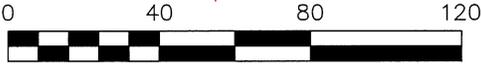


LINE	BEARING	DISTANCE
L1	N 30°58'12" E	32.64'
L2	N 67°36'47" W	100.20'
L2	N 00°05'26" W	23.32'
L3	N 63°17'59" W	23.65'
L4	S 69°57'39" E	11.74'

Parcel is zoned Node Mixed-Use 10 (NX-10) and is in the Entrance Corridors Overlay District

Intended Use is General Food & Beverage (up to 4,00 sf) with an accessory use for on-site alcohol consumption



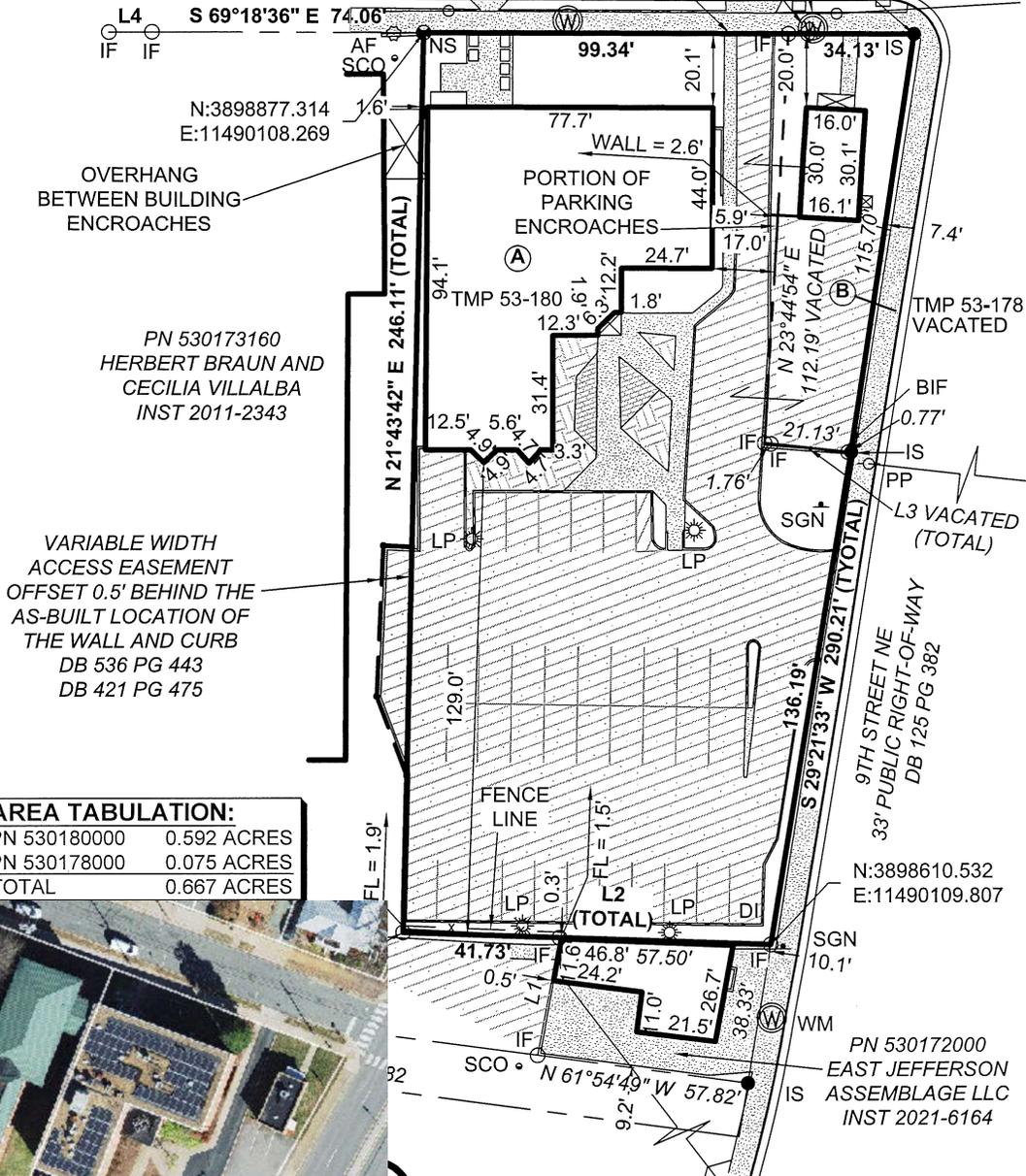
VIRGINIA STATE PLANE GRID
NORTH NAD 83 SOUTH ZONE

EAST JEFFERSON STREET
VARIABLE WIDTH PUBLIC
RIGHT-OF-WAY
DB 23 PG 210



N:3898830.155
E:11490233.136

D:\530178000-530180000\Drawings\C-PN 530172000-530178000-530180000\BLA.dwg, 8/1/2024 3:44:07 PM, IR-ADV 4725



AREA TABULATION:	
PN 530180000	0.592 ACRES
PN 530178000	0.075 ACRES
TOTAL	0.667 ACRES



EXISTING CONDITIONS

**BOUNDARY LINE ADJUSTMENT PLAT
CONSOLIDATING
818 AND 820 JEFFERSON STREET
PROPERTIES OF EAST JEFFERSON STREET
ASSEMBLAGE LLC**
CITY OF CHARLOTTESVILLE, VIRGINIA
SCALE: 1" = 40'
REVISED: JUNE 12, 2024 DATE: MARCH 19, 2024
SHEET 3 OF 3
PREPARED BY: DAJ
JOB: C-53-178-180-BLA

