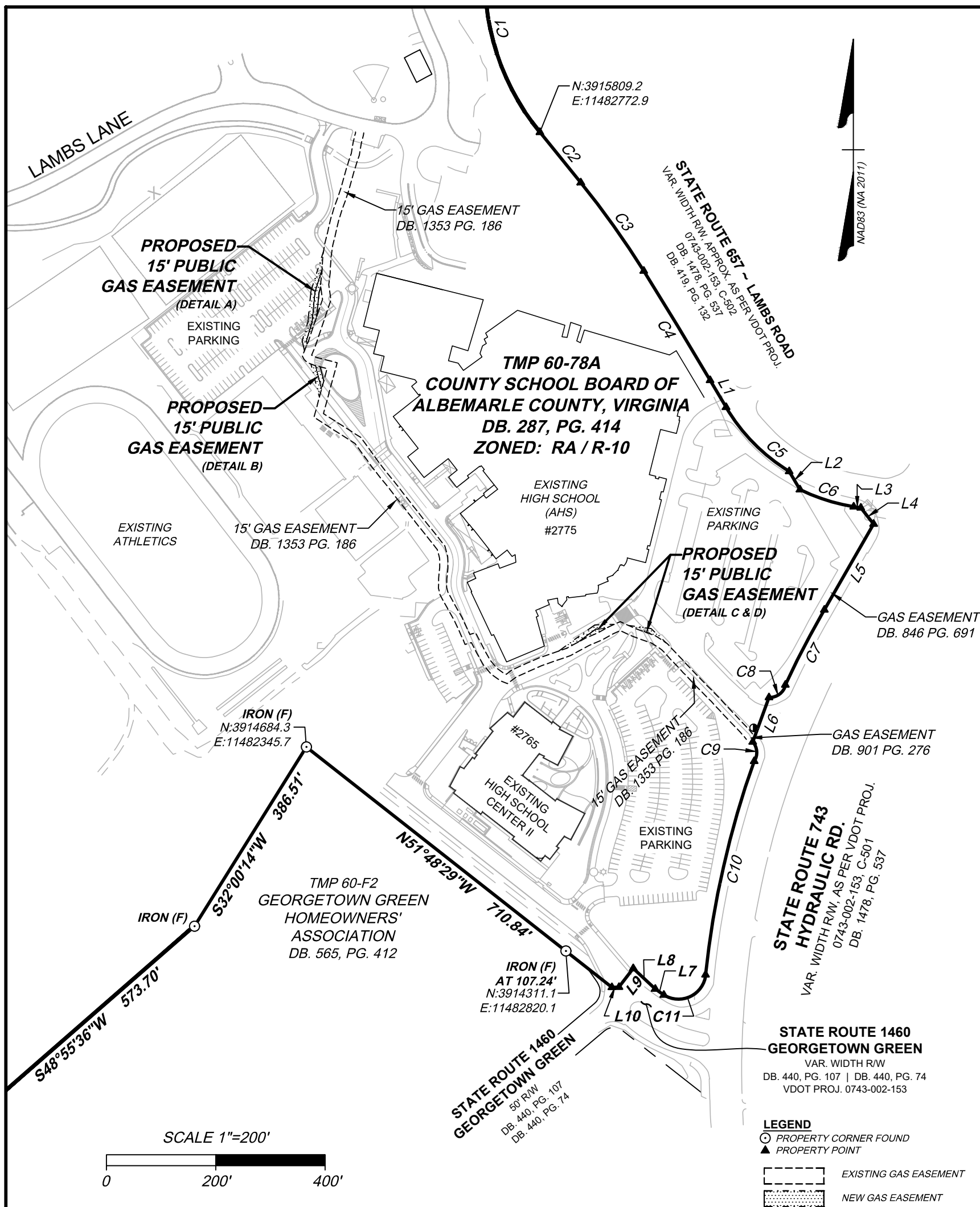


Y:\904153987.003-Lambs_Lane_Loop_Rd\DWG\53987.003-V-SPESMT-GAS_v2.dwg | Plotted on 5/28/2026 2:01 PM | by Joe Keller

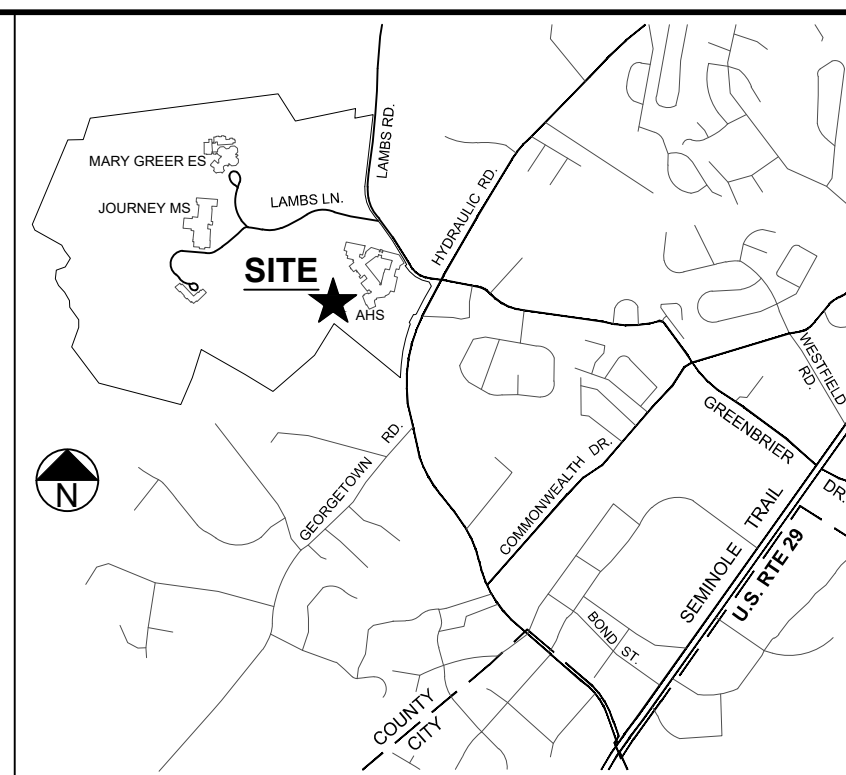
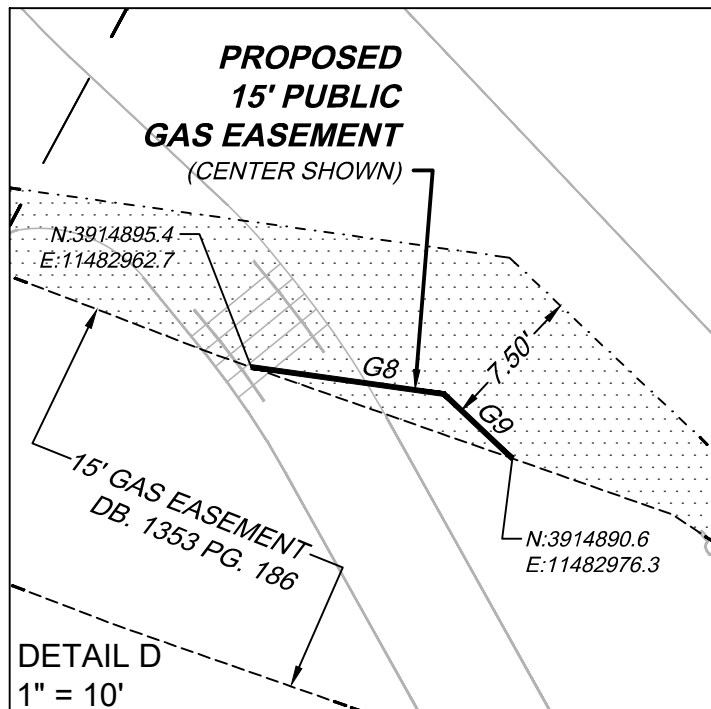
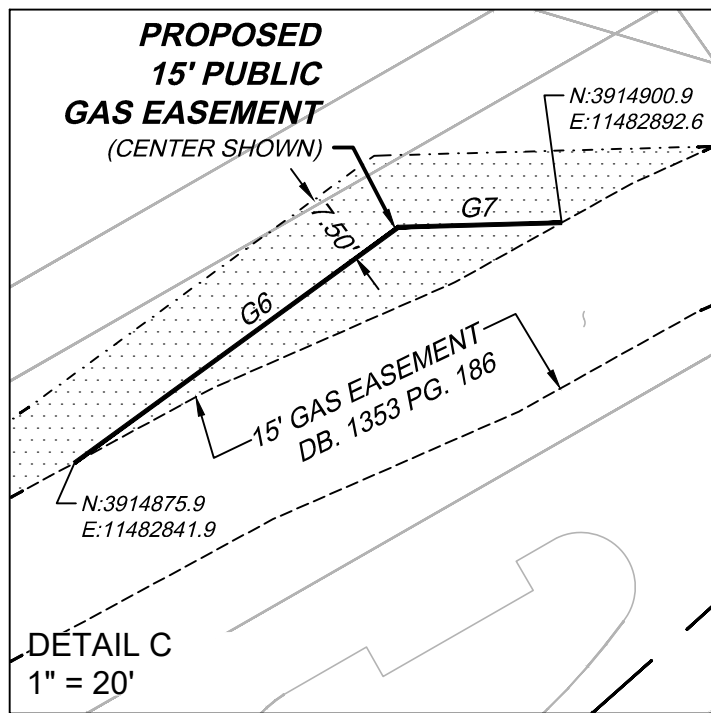
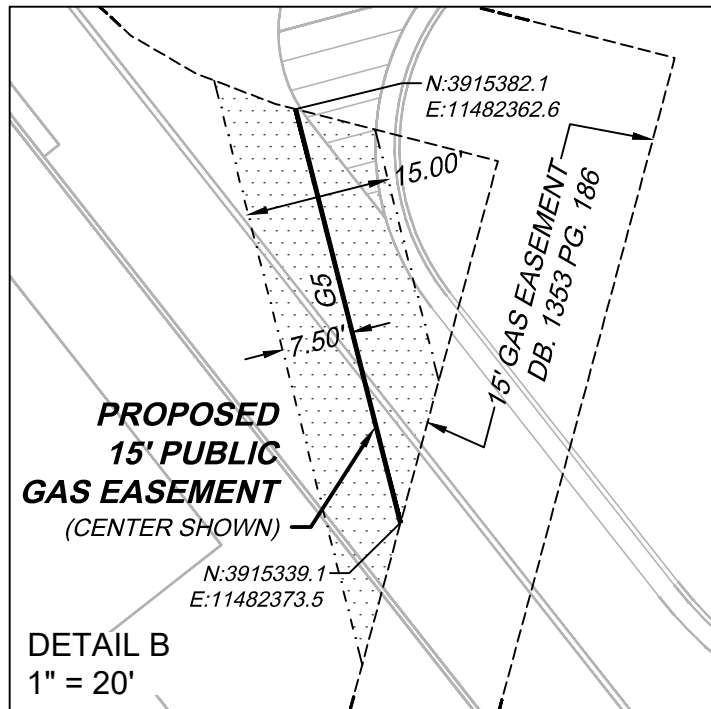
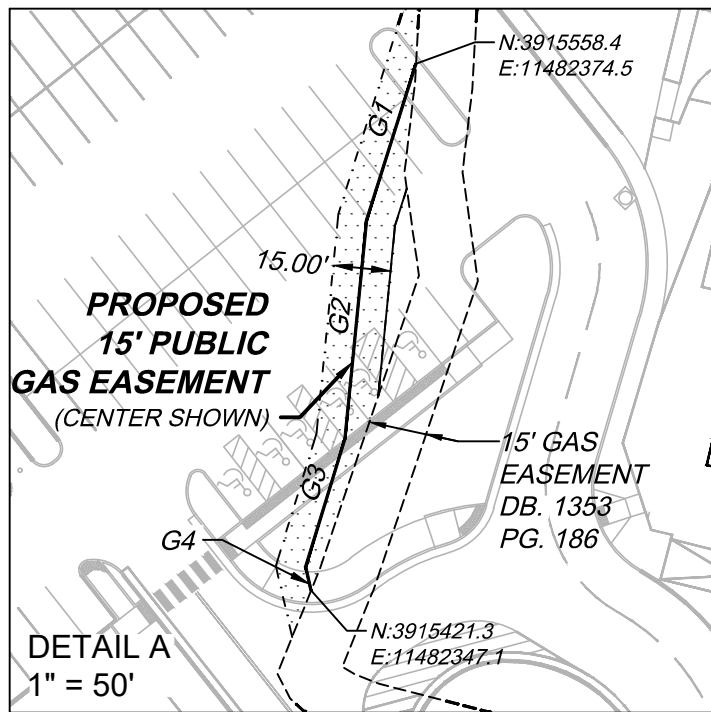


SURVEY NOTES:

- PROPERTY & ZONING INFORMATION:
OWNER: COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA
REFERENCE: DB. 287, PG. 414
COUNTY TAX MAP NUMBER: 60-78A (06000-00-00-078A0)
PROPERTY ADDRESS: 2775 HYDRAULIC ROAD (HIGH SCH.)
AREA: 216.69 ACRES (GIS)
ZONED: RA (RURAL AREAS) PART R-10 PART
PROPERTY SHOWN HEREON IS SUBJECT TO THE CONDITIONS OF VA198100028, SP201600004, SP202000008, AND ZMA202300008.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON:
a) LAND RECORDS OBTAINED (& REFERENCED) FROM THE CLERK'S OFFICE OF ALBEMARLE COUNTY, VA;
b) FIELD SURVEY BY THIS FIRM FOR RECOVERY AND VERIFICATION OF EXISTING PROPERTY CORNERS AS SHOWN HEREON.
- THIS PLAT DOES NOT REPRESENT A FORMAL BOUNDARY SURVEY PERFORMED BY THIS FIRM.
- SOME EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- BASIS OF MERIDIAN NAD83 (NA 2011) VA SOUTH ZONE VIA NETWORK GPS OBSERVATIONS.
- BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0260D, (PANEL 260 OF 575) EFFECTIVE FEBRUARY 4, 2005. PORTIONS OF THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NEW GAS EASEMENT SHOWN HERE ON IS DEDICATED TO THE CITY OF CHARLOTTESVILLE, VIRGINIA.
- NEW GAS EASEMENT SHOWN HERE ON IS CENTERED ON THE AS-BUILT LOCATION OF GAS LINE MARKINGS BY MISS UTILITY TICKET # A613300653-00A.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED LANDSCAPE ARCHITECTS AND INTERIOR DESIGNERS.



VICINITY MAP

1" = 2,000'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	442.95'	330.03'	173.10'	42°41'23"	S18°02'25"E	322.45'
C2	15818.12'	118.56'	59.28'	0°25'46"	S39°04'27"E	118.56'
C3	1669.16'	198.75'	99.49'	6°49'20"	N35°25'42"W	198.63'
C4	8676.41'	233.83'	116.92'	1°32'39"	N31°14'43"W	233.82'
C5	338.31'	166.17'	84.80'	28°08'34"	S44°34'54"E	164.51'
C6	358.31'	103.47'	52.10'	16°32'44"	S72°25'15"E	103.11'
C7	1685.02'	150.78'	75.44'	5°07'37"	S27°20'34"W	150.73'
C8	30.00'	40.88'	24.32'	78°04'20"	S52°42'44"W	37.79'
C9	30.00'	37.66'	21.76'	71°55'18"	S4°29'32"E	35.23'
C10	1685.02'	401.69'	201.80'	13°39'31"	S12°49'23"W	400.74'
C11	50.00'	101.45'	80.42'	116°15'29"	N64°07'22"E	84.92'

LINE TABLE

LINE	BEARING	LENGTH
L1	S30°34'17"E	57.42'
L2	S30°30'37"E	38.91'
L3	S80°41'37"E	12.97'
L4	S38°23'16"E	37.97'
L5	S29°54'23"W	180.89'
L6	S20°00'31"W	86.76'
L7	N54°45'56"W	19.31'
L8	N46°49'25"W	54.87'
L9	S37°37'26"W	43.42'
L10	S89°09'37"W	12.97'

LINE TABLE

LINE	BEARING	LENGTH
G1	S17°31'56"W	42.63'
G2	S5°40'34"W	57.32'
G3	S17°06'19"W	34.82'
G4	S12°53'42"E	6.33'
G5	S14°12'16"E	44.43'
G6	N53°58'37"E	41.72'
G7	N88°25'34"E	17.00'
G8	S82°03'48"E	10.14'
G9	S46°38'10"E	4.88'

PLAT SHOWING NEW
15' PUBLIC GAS EASEMENT
ON THE LANDS OF
COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY
TAX MAP PARCEL 60-78A
JACK JOUETT MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

Jack Jouett Mag. District	Albemarle County, VA
DATE: May 21, 2026	SCALE: 1"=200'
SHEET 1 OF 1	J.N.: 53987.003
DRAWN BY: JWK	CHECK BY:
LAST REVISED: May 28, 2026	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive, Staunton, VA 24401
TEL 540.885.0920 FAX 540.885.0786 WWW.TIMMONS.COM

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