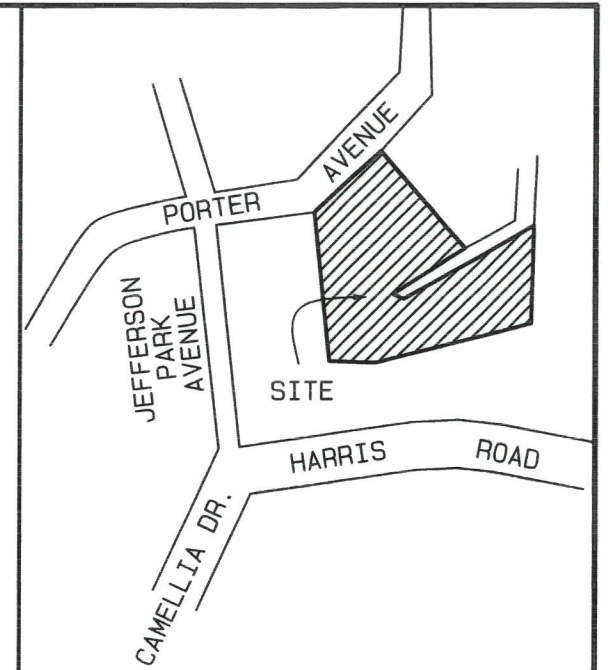
[Signature] CHAIR OF COMMISSION DATE 3/25/15



NOTES:

1. THE BOUNDARY DATA SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.
2. NO TITLE REPORT FURNISHED. NO EASEMENTS FOUND. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, UTILITIES, CONDITIONS, AND/OR COVENANTS THAT MAY EXIST.
3. PROPERTY ZONED R-1S.
4. OWNER & LEGAL REFERENCES:
 T.M. 20 PARCELS 21, 22 & 25
 AB HOLDING OF CHARLOTTESVILLE, LLC
 INSTRUMENT #2013005082,
 D.B. 210-133 DESCRIPTION & A.C.D.B. 199-64 PLAT

 T.M. 20 PARCELS 23 & 24
 AB HOLDINGS OF CHARLOTTESVILLE, LLC
 INSTRUMENT #2014004457,
 INSTRUMENT #2014002361, PAGE 4 PLAT,
 D.B. 210-133, D.B. 110-389 & A.C.DB. 199-64 PLAT
5. SETBACK REQUIREMENTS:
 FRONT= 25', SIDE= 5' (20' CORNER), & REAR= 25'
6. HORIZONTAL COORDINATES SHOWN HEREON WERE RELATED TO THE CITY'S GPS BASE STATION (VA-SOUTH, SPC, NAD83)
7. THESE PROPERTIES DO NOT CONTAIN CRITICAL SLOPES ACCORDING TO THE NEIGHBORHOOD DEVELOPMENT SERVICES "PROPERTIES IMPACTED BY CRITICAL SLOPE CRITERIA" MAP.
8. THE REVISED LOTS EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTESVILLE'S ZONING, WATER PROTECTION AND SUBDIVISION ORDINANCES.



VICINITY MAP
 SCALE: 1"= 300' +/-

RE-DIVISION PLAT
 LOTS 8, 9, 10, & 11, BLOCK B
 AND
 LOTS 2, 4, 6, 8, & 10, BLOCK C
 OAKLAWNS
 LOCATED ON OAK LAWN DRIVE, OAK LAWN COURT
 AND PORTER AVENUE
 CITY OF CHARLOTTESVILLE, VIRGINIA
 SCALE : 1"= 40' DATE: AUGUST 5, 2014
 REVISED: MARCH 18, 2015
 TO UPDATE OWNERSHIP OF
 T.M. 20-23 & 24 ONLY

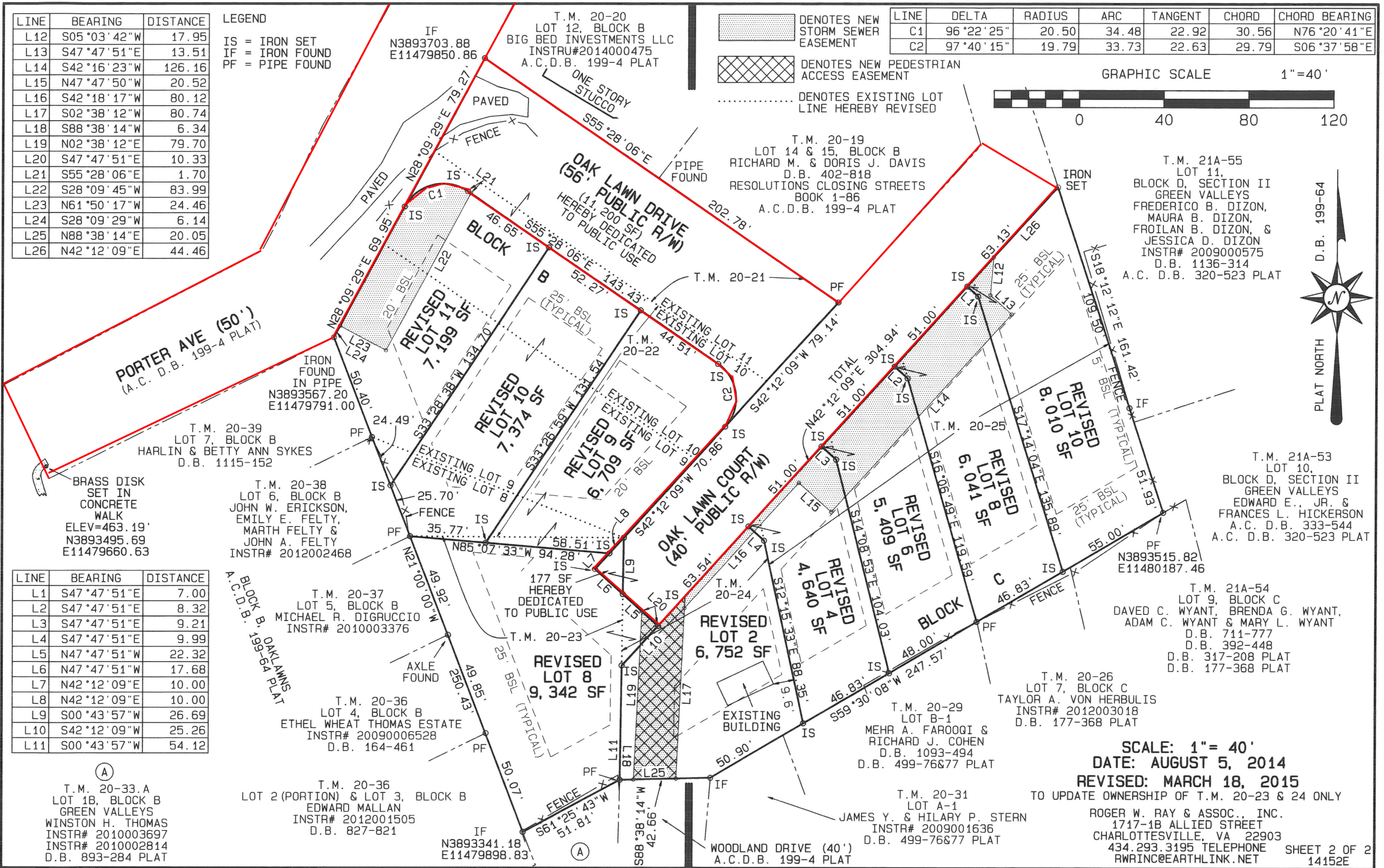
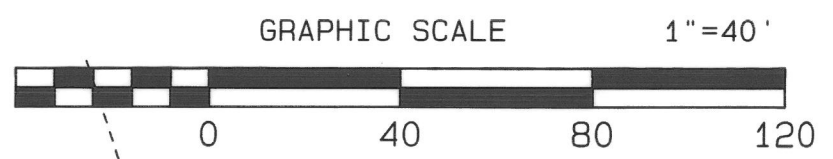
FOR
 AB HOLDINGS OF CHARLOTTESVILLE, LLC

ROGER W. RAY & ASSOC., INC.
 1717-1B ALLIED STREET
 CHARLOTTESVILLE, VA 22903
 434.293.3195 TELEPHONE
 RWRINC@EARTHLINK.NET

LINE	BEARING	DISTANCE
L12	S05°03'42"W	17.95
L13	S47°47'51"E	13.51
L14	S42°16'23"W	126.16
L15	N47°47'50"W	20.52
L16	S42°18'17"W	80.12
L17	S02°38'12"W	80.74
L18	S88°38'14"W	6.34
L19	N02°38'12"E	79.70
L20	S47°47'51"E	10.33
L21	S55°28'06"E	1.70
L22	S28°09'45"W	83.99
L23	N61°50'17"W	24.46
L24	S28°09'29"W	6.14
L25	N88°38'14"E	20.05
L26	N42°12'09"E	44.46

LEGEND
 IS = IRON SET
 IF = IRON FOUND
 PF = PIPE FOUND

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	96°22'25"	20.50	34.48	22.92	30.56	N76°20'41"E
C2	97°40'15"	19.79	33.73	22.63	29.79	S06°37'58"E



LINE	BEARING	DISTANCE
L1	S47°47'51"E	7.00
L2	S47°47'51"E	8.32
L3	S47°47'51"E	9.21
L4	S47°47'51"E	9.99
L5	N47°47'51"W	22.32
L6	N47°47'51"W	17.68
L7	N42°12'09"E	10.00
L8	N42°12'09"E	10.00
L9	S00°43'57"W	26.69
L10	S42°12'09"W	25.26
L11	S00°43'57"W	54.12

(A)
 T.M. 20-33.A
 LOT 1B, BLOCK B
 GREEN VALLEYS
 WINSTON H. THOMAS
 INSTR# 2010003697
 INSTR# 2010002814
 D.B. 893-284 PLAT

T.M. 20-36
 LOT 2 (PORTION) & LOT 3, BLOCK B
 EDWARD MALLAN
 INSTR# 2012001505
 D.B. 827-821

IF
 N3893341.18
 E11479898.83

WOODLAND DRIVE (40')
 A.C.D.B. 199-4 PLAT

T.M. 20-31
 LOT A-1
 JAMES Y. & HILARY P. STERN
 INSTR# 2009001636
 D.B. 499-76&77 PLAT

SCALE: 1"= 40'
 DATE: AUGUST 5, 2014
 REVISED: MARCH 18, 2015
 TO UPDATE OWNERSHIP OF T.M. 20-23 & 24 ONLY
 ROGER W. RAY & ASSOC., INC.
 1717-1B ALLIED STREET
 CHARLOTTEVILLE, VA 22903
 434.293.3195 TELEPHONE SHEET 2 OF 2
 RWRINC@EARTHLINK.NET 14152E

T.M. 21A-53
 LOT 10,
 BLOCK D, SECTION II
 GREEN VALLEYS
 EDWARD E., JR. &
 FRANCES L. HICKERSON
 A.C. D.B. 333-544
 A.C. D.B. 320-523 PLAT

T.M. 21A-54
 LOT 9, BLOCK C
 DAVED C. WYANT, BRENDA G. WYANT,
 ADAM C. WYANT & MARY L. WYANT
 D.B. 711-777
 D.B. 392-448
 D.B. 317-208 PLAT
 D.B. 177-368 PLAT

T.M. 20-26
 LOT 7, BLOCK C
 TAYLOR A. VON HERBULIS
 INSTR# 2012003018
 D.B. 177-368 PLAT

T.M. 20-29
 LOT B-1
 MEHR A. FAROOQI &
 RICHARD J. COHEN
 D.B. 1093-494
 D.B. 499-76&77 PLAT

REVISIED
 LOT 2
 6,752 SF

REVISIED
 LOT 4
 4,640 SF

REVISIED
 LOT 6
 5,409 SF

REVISIED
 LOT 8
 6,041 SF

REVISIED
 LOT 10
 8,010 SF

REVISIED
 LOT 10
 7,374 SF

REVISIED
 LOT 11
 7,199 SF

OAK LAWN DRIVE
 (56' PUBLIC R/W)
 (11,200 SF)
 HEREBY DEDICATED
 TO PUBLIC USE

OAK LAWN COURT
 (40' PUBLIC R/W)

PORTER AVE (50')
 (A.C. D.B. 199-4 PLAT)

T.M. 20-39
 LOT 7, BLOCK B
 HARLIN & BETTY ANN SYKES
 D.B. 1115-152

T.M. 20-38
 LOT 6, BLOCK B
 JOHN W. ERICKSON,
 EMILY E. FELTY,
 MARTH FELTY &
 JOHN A. FELTY
 INSTR# 2012002468

T.M. 20-37
 LOT 5, BLOCK B
 MICHAEL R. DIGRUCCIO
 INSTR# 2010003376

T.M. 20-36
 LOT 4, BLOCK B
 ETHEL WHEAT THOMAS ESTATE
 INSTR# 20090006528
 D.B. 164-461

177 SF
 HEREBY
 DEDICATED
 TO PUBLIC USE

T.M. 20-19
 LOT 14 & 15, BLOCK B
 RICHARD M. & DORIS J. DAVIS
 D.B. 402-818
 RESOLUTIONS CLOSING STREETS
 BOOK 1-86
 A.C.D.B. 199-4 PLAT

T.M. 21A-55
 LOT 11,
 BLOCK D, SECTION II
 GREEN VALLEYS
 FREDERICO B. DIZON,
 MAURA B. DIZON,
 FROILAN B. DIZON, &
 JESSICA D. DIZON
 INSTR# 2009000575
 D.B. 1136-314
 A.C. D.B. 320-523 PLAT

T.M. 20-20
 LOT 12, BLOCK B
 BIG BED INVESTMENTS LLC
 INSTR#2014000475
 A.C.D.B. 199-4 PLAT

DENOTES NEW
 STORM SEWER
 EASEMENT

DENOTES NEW PEDESTRIAN
 ACCESS EASEMENT

DENOTES EXISTING LOT
 LINE HEREBY REVISED