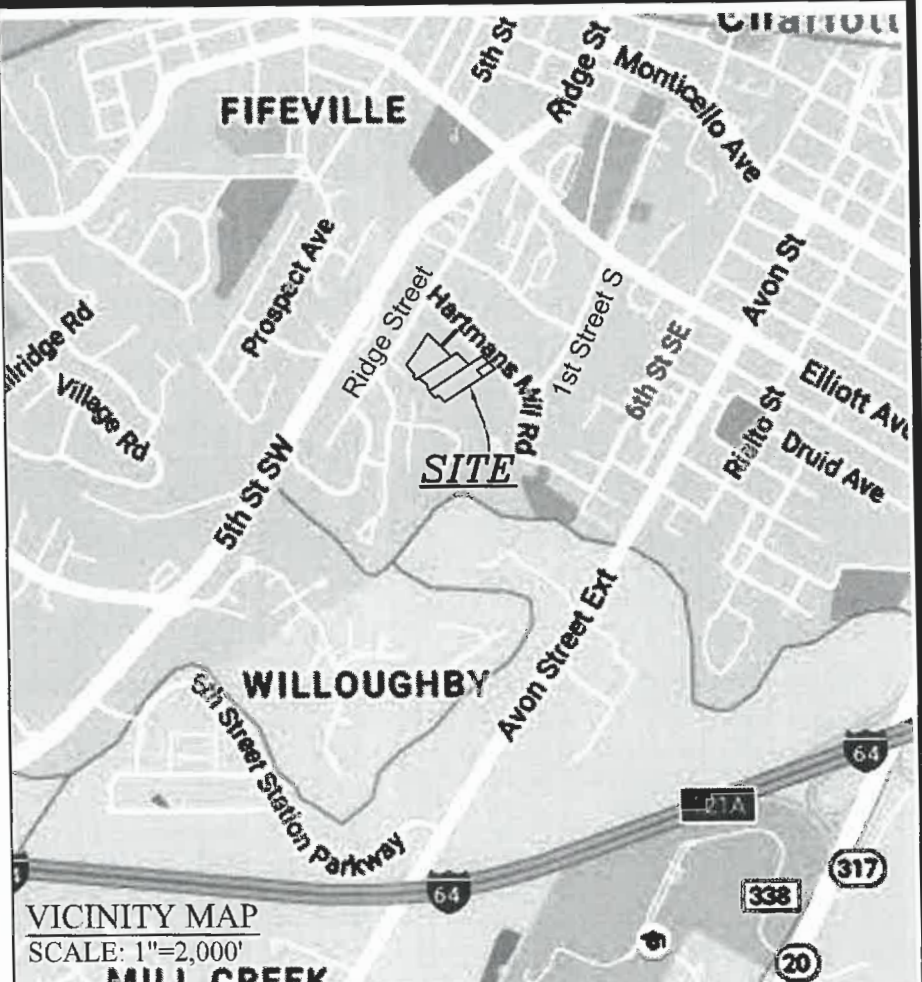


**NOTES:**

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
2. OWNER OF RECORD: SOUTHERN STONE, LLC
3. SOURCE OF TITLE FOR TMP 26-34, TMP 26-35 AND TMP 26-116: INSTRUMENT NUMBER 2018:2014.  
SOURCE OF TITLE FOR TMP 26-116.1: INSTRUMENT NUMBER 2018:2015.
3. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51003C0288D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
4. PROPERTY IS ZONED R1-S, SETBACKS PER CITY OF CHARLOTTEVILLE ZONING CODE SEC. 34-353 AS FOLLOWS:
  - FRONT - 25' MIN.
  - SIDE - SFD: 5 FEET, MIN., CORNER STREET SIDE 20', NON-RES: 50 FEET, MIN.
  - REAR -RES: 25 FEET, MIN., NON-RES: 50 FEET, MIN
5. BOUNDARY DATA SHOWN IS TAKEN FROM AN ALTA SURVEY PREPARED BY DOMINION ENGINEERING AND DESIGN, LLC DATED DECEMBER 1, 2016..
6. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
7. ALL NEW PROPERTY CORNERS WILL BE MONUMENTED WITH IRON PINS UNLESS NOTED OTHERWISE.
8. EASEMENTS LABELED AS "PUBLIC UTILITY EASEMENT" ARE PUBLIC AND SHALL BE MAINTAINED BY AND DEDICATED TO THE CITY OF CHARLOTTEVILLE FOR PUBLIC USE.
9. DRAINAGE EASEMENTS LABELED AS "PRIVATE" ARE TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO BE NAMED AT A LATER DATE.
10. STORM WATER MANAGEMENT EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO BE NAMED AT A LATER DATE.
11. EACH PARCEL CREATED BY THIS SUBDIVISION PLAT CONTAINS A BUILDING SITE THAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTEVILLE'S ZONING, WATER PROTECTION AND SUBDIVISION ORDINANCES.
12. THE BASE SURVEY MAPPING, LAYOUT, AND DESIGN SHOWN HEREON, EXCEPT AS NOTED IN THE REVISIONS BLOCK, WAS PERFORMED BY DOMINION ENGINEERING & DESIGN, LLC.



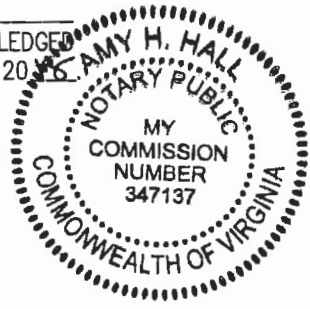
**OWNER'S APPROVAL**

THE DIVISION OF THE LAND DESCRIBED IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, TRUSTEES, OR PROPRIETORS. ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*[Signature]*  
 SOUTHERN STONE, LLC  
 170 SOUTH PANTOPS DRIVE  
 CHARLOTTEVILLE, VA 22911

COMMONWEALTH OF VIRGINIA -  
 CITY/COUNTY OF: Albemarle  
 TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
 BEFORE ME THIS 27th DAY OF June 2018

*[Signature]*  
 SIGNATURE OF NOTARY PUBLIC



REG. NO.: 347137

MY COMMISSION EXPIRES: 9/30/2020

**AREA SUMMARY:**

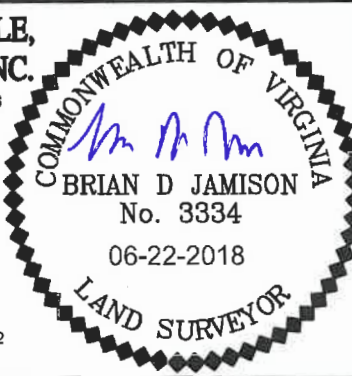
ORIGINAL TMP 26-34	2.387 AC
ORIGINAL TMP 26-35	0.308 AC
ORIGINAL TMP 26-116	1.899 AC
ORIGINAL TMP 26-116.1	2.540 AC
<b>TOTAL</b>	<b>7.134 AC</b>
NEW RESIDENTIAL LOTS	5.957 AC
PARCEL A	0.320 AC
PUBLIC RIGHT-OF-WAY	0.857 AC
<b>TOTAL</b>	<b>7.134 AC</b>

**APPROVED FOR RECORDATION**

*[Signature]* DATE 6/29/18  
 SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY SUBDIVISION AGENT, OR AUTHORIZED DESIGNEE

*[Signature]* DATE 7/3/18  
 SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIR, CITY PLANNING COMMISSION

**ROUDABUSH, GALE, & ASSOCIATES, INC.**  
 ENGINEERS, SURVEYORS & LAND PLANNERS  
 A PROFESSIONAL CORPORATION SERVING VIRGINIA SINCE 1966  
 914 MONTICELLO ROAD  
 CHARLOTTEVILLE, VA 22902  
 PHONE 434-977-0205



**COVER SHEET**

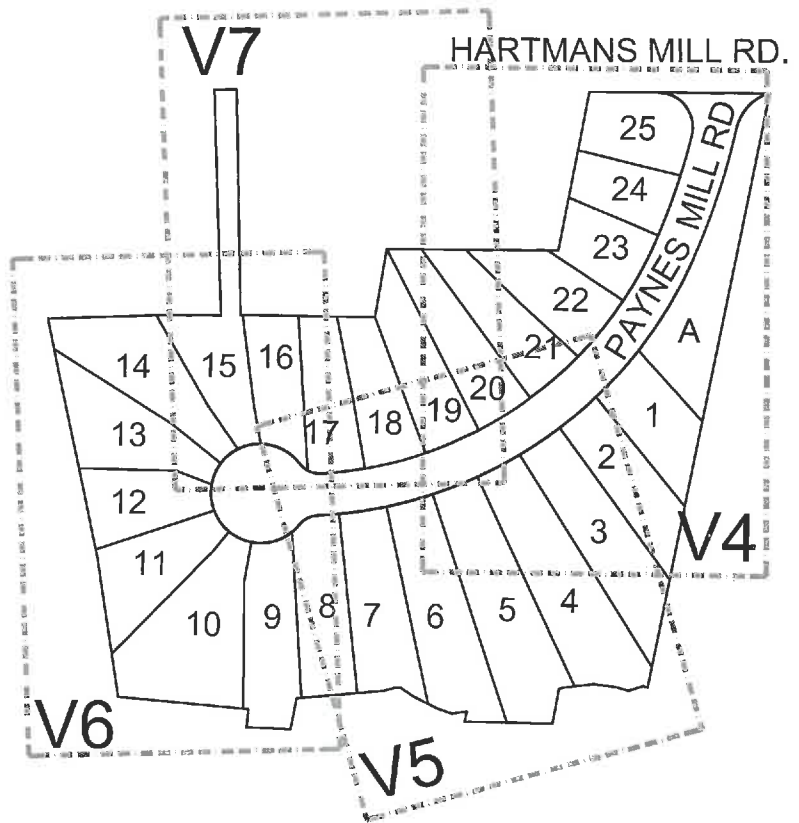
PROJECT INFO:  
**TAX MAP 26 PARCELS 34, 35, 116 & 116.1**  
**PAYNES MILL SUBDIVISION**  
**CITY OF CHARLOTTEVILLE, VIRGINIA**

DATE: 08-21-2017	REVISION: 05-01-2018 SURVEY FIRM CHANGE	DRAWN BY: BRV	SHEET: V1
PROJECT NO: 16.0005	REVISION: 06-22-2018 CITY COMMENTS WITH REVISIONS	CHECKED BY: BDJ	1 OF 8

\\192.168.2.1\svstidba\Projects\Civil\Projects\2016\16.0005\SURVEY\DWG\SUBDIVISION\16.0005-PAYNES MILL-SUBD.dwg

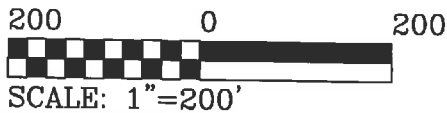
ADJOINING PARCEL INFORMATION

- A. TMP 25-96 - N/F MELVIN A. GRADY, DB 1103 PG 727
- B. TMP 26-26 - N/F JOANNE PUGHSLEY, WB 48 PG 785
- C. TMP 26-27 - N/F DAVID J. DORT, DB 1180 PG 406
- D. TMP 26-28 - N/F DEVIN J & MEGAN M DONOVAN, DB 2013 PG 4234
- E. TMP 26-29 - N/F DORIS T. HOWARD, DB 2014 PG 3672, PLAT DB 134 PG 77
- F. TMP 26-30 - N/F MARY BROOKS ALEXANDER ET AL, DB 824 PG 708
- G. TMP 26-31 - N/F SULA D. WHITE, DB 740 PG 36
- H. TMP 26-32 - N/F RICHARD L. JONES, DB 389 PG 744
- I. TMP 26-33 - N/F ROSELLE H. LOUDERBACK, DB 2013 PG 1508, PLAT DB 436 PG 353
- J. TMP 26-36 - N/F HOWARD G. & LINDA M. CAREY, DB 643 PG 411, PLAT DB 351 PG 106, PLAT DB 66 PG 254
- K. TMP 26-38 - N/F WILLIAM HUNT III & JOCELYN JOHNSON, DB 1037 PG 351, PLAT DB 598 PG 223, PLAT DB 607 PG 667, PLAT DB 351 PG 106
- L. TMP 26-46.3 - N/F BENJAMIN VALE TRUDEL & KRISTEN N. YESTER, DB 2015 PG 3963, PLAT DB 630 PG 566
- M. TMP 26-46.2 - N/F WAYNE J. & WANDA F. CABELL, DB 660 PG 31, PLAT DB 630 PG 566
- N. TMP 26-46.1 - N/F MARIA T. DIAZ ET AL, DB 1185 PG 262, PLAT DB 581 PG 773
- O. TMP 26-46 - N/F REMONA A. HUGHES, DB 822 PG 790, PLAT DB 581 PG 773
- P. TMP 26-118 - N/F TONI L. MC NEIL, DB 682 PG 701, PLAT DB 398 PG 408
- Q. TMP 25-107 - N/F EDWARD L. & AYUKO C. WHITE, DB 889 PG 836, PLAT DB 84 PG 199
- R. TMP 25-106 - N/F SARAH M. HANDLEY, DB 2013 PG 74
- S. TMP 25-105 - N/F THOMAS H. & DANIEL F. ANDERSON, DB 2015 PG 2426
- T. TMP 25-104 - N/F ANDRE A. LEWIS, DB 601 PG 477, PLAT 371 PG 257
- U. TMP 25-102 - N/F HENREY H. & VERLEASE J. BELL, DB 263 PG 502, PLAT 263 PG 504
- V. TMP 25-101 - N/F DELWIN W. & BIANCA N. WASHINGTON, DB 2009 PG 2498, PLAT 449 PG 366



SHEET KEY  
SCALE: 1" = 200'

NAD83  
VIA SOUTH ZONE



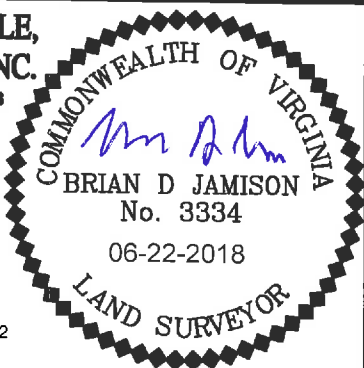
**ROUDABUSH, GALE,  
& ASSOCIATES, INC.**

ENGINEERS, SURVEYORS  
& LAND PLANNERS

A PROFESSIONAL  
CORPORATION  
SERVING VIRGINIA  
SINCE 1956



914 MONTICELLO ROAD  
CHARLOTTESVILLE, VA 22902  
PHONE 434-977-0205



SHEET INFO.

**ADJOINER INFO & SHEET KEY**

PROJECT INFO.

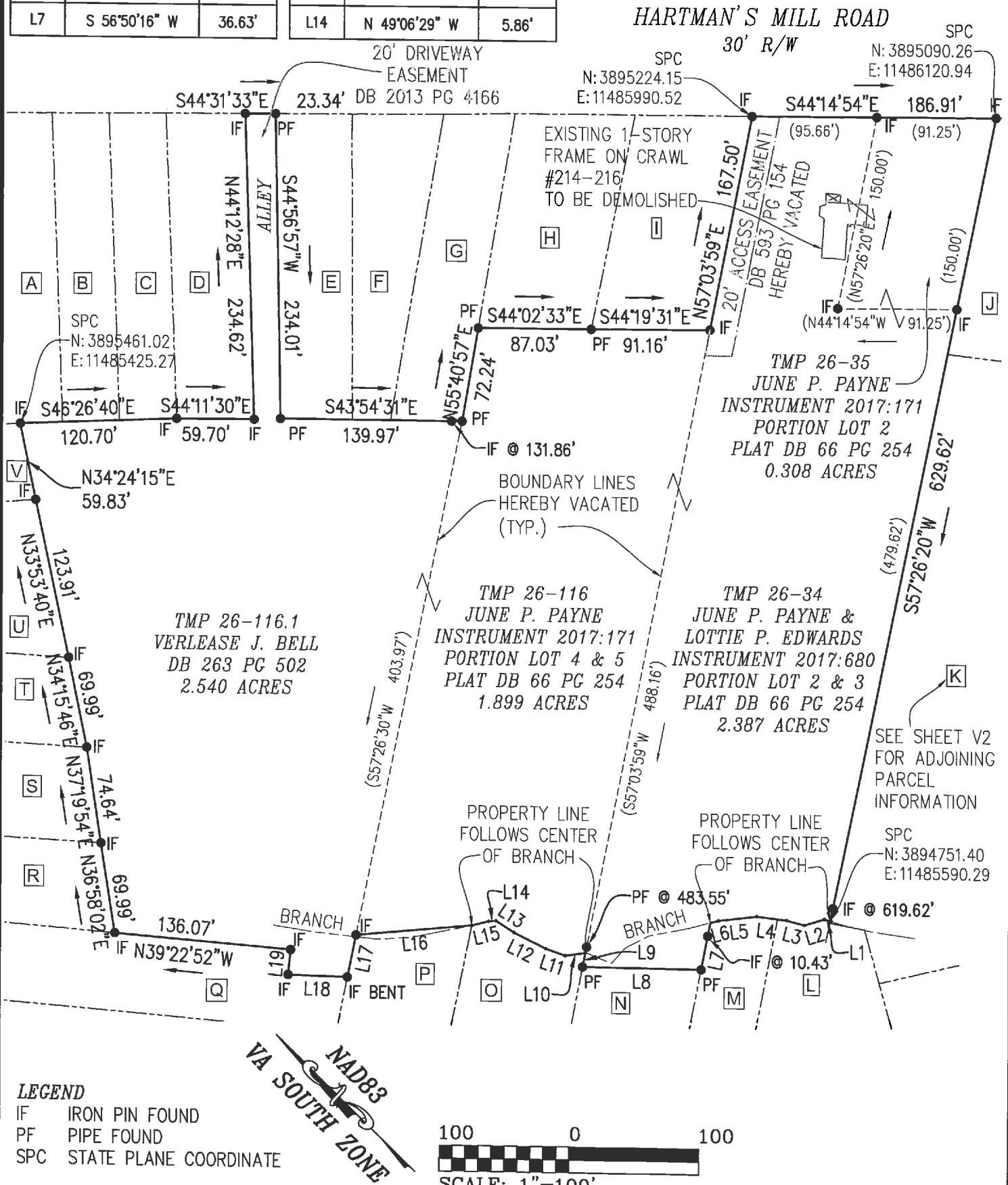
**TAX MAP 26 PARCELS 34, 35, 116 & 116.1**  
**PAYNES MILL SUBDIVISION**  
**CITY OF CHARLOTTESVILLE, VIRGINIA**

DATE: 08-21-2017	REVISION: 05-01-2018 SURVEY FIRM CHANGE	DRAWN BY: BRV	SHEET: V2
PROJECT NO: 16.0005	REVISION: 06-22-2018 CITY COMMENTS-UTIL ESMTS.	CHECKED BY: BDJ	2 OF 8

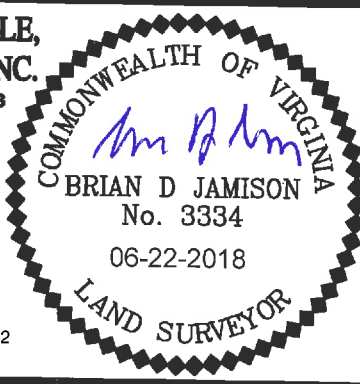
BOUNDARY LINE TABLE		
Line	Direction	Length
L1	N 27°50'00" W	4.81'
L2	N 61°33'33" W	15.88'
L3	N 29°50'49" W	14.15'
L4	N 37°25'53" W	22.90'
L5	N 51°00'20" W	29.80'
L6	N 59°16'37" W	6.45'
L7	S 56°50'16" W	36.63'

BOUNDARY LINE TABLE		
Line	Direction	Length
L8	N 43°30'01" W	91.12'
L9	N 57°17'53" E	10.93'
L10	N 52°28'40" W	15.55'
L11	N 25°36'42" W	15.95'
L12	N 17°58'49" W	27.37'
L13	N 11°14'24" W	16.43'
L14	N 49°06'29" W	5.86'

BOUNDARY LINE TABLE		
Line	Direction	Length
L15	N 58°11'49" W	13.20'
L16	N 49°27'19" W	89.62'
L17	S 57°26'30" W	33.00'
L18	N 42°28'26" W	45.69'
L19	N 51°45'01" E	19.13'

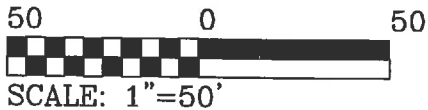


**ROUDABUSH, GALE, & ASSOCIATES, INC.**  
 ENGINEERS, SURVEYORS & LAND PLANNERS  
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 SERVING VIRGINIA SINCE 1956

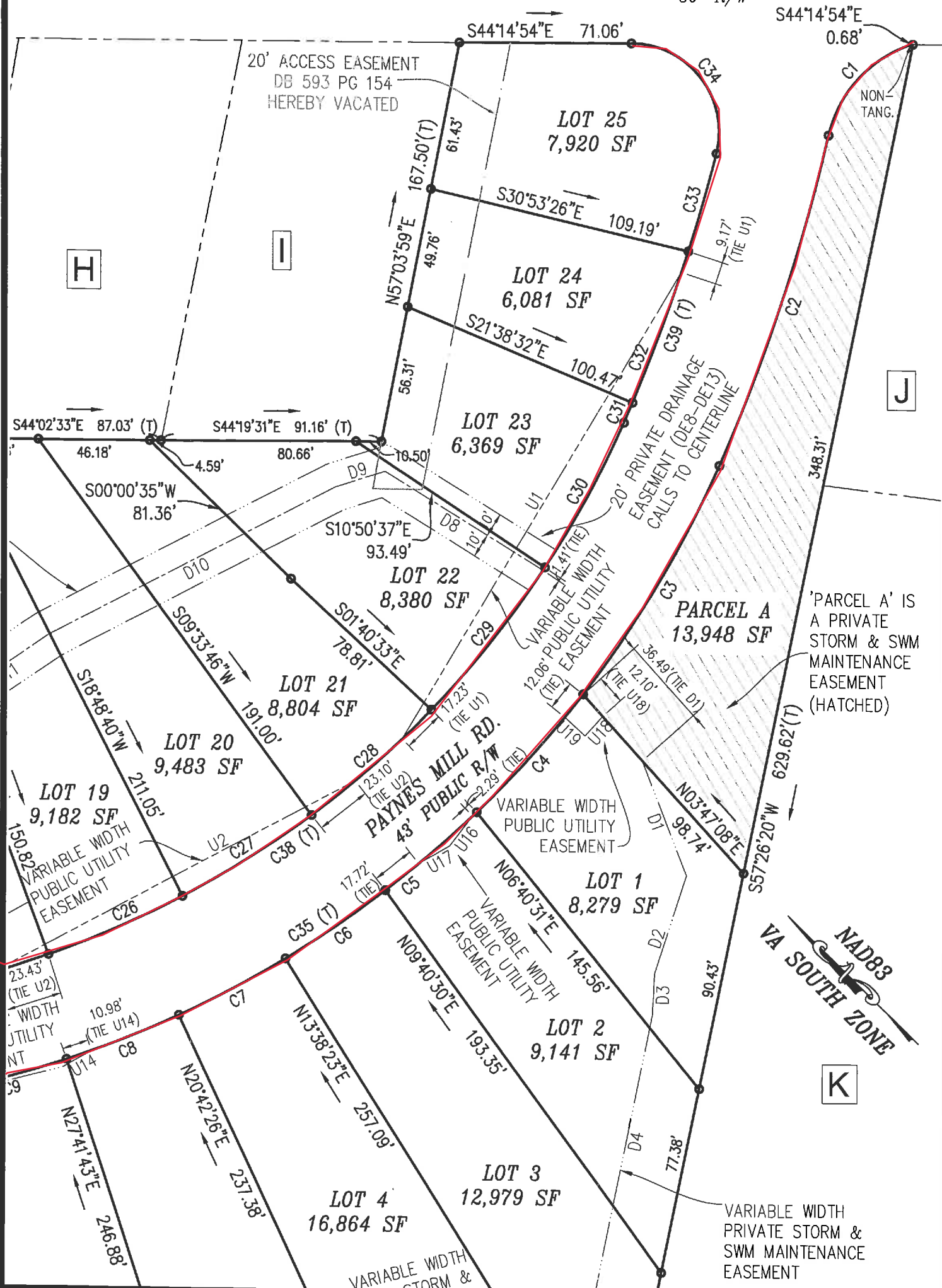


SHEET INFO.			
<b>EXISTING CONDITIONS</b>			
PROJECT INFO.			
<b>TAX MAP 26 PARCELS 34, 35, 116 &amp; 116.1</b>			
<b>PAYNES MILL SUBDIVISION</b>			
<b>CITY OF CHARLOTTESVILLE, VIRGINIA</b>			
DATE:	REVISION:	DRAWN BY:	SHEET:
08-21-2017	05-01-2018	BRV	V3
PROJECT NO:	REVISION:	CHECKED BY:	
16.0005	06-22-2018	BDJ	3 OF 8
CITY COMMENTS-UTIL ESMTS			

914 MONTICELLO ROAD  
 CHARLOTTESVILLE, VA 22902  
 PHONE 434-977-0205



HARTMAN'S MILL ROAD  
30' R/W



**ROUDABUSH, GALE, & ASSOCIATES, INC.**  
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A PROFESSIONAL CORPORATION SERVING VIRGINIA SINCE 1956

COMMONWEALTH OF VIRGINIA  
BRIAN D JAMISON  
No. 3334  
06-22-2018  
LAND SURVEYOR

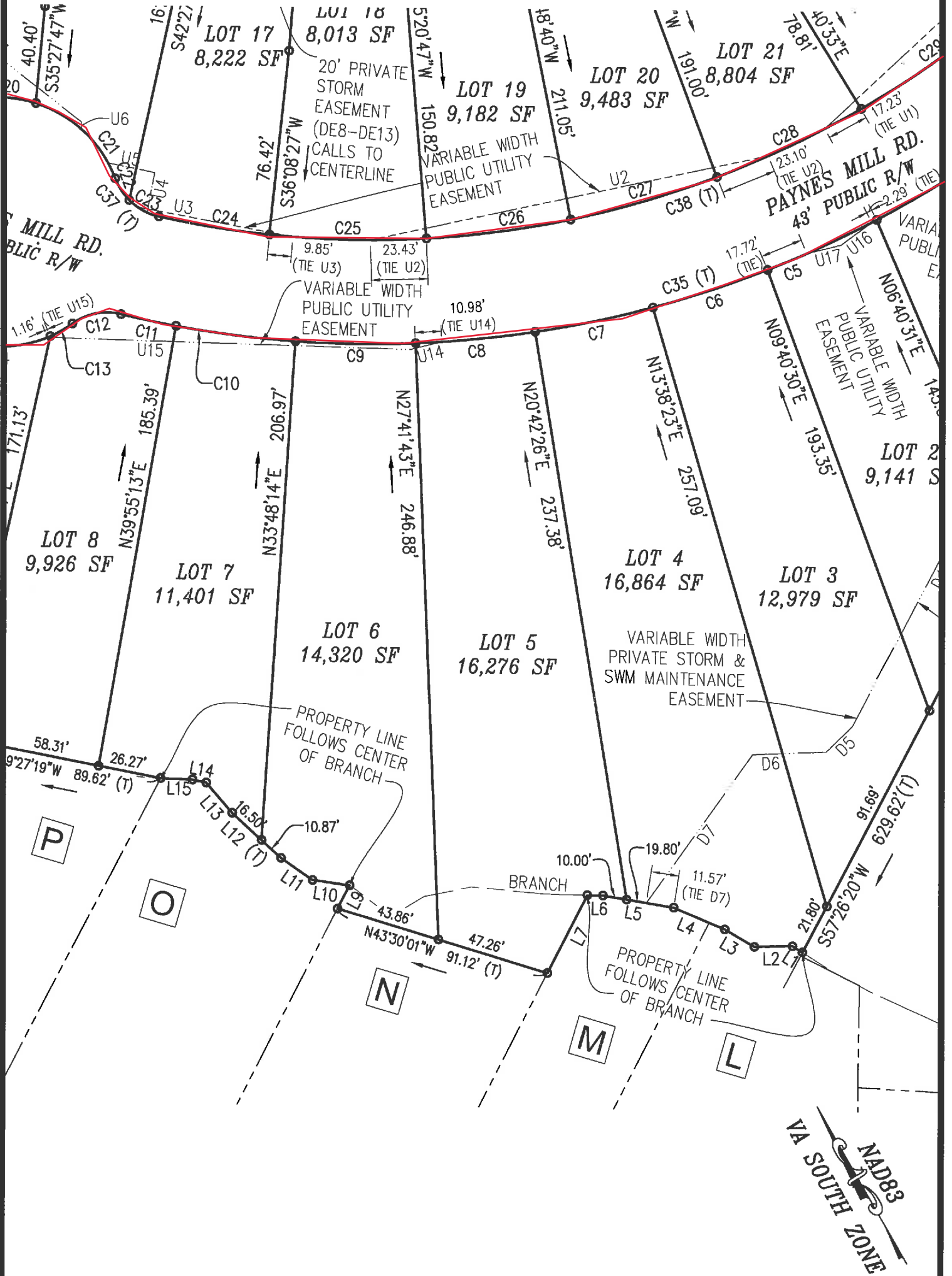
SHEET INFO.			
LOT DIVISION & EASEMENTS			
PROJECT INFO.			
TAX MAP 26 PARCELS 34, 35, 116 & 116.1			
PAYNES MILL SUBDIVISION			
CITY OF CHARLOTTESVILLE, VIRGINIA			
DATE:	REVISION:	DRAWN BY:	SHEET:
08-21-2017	05-01-2018	BRV	V4
PROJECT NO:	REVISION:	CHECKED BY:	4 OF 8
16.0005	06-22-2018	BDJ	
CITY COMMENTS-UTIL ESMTS.			

914 MONTICELLO ROAD  
CHARLOTTESVILLE, VA 22902  
PHONE 434-977-0205

50 0 50



SCALE: 1"=50'

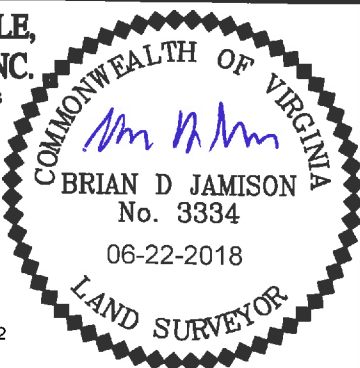


**ROUDABUSH, GALE,  
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& LAND PLANNERS

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CORPORATION  
SERVING VIRGINIA  
SINCE 1956



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CHARLOTTESVILLE, VA 22902  
PHONE 434-977-0205



SHEET INFO.

### LOT DIVISION & EASEMENTS

PROJECT INFO.

TAX MAP 26 PARCELS 34, 35, 116 & 116.1  
PAYNES MILL SUBDIVISION  
CITY OF CHARLOTTESVILLE, VIRGINIA

DATE:  
08-21-2017

REVISION: 05-01-2018  
SURVEY FIRM CHANGE

DRAWN BY:  
BRV

SHEET:

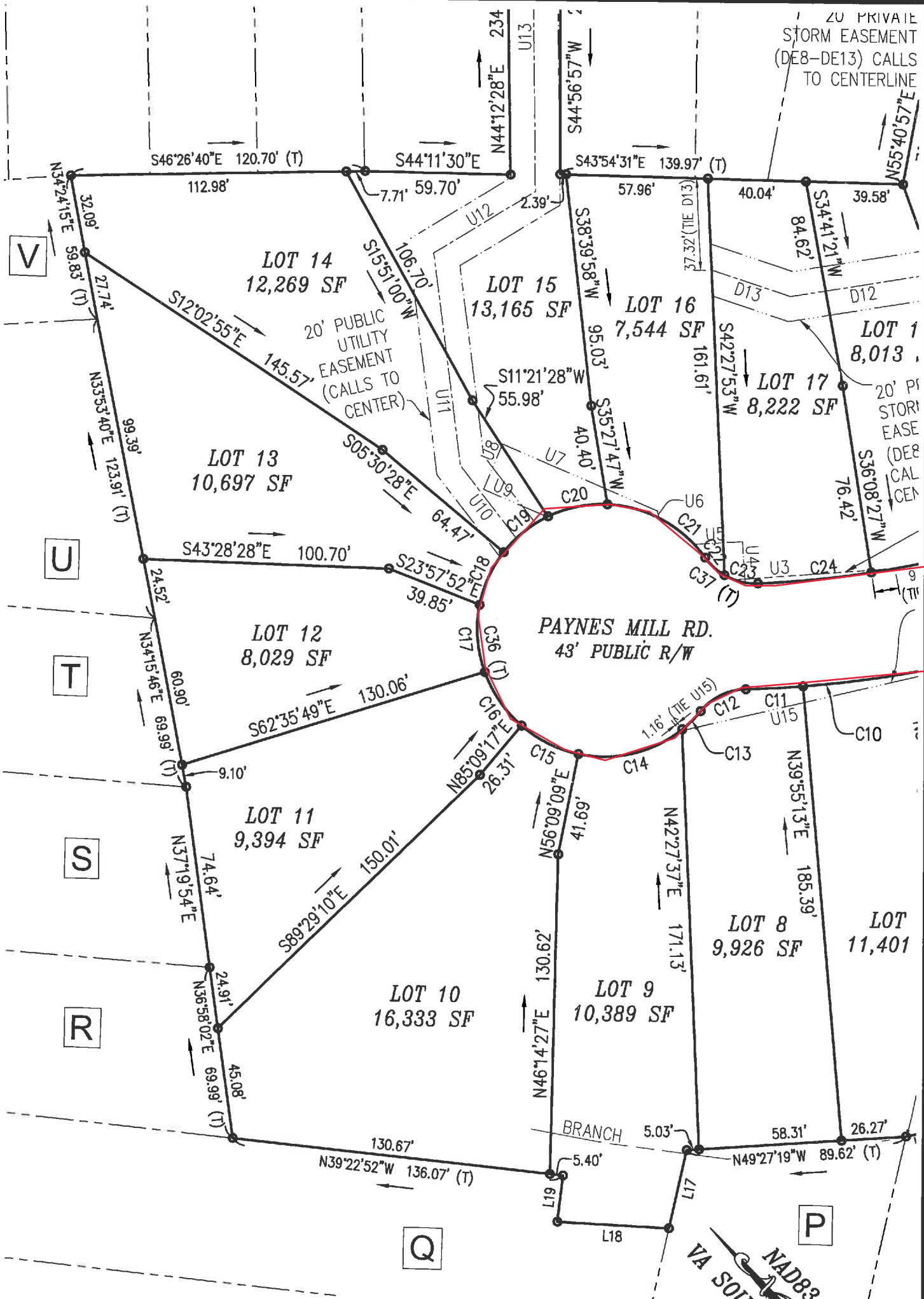
PROJECT NO:  
16.0005

REVISION: 06-22-2018  
CITY COMMENTS-UTIL ESMTS

CHECKED BY:  
BDJ

5 OF 8

# V5



20 PRIVATE STORM EASEMENT (DE8-DE13) CALLS TO CENTERLINE

20' PUBLIC UTILITY EASEMENT (CALLS TO CENTER)

20' PRIVATE STORM EASEMENT (DE8-DE13) CALLS TO CENTERLINE

PAYNES MILL RD.  
43' PUBLIC R/W

**ROUDABUSH, GALE, & ASSOCIATES, INC.**  
ENGINEERS, SURVEYORS & LAND PLANNERS  
A PROFESSIONAL CORPORATION SERVING VIRGINIA SINCE 1956

COMMONWEALTH OF VIRGINIA  
BRIAN D JAMISON  
No. 3334  
06-22-2018  
LAND SURVEYOR

SHEET INFO.			
LOT DIVISION & EASEMENTS			
PROJECT INFO.			
TAX MAP 26 PARCELS 34, 35, 116 & 116.1			
PAYNES MILL SUBDIVISION			
CITY OF CHARLOTTESVILLE, VIRGINIA			
DATE:	REVISION:	DRAWN BY:	SHEET:
08-21-2017	05-01-2018	BRV	V6
PROJECT NO:	REVISION:	CHECKED BY:	6 OF 8
16.0005	06-22-2018	BDJ	
CITY COMMENTS-UTIL ESMTS			

914 MONTICELLO ROAD  
CHARLOTTESVILLE, VA 22902  
PHONE 434-977-0205

HARTMAN'S MILL ROAD  
30' R/W

NAD83  
VA SOUTH ZONE

S44°31'33"E  
23.34'

50  
0  
50

D  
SCALE: 1"=50'

20' DRIVEWAY EASEMENT  
DB 2013 PG 4166

ALLEY

U13

U12

U11

U10

U9

U8

LOT 14

LOT 15

LOT 16

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

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LOT -10

LOT -11

LOT -12

LOT -13

PAYNES MILL RD.  
43' PUBLIC R/W

SEE DETAIL ABOVE

PAYNES MILL RD.  
43' PUBLIC R/W

20' PRIVATE STORM EASEMENT (DE8-DE13) CALLS TO CENTERLINE

20' PRIVATE STORM EASEMENT (DE8-DE13) CALLS TO CENTERLINE

VARIABLE WIDTH PUBLIC UTILITY EASEMENT

VARIABLE WIDTH PUBLIC UTILITY EASEMENT

VARIABLE WIDTH PUBLIC UTILITY EASEMENT

VARIABLE WIDTH PUBLIC UTILITY EASEMENT

VARIABLE WIDTH PUBLIC UTILITY EASEMENT

VAR. WIDTH PUBLIC UTILITY EASEMENT

VAR. WIDTH PUBLIC UTILITY EASEMENT

D13

D12

D11

D10

D9

D8

D7

D6

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PVT. DRAINAGE EASEMENTS		
Line	Direction	Length
D1	S 24°49'51" W	50.78'
D2	S 63°53'15" W	42.21'
D3	S 48°54'34" W	16.91'
D4	S 57°26'20" W	124.29'
D5	S 75°25'27" W	15.05'
D6	N 62°53'10" W	30.54'
D7	S 65°28'53" W	75.71'
D8	N 12°28'17" W	76.72'
D9	N 61°54'33" W	21.61'
D10	N 71°40'34" W	133.45'
D11	N 78°08'28" W	48.42'
D12	N 54°33'54" W	59.09'
D13	N 26°52'40" W	33.86'

BOUNDARY CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	52.88'	51.50'	58°49'58"	29.04'	50.59'	N 88°13'45" E
C2	143.53'	761.50'	10°47'59"	71.98'	143.32'	N 64°12'46" E
C3	110.23'	453.00'	13°56'31"	55.39'	109.96'	N 76°35'00" E
C4	65.93'	453.00'	8°20'19"	33.02'	65.87'	N 87°43'25" E
C5	49.86'	453.00'	6°18'23"	24.96'	49.83'	S 84°57'14" E
C6	50.16'	453.00'	6°20'39"	25.11'	50.13'	S 78°37'43" E
C7	50.01'	453.00'	6°19'33"	25.03'	49.99'	S 72°17'37" E
C8	50.07'	453.00'	6°20'00"	25.06'	50.05'	S 65°57'51" E
C9	50.07'	453.00'	6°19'59"	25.06'	50.04'	S 59°37'52" E
C10	50.03'	453.00'	6°19'39"	25.04'	50.00'	S 53°18'03" E
C11	23.38'	453.00'	2°57'25"	11.69'	23.38'	S 48°39'31" E
C12	21.27'	25.00'	48°44'12"	11.32'	20.63'	S 71°32'54" E
C13	10.66'	51.50'	11°51'18"	5.35'	10.64'	S 89°59'21" E
C14	45.13'	51.50'	50°12'52"	24.13'	43.70'	S 58°57'17" E
C15	26.07'	51.50'	29°00'07"	13.32'	25.79'	S 19°20'47" E
C16	26.74'	51.50'	29°44'44"	13.68'	26.44'	S 10°01'39" W
C17	28.02'	51.50'	31°10'12"	14.36'	27.67'	S 40°29'07" W
C18	23.94'	51.50'	26°37'49"	12.19'	23.72'	S 69°23'07" W
C19	23.60'	51.50'	26°15'10"	12.01'	23.39'	N 84°10'23" W
C20	25.08'	51.50'	27°54'08"	12.79'	24.83'	N 57°05'44" W
C21	46.86'	51.50'	52°07'50"	25.19'	45.26'	N 17°04'45" W
C22	10.71'	25.00'	24°32'34"	5.44'	10.63'	N 03°17'07" W
C23	14.19'	25.00'	32°31'22"	7.29'	14.00'	N 31°49'04" W
C24	46.48'	410.00'	6°29'42"	23.26'	46.45'	N 51°19'36" W
C25	65.44'	410.00'	9°08'42"	32.79'	65.37'	N 59°08'48" W
C26	60.66'	410.00'	8°28'38"	30.39'	60.61'	N 67°57'27" W
C27	63.31'	410.00'	8°50'50"	31.72'	63.25'	N 76°37'11" W
C28	66.39'	410.00'	9°16'38"	33.27'	66.31'	N 85°40'55" W
C29	75.31'	410.00'	10°31'30"	37.76'	75.21'	S 84°25'01" W
C30	68.28'	410.00'	9°32'31"	34.22'	68.20'	S 74°23'00" W
C31	8.96'	718.50'	0°42'52"	4.48'	8.96'	S 69°15'19" W
C32	66.41'	718.50'	5°17'45"	33.23'	66.39'	S 66°15'00" W
C33	42.13'	718.50'	3°21'34"	21.07'	42.12'	S 61°55'21" W
C34	65.65'	36.00'	104°29'26"	46.49'	56.93'	S 07°59'51" W
C35	499.74'	453.00'	63°12'27"	278.73'	474.78'	N 78°47'02" W
C36	256.08'	51.50'	284°54'10"	39.59'	62.77'	N 46°32'05" E
C37	24.90'	25.00'	57°03'55"	13.59'	23.88'	S 19°32'48" E
C38	445.87'	410.00'	62°18'30"	247.86'	424.22'	S 79°14'00" E
C39	117.50'	718.50'	9°22'11"	58.88'	117.37'	N 64°55'39" E

PUB. UTILITY EASEMENTS		
Line	Direction	Length
U1	S 76°47'52" W	224.61'
U2	N 72°21'29" W	169.27'
U3	N 49°47'34" W	65.73'
U4	S 40°56'18" W	16.81'
U5	S 49°03'42" E	19.75'
U6	N 30°53'52" E	2.95'
U7	N 22°23'38" W	68.67'
U8	S 67°36'22" W	20.00'
U9	S 22°23'38" E	28.25'
U10	N 06°53'35" E	37.26'
U11	N 37°43'02" E	87.24'
U12	S 76°35'09" E	48.83'
U13	N 44°23'55" E	241.25'
U14	N 74°07'06" W	13.95'
U15	N 58°39'49" W	150.83'
U16	S 83°12'48" W	15.78'
U17	N 74°07'06" W	14.60'
U18	S 88°10'43" W	10.85'
U19	N 01°49'17" W	11.24'

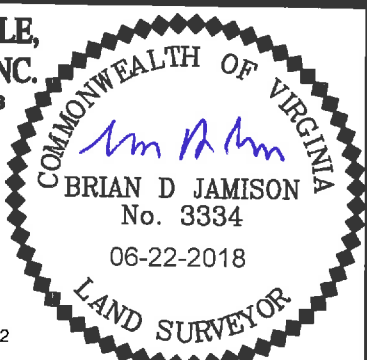
**ROUDABUSH, GALE,  
& ASSOCIATES, INC.**

ENGINEERS, SURVEYORS  
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A PROFESSIONAL  
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SERVING VIRGINIA  
SINCE 1968



914 MONTICELLO ROAD  
CHARLOTTESVILLE, VA 22902  
PHONE 434-977-0205



SHEET INFO.

**LINE & CURVE DATA**

PROJECT INFO.

**TAX MAP 26 PARCELS 34, 35, 116 & 116.1  
PAYNES MILL SUBDIVISION  
CITY OF CHARLOTTESVILLE, VIRGINIA**

DATE: 08-21-2017

REVISION: 05-01-2018  
SURVEY FIRM CHANGE

DRAWN BY: BRV

SHEET: V8

PROJECT NO: 16.0005

REVISION: 06-22-2018  
CITY COMMENTS-UTIL ESMTS

CHECKED BY: BDJ

8 OF 8