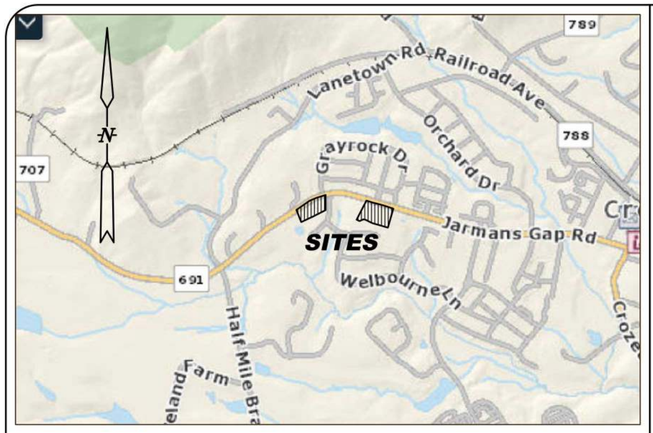


VICINITY MAP
1" = 2000'

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 AND SAID PROPERTY MAY BE SUBJECT TO INFORMATION DISCLOSED ON A TITLE REPORT BY A LICENSED ATTORNEY.
2. ALL DEED AND PLAT REFERENCES SHOWN ARE RECORDED IN THE OFFICE OF THE ALBEMARLE COUNTY CIRCUIT COURT CLERK, UNLESS OTHERWISE NOTED.
3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY, THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, SUBJECT TO NOTE 1.
4. ALL NEW PROPERTY CORNERS ARE TO BE MONUMENTED WITH IRON PINS UNLESS OTHERWISE NOTED.
5. THE AREA SHOWN HEREON APPEARS TO BE LOCATED WITHIN FLOOD ZONE X (UNSHADED), WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA NFIP COMMUNITY MAP PANEL NUMBERS 51003C0228D AND 51003C0229D, EFFECTIVE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. AN ELEVATION STUDY HAS NOT BEEN PERFORMED AS A PORTION OF THIS PROJECT.
6. THESE PARCELS ARE ZONED R-1, CLUSTER DEVELOPMENT WITH 30% BONUS DENSITY.
7. BUILDING SETBACKS: FRONT = 5' MINIMUM FROM CLOSEST EDGE OF SIDEWALK FOR A SIDE-LOAD GARAGE OR 18' MINIMUM FROM CLOSEST EDGE OF SIDEWALK FOR A FRONT-LOAD GARAGE AND NO MAXIMUM, SIDE = 10' MINIMUM, REAR = 20' MINIMUM.
8. EACH LOT SHOWN HEREON, EXCEPT FOR OPEN SPACES, CONTAINS A BUILDING SITE THAT COMPLIES WITH SECTION 18.4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
9. THE NEW LOTS AS SHOWN WILL BE SERVICED BY PUBLIC WATER AND SEWER.
10. ALL OPEN SPACES ARE HEREBY DEDICATED TO ALBEMARLE COUNTY.
11. OPEN SPACE LOTS ARE SPECIAL LOTS RESERVED WITH PRIORITY FOR WATER, SANITARY, STORM SEWER AND ACCESS WHERE APPLICABLE, BUT NOT TO THE EXCLUSION OF OTHER USES.
12. ALL ACSA UTILITY EASEMENTS ARE TO BE CENTERED ON AS-BUILT LOCATIONS AND ARE HEREBY DEDICATED TO THE ALBEMARLE COUNTY SERVICE AUTHORITY.
13. THE DEVELOPER RESERVES THE RIGHT TO CREATE, REVISE, RELOCATE OR VACATE ANY EASEMENT AS NECESSARY, SO LONG AS THE PROPERTY AUTHORITY AGREES, REGARDLESS OF THE SALE OF ANY LOT.
14. ALL PUBLIC ACSA EASEMENTS ARE HEREBY DEDICATED TO PUBLIC USE.
15. ALL PRIVATE EASEMENTS ARE TO BE DEDICATED TO AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THESE PRIVATE EASEMENTS SHALL BE RESERVED IN A DEED FOR THE COMMON USE OF LOT OWNERS IN THE SUBDIVISION.
16. THE SWM FOREST AND OPEN SPACE EASEMENTS ARE SUBJECT TO THE GUIDANCE SET FORTH BY DEQ IN THE VIRGINIA STORMWATER MANAGEMENT PROGRAM. THE AREAS WILL REMAIN UNDISTURBED IN A NATURAL, VEGETATED STATE, EXCEPT FOR ACTIVITIES AS APPROVED BY THE LOCAL PROGRAM AUTHORITY, SUCH AS FOREST MANAGEMENT, CONTROL OF INVASIVE SPECIES, REPLANTING AND RE-VEGATIVE, PASSIVE RECREATION (E.G. TRAILS), AND LIMITED BUSH HOGGING TO MAINTAIN DESIRE VEGETATIVE COMMUNITY (BUT NO MORE THAN FOUR TIMES A YEAR).
17. SWM MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO PUBLIC USE.
17. THERE ARE NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL ON THE SUBJECT PROPERTY.
18. THE PROPERTY SHOWN HERON LIES WITHIN THE FOLLOWING OVERLAY DISTRICTS: WATER PROTECTION ORDINANCE BUFFER (AS SHOWN GRAPHICALLY), CHARLOTTESVILLE-ALBEMARLE MPO, CROZET COMPREHENSIVE PLAN AREA.
19. THE PROPERTY SHOWN HEREON DOES NOT LIE IN THE FOLLOWING OVERLAY DISTRICT: DAM BREAK INUNDATION ZONE, AGRICULTURAL/FORESTAL DISTRICT.
20. THE STREAM BUFFER(S) SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
21. PLAT PREPARED FOR COLLINS ENGINEERING.

SITE DATA:
TAX MAP PARCEL ID
05500-00-00-078A0

OWNER
OLD TRAIL CREEKSIDE V LLC
C/O DANIEL BRODY
503 FAULCONER DRIVE
CHARLOTTESVILLE, VIRGINIA 22903

SOURCE OF TITLE
DB 4797 PG 54 (TITLE)
DB 344 PG 562 (DESC)

MAGISTERIAL DISTRICT
WHITE HALL

DRAINAGE DISTRICT
LICKINGHOLE CREEK WATER SUPPLY WATERSHED

OVERLAY DISTRICTS - PER §18-30
THE PROPERTY SHOWN HEREON DOES NOT LIE IN THE FOLLOWING OVERLAY DISTRICTS: AIRPORT IMPACT AREA (AIA), ENTRANCE CORRIDOR (EC), FLOOD HAZARD (FH), NATURAL RESOURCE EXTRATION (NR), SCENIC STREAMS (SS), STEEP SLOPES (MANAGED), STEEP SLOPES (PRESERVED)

AREA SUMMARY FOR TMP 05500-00-00-078A0:

	81,830 SF	1.879 AC		TOTAL LOT AREA (4 LOTS)
	40,991 SF	0.941 AC		TOTAL OPEN SPACE AREA (1 LOT)
+	16,139 SF	0.371 AC		TOTAL RIGHT-OF-WAY DEDICATION AREA
	138,960 SF	3.190 AC		ORIGINAL PARCEL AREA

NOTE: AREA SUMMARY DOES NOT INCLUDE THE 3,304 SF OR 0.076 AC PARCEL IDENTIFIED AS TMP 055E0-04-00-000G0, WHICH IS CURRENTLY OWNED BY OLD TRAIL CREEKSIDE IV, LLC, DB 4666 PG 304, AND IS HEREBY DEDICATED TO PUBLIC USE.

SITE DATA:
TAX MAP PARCEL ID
05500-00-00-078C0

OWNER
OLD TRAIL CREEKSIDE V LLC
C/O DANIEL BRODY
503 FAULCONER DRIVE
CHARLOTTESVILLE, VIRGINIA 22903

SOURCE OF TITLE
DB 4797 PG 46 (TITLE)
DB 4792 PG 257 (PLAT)

MAGISTERIAL DISTRICT
WHITE HALL

DRAINAGE DISTRICT
LICKINGHOLE CREEK WATER SUPPLY WATERSHED

OVERLAY DISTRICTS - PER §18-30
THE PROPERTY SHOWN HEREON DOES NOT LIE IN THE FOLLOWING OVERLAY DISTRICTS: AIRPORT IMPACT AREA (AIA), ENTRANCE CORRIDOR (EC), FLOOD HAZARD (FH), NATURAL RESOURCE EXTRATION (NR), SCENIC STREAMS (SS), STEEP SLOPES (MANAGED), STEEP SLOPES (PRESERVED)

AREA SUMMARY FOR TMP 05500-00-00-078C0:

	118,795 SF	2.727 AC		TOTAL LOT AREA (5 LOTS)
	50,124 SF	1.151 AC		TOTAL OPEN SPACE AREA (1 LOT)
+	10,207 SF	0.234 AC		TOTAL RIGHT-OF-WAY DEDICATION AREA
	179,126 SF	4.112 AC		ORIGINAL PARCEL AREA

SHEET INDEX:

1-COVER SHEET
2-PHASE I EXISTING BOUNDARY
3-PHASE I PROPOSED SUBDIVISION
4-PHASE II EXISTING BOUNDARY
5-PHASE II PROPOSED SUBDIVISION

APPROVED FOR RECORDATION:

_____
AGENT, BOARD OF SUPERVISORS *DATE*

STATEMENT OF CONSENT TO DIVISION:
THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, OLD TRAIL CREEKSIDE V PHASES I & II IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

OLD TRAIL CREEKSIDE V LLC

_____
OLD TRAIL CREEKSIDE V LLC *DATE*
(AGENT/REPRESENTITIVE)

NOTARY PUBLIC
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

_____ *ON*
BEHALF OF OLD TRAIL CREEKSIDE V LLC.

THIS _____ DAY OF _____, 20_____

_____ *REG.#_____*

MY COMMISSION EXPIRES: _____

OLD TRAIL CREEKSIDE IV LLC

_____
OLD TRAIL CREEKSIDE IV LLC *DATE*
(AGENT/REPRESENTITIVE)

NOTARY PUBLIC
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

_____ *ON*
BEHALF OF OLD TRAIL CREEKSIDE IV LLC.

THIS _____ DAY OF _____, 20_____

_____ *REG.#_____*

MY COMMISSION EXPIRES: _____

STATEMENT OF TITLE:
THE LAND SHOWN HEREON AS TMP 05500-00-00-078A0 WAS OBTAINED BY OLD TRAIL CREEKSIDE V LLC BY DEED DATED JULY 21, 2016 AND RECORDED AT DB 4797 PG 54 AND TO THE BEST OF MY KNOWLEDGE MEETS ALL THE REQUIREMENTS REGARDING THE PLATTING OF SUBDIVISIONS.

STATEMENT OF TITLE:
THE LAND SHOWN HEREON AS TMP 05500-00-00-078C0 WAS OBTAINED BY OLD TRAIL CREEKSIDE V LLC BY DEED DATED JULY 21, 2016 AND RECORDED AT DB 4797 PG 46 AND TO THE BEST OF MY KNOWLEDGE MEETS ALL THE REQUIREMENTS REGARDING THE PLATTING OF SUBDIVISIONS.

STATEMENT OF TITLE:
THE LAND SHOWN HEREON AS TMP 055E0-04-00-000G0 WAS OBTAINED BY OLD TRAIL CREEKSIDE IV LLC BY DEED DATED AUGUST 5, 2015 AND RECORDED AT DB 4666 PG 304 AND TO THE BEST OF MY KNOWLEDGE MEETS ALL THE REQUIREMENTS REGARDING THE PLATTING OF SUBDIVISIONS.

SURVEYOR'S STATEMENT:
I HEREBY CERITY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF ALBEMARLE COUNTY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN MET.

COMMONWEALTH OF VIRGINIA
BRIAN D. JAMISON
No. 3334
LAND SURVEYOR
DRAFT

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND STREET SE, SUITE 201 - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

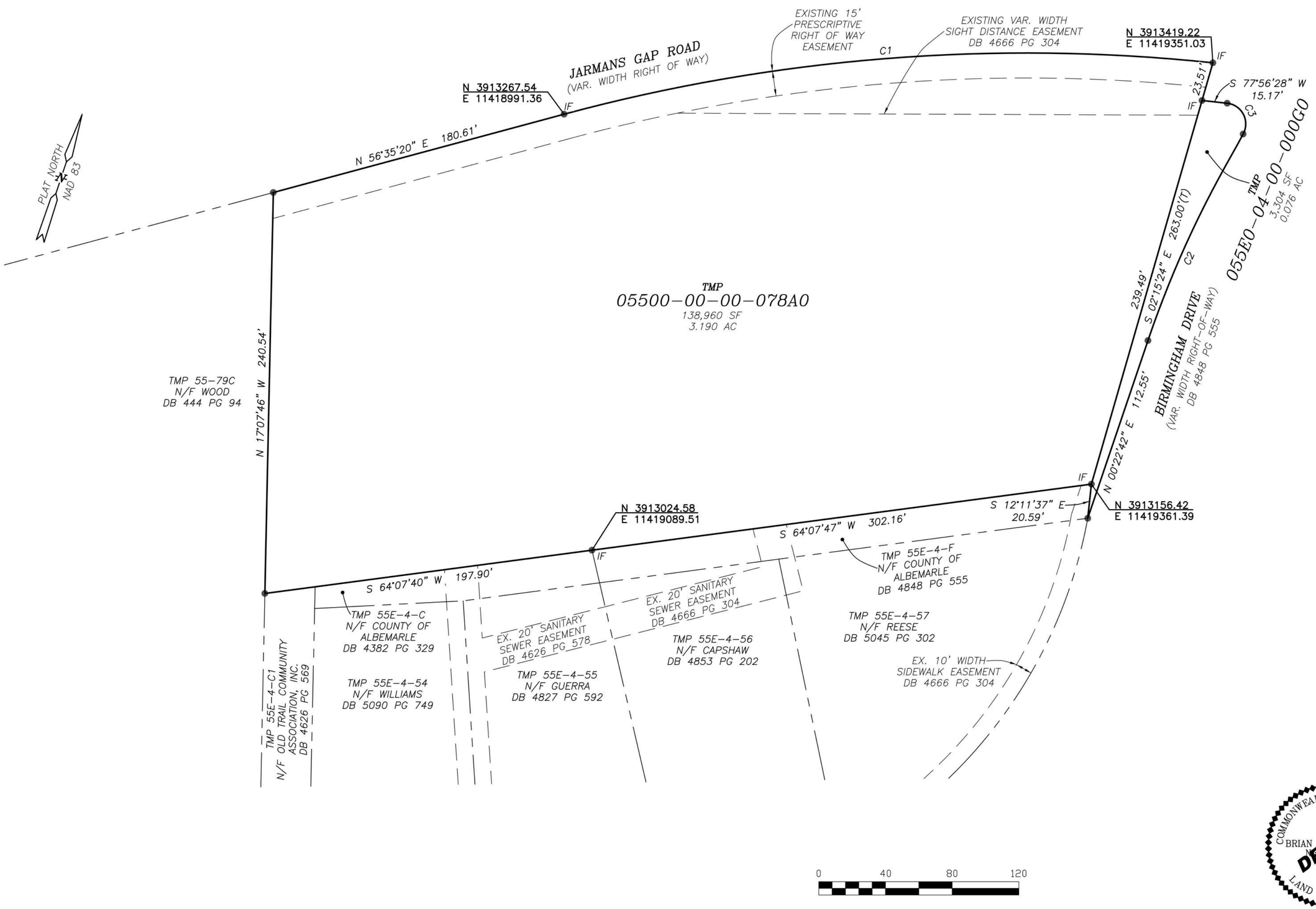
PLAT SHOWING SUBDIVISION OF
OLD TRAIL CREEKSIDE V
PHASES I & II
WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

COVER SHEET

MAY 27, 2020
SCALE: 1" = 40'
JOB: 20.1637
SHEET 1 OF 5

Q:\RGA\TMPROJ\20.1637 Old Trail Creekside V\SURVEY\DWG\SUBDIVISION\20.1637 Old Trail Creekside V SUBD.dwg

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1066.34'	392.55'	390.34'	S 67°08'06" W	21°05'32"
C2	627.50'	111.51'	111.36'	N 05°28'09" E	10°10'54"
C3	12.50'	24.57'	20.80'	N 45°44'58" W	112°37'12"



COMMONWEALTH OF VIRGINIA
BRIAN D. JAMISON
No. 3334
LAND SURVEYOR
DRAFT

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND STREET SE, SUITE 201 - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

PLAT SHOWING SUBDIVISION OF
OLD TRAIL CREEKSIDE V
PHASES I & II
WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

PHASE I EXISTING BOUNDARY

MAY 27, 2020

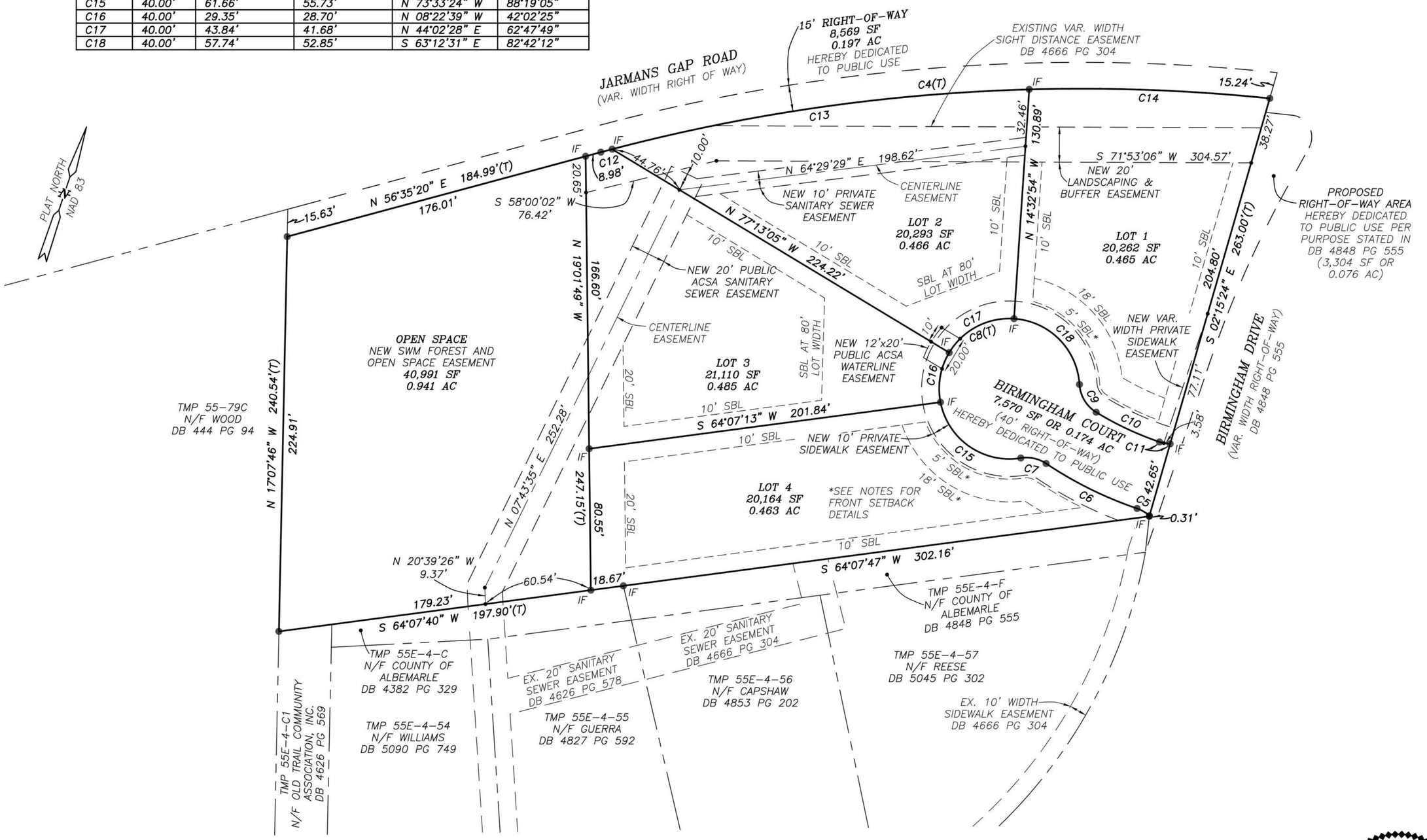
SCALE: 1" = 40'

JOB: 20.1637

SHEET 2 OF 5

Q:\RGA\TMPROJ\20.1637 Old Trail Creekside V\SURVEY\DWG\SUBDIVISION\20.1637 Old Trail Creekside V SUBD.dwg

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	1051.34'	384.37'	382.23'	N 67°03'45" E	20°56'50"
C5	20.00'	8.22'	8.17'	N 77°48'07" W	23°33'24"
C6	220.00'	57.97'	57.80'	N 82°01'54" W	15°05'51"
C7	20.00'	15.09'	14.74'	S 83°54'03" W	43°13'58"
C8	40.00'	192.59'	53.60'	N 20°12'49" E	275°51'32"
C9	20.00'	19.19'	18.47'	S 49°20'56" E	54°59'04"
C10	180.00'	39.98'	39.90'	S 83°12'18" E	12°43'39"
C11	20.00'	6.13'	6.11'	N 81°34'49" E	17°34'40"
C12	1051.34'	6.67'	6.67'	N 56°46'14" E	0°21'48"
C13	1051.34'	240.48'	239.96'	N 63°30'19" E	13°06'21"
C14	1051.34'	137.22'	137.12'	N 73°47'50" E	7°28'41"
C15	40.00'	61.66'	55.73'	N 73°33'24" W	88°19'05"
C16	40.00'	29.35'	28.70'	N 08°22'39" W	42°02'25"
C17	40.00'	43.84'	41.68'	N 44°02'28" E	62°47'49"
C18	40.00'	57.74'	52.85'	S 63°12'31" E	82°42'12"



ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND STREET SE, SUITE 201 - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

PLAT SHOWING SUBDIVISION OF OLD TRAIL CREEKSIDE V PHASES I & II

WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

PHASE I PROPOSED SUBDIVISION

COMMONWEALTH OF VIRGINIA
BRIAN D. JAMISON
LIC. NO. 3334
LAND SURVEYOR
DRAFT

MAY 27, 2020

SCALE: 1" = 40'

JOB: 20.1637

SHEET 3 OF 5

Q:\RGA\TMPROJ\20.1637 Old Trail Creekside V\SURVEY\DWG\SUBDIVISION\20.1637 Old Trail Creekside V SUBD.dwg

JARMANS GAP ROAD
(VAR. WIDTH RIGHT OF WAY)

N 24°58'30" E
7.52'

S 71°47'41" E
49.59'

S 72°04'10" E 236.97'

S 74°40'50" E 235.88'

IF

N 3913151.50
E 11420548.78

N 3913295.45
E 11420045.54

EX. ACSA EASEMENT
HWPB XIV PG 362–366

EX. DOMINION EMBARQ EASEMENT
HWPB XIV PG 362–366

EX. 20' PERMANENT
WATERLINE EASEMENT
DB 1451 PG 742

PLAT NORTH
NAD 83

N 24°57'09" E 285.98'

EX. 20' PERMANENT
WATERLINE EASEMENT
DB 1451 PG 742

S 16°30'58" W 325.19'

TMP
05500–00–00–078C0
179,126 SF
4.112 AC

TMP 55–77
N/F WU
DB 3982 PG 743

TMP 55–78B
N/F ANDREWS
DB 1949 PG 283

EX. 20' TEMPORARY
CONSTRUCTION EASEMENT
DB 4560 PG 231
TO BE VACATED

N 24°57'09" E
60.41'

S 66°26'30" W 80.00'

N 65°02'50" W
60.00'

N 65°00'36" W 168.99'

N 74°25'25" W 286.54'

RF

N 3912839.72
E 11420456.33

N 3912916.67
E 11420180.31

EX. VAR. WIDTH
GRADING &
TEMPORARY
TURN–AROUND
EASEMENT
DB 4560 PG 231

TMP 55E–4–E
OPEN SPACE E
CREEKSIDE

TMP 55–77A1
N/F JACKSON
DB 3879 PG 408

EX. 10' PRIVATE SANITARY
SEWER EASEMENT
DB 4472 PG 118

EX. 20' SANITARY
SEWER EASEMENT
DB 4382 PG 302

JACKSON LANE
(40' RIGHT–OF–WAY)
DB 4560 PG 231

EX. 10' SIDEWALK
EASEMENT
DB 4472 PG 118

EX. 12.5' SIDEWALK
EASEMENT
DB 4560 PG 231

TMP 55E–4–44
LOT 44, CREEKSIDE
N/F KIM
DB 5198 PG 354

TMP 55E–4–45
LOT 45, CREEKSIDE
N/F BUCHANAN
DB 5084 PG 318

EX. 20' SANITARY
SEWER EASEMENT
DB 4560 PG 231

TMP 55E–4–43
LOT 43, CREEKSIDE
N/F KISTLER
DB 4756 PG 706

TMP 55E–4–D
OPEN SPACE D
CREEKSIDE

EX. 10' PRIVATE
SANITARY SEWER
EASEMENT
DB 4472 PG 118

TMP 55E–4–46
LOT 46, CREEKSIDE
N/F SODHA
DB 4906 PG 192

EX. VAR. WIDTH
DRAINAGE EASEMENT
DB 4472 PG 118
& DB 4560 PG 213

EX. VAR. WIDTH
DRAINAGE EASEMENT
DB 4472 PG 118

TMP 55E–4–47
LOT 47, CREEKSIDE
N/F HARDESTY
DB 5158 PG 224

EX. VAR. WIDTH
DRAINAGE EASEMENT
DB 4472 PG 118

EX. VAR. WIDTH
SIGHT DISTANCE EASEMENT
DB 4472 PG 118

TMP 55E–4–48
LOT 48, CREEKSIDE
N/F FOX
DB 5151 PG 398

BIRCHWOOD HILL ROAD
(40' RIGHT–OF–WAY)

0 40 80 120

COMMONWEALTH OF VIRGINIA
BRIAN D. JAMISON
NO. 3334
DRAFT
LAND SURVEYOR

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND STREET SE, SUITE 201 - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

PLAT SHOWING SUBDIVISION OF
OLD TRAIL CREEKSIDE V
PHASES I & II
WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

PHASE II EXISTING BOUNDARY

MAY 27, 2020

SCALE: 1" = 40'

JOB: 20.1637

SHEET 4 OF 5

Q:\RGA\TMPROJ\20.1637 Old Trail Creekside V\SURVEY\DWG\SUBDIVISION\20.1637 Old Trail Creekside V SUBD.dwg

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	52.50'	242.23'	77.81'	S 31°06'46" E	264°21'16"
C2	20.00'	29.34'	26.78'	S 59°02'02" W	84°03'42"
C3	52.50'	9.70'	9.69'	N 22°00'18" E	10°35'23"
C4	52.50'	41.21'	40.16'	N 49°47'09" E	44°58'20"
C5	52.50'	59.86'	56.67'	S 75°03'45" E	65°19'51"
C6	52.50'	40.85'	39.83'	S 20°06'26" E	44°34'47"
C7	52.50'	90.61'	79.77'	S 51°37'25" W	98°52'55"
C8	20.00'	19.80'	19.00'	S 72°42'21" W	56°43'06"
C9	20.00'	9.54'	9.45'	S 30°40'29" W	27°20'36"

JARMANS GAP ROAD
(VAR. WIDTH RIGHT OF WAY)

PLAT NORTH NAD 83

N 24°58'30" E 7.52'
S 71°47'41" E 49.59'
S 72°04'10" E 236.97'
S 74°40'50" E 235.88'
40.50'
EX. ACSA EASEMENT HWPB XIV PG 362–366
EX. DOMINION EMBARQ EASEMENT HWPB XIV PG 362–366
EX. 20' PERMANENT WATERLINE EASEMENT DB 1451 PG 742
OPEN SPACE
NEW SWM FOREST AND OPEN SPACE EASEMENT
50,124 SF
1.151 AC
S 71°50'27" E 464.53'(T)
IF
76.32'
256.74'
131.47'
20' SBL
10' SBL
LOT 3
23,513 SF
0.540 AC
LOT 4
25,225 SF
0.579 AC
LOT 2
26,179 SF
0.601 AC
*SEE NOTES FOR FRONT SETBACK DETAILS
SBL AT 80' LOT WIDTH
18' SBL*
5' SBL*
N 19°49'42" W 194.78'
N 46°15'42" E 170.42'
N 24°57'09" E 285.98'(T)
157.63'
107.00'
S 16°30'58" W 247.83'(T)
S 16°30'58" W 325.19'
EX. 20' PERMANENT WATERLINE EASEMENT DB 1451 PG 742
TMP 55–77
N/F WU
DB 3982 PG 743
NEW 20' PUBLIC ACSA WATERLINE EASEMENT
N 05°19'14" E 10.00'
C4
C5
C6
CENTERLINE EASEMENT
NEW 10' PRIVATE SIDEWALK EASEMENT
N 86°43'39" E 204.27'
140.83'
TMP 55–78B
N/F ANDREWS
DB 1949 PG 283
N 62°42'00" W 196.28'
C3
C1(T)
A=7.54'
JACKSON LANE
10,207 SF OR 0.234 AC
(40' RIGHT–OF–WAY)
HEREBY DEDICATED TO PUBLIC USE
LOT 5
21,773 SF
0.500 AC
LOT 1
22,106 SF
0.508 AC
87.85'
N 17°00'12" E 71.36'
N 09°40'46" W 96.61'
NEW 20' PUBLIC ACSA SANITARY SEWER EASEMENT
S 74°25'25" E 253.91'
C7
C2(T)
C8
C9
CENTERLINE EASEMENT
S 17°00'47" W 5.13'
35.11'
73.29'
N 74°25'25" W 286.54'
93.49'
N 65°00'36" W 168.99'(T)
40.39'
20.00'
N 24°57'09" E 60.41'
S 66°26'30" W 80.00'
N 65°02'50" W 60.00'
EX. VAR. WIDTH GRADING & TEMPORARY TURN–AROUND EASEMENT DB 4560 PG 231
NEW 7.8'x20' PUBLIC ACSA WATERLINE EASEMENT
TMP 55E–4–E
OPEN SPACE E
CREEKSIDE
TMP 55–77A1
N/F JACKSON
DB 3879 PG 408
EX. VAR. WIDTH GRADING & TEMPORARY TURN–AROUND EASEMENT DB 4560 PG 231
EX. 12.5' SIDEWALK EASEMENT DB 4560 PG 231
TMP 55E–4–45
LOT 45, CREEKSIDE
N/F BUCHANAN
DB 5084 PG 318
TMP 55E–4–44
LOT 44, CREEKSIDE
N/F KIM
DB 5198 PG 354
EX. 20' SANITARY SEWER EASEMENT DB 4560 PG 231
TMP 55E–4–43
LOT 43, CREEKSIDE
N/F KISTLER
DB 4756 PG 706
EX. VAR. WIDTH DRAINAGE EASEMENT DB 4472 PG 118 & DB 4560 PG 213
EX. VAR. WIDTH SIGHT DISTANCE EASEMENT DB 4472 PG 118
EX. 10' PRIVATE SANITARY SEWER EASEMENT DB 4472 PG 118
EX. 20' SANITARY SEWER EASEMENT DB 4382 PG 302
EX. 10' SIDEWALK EASEMENT DB 4472 PG 118
JACKSON LANE
(40' RIGHT–OF–WAY)
DB 4560 PG 231
TMP 55E–4–D
OPEN SPACE D
CREEKSIDE
EX. 10' PRIVATE SANITARY SEWER EASEMENT DB 4472 PG 118
TMP 55E–4–46
LOT 46, CREEKSIDE
N/F SODHA
DB 4906 PG 192
EX. VAR. WIDTH DRAINAGE EASEMENT DB 4472 PG 118
EX. VAR. WIDTH DRAINAGE EASEMENT DB 4472 PG 118
TMP 55E–4–47
LOT 47, CREEKSIDE
N/F HARDESTY
DB 5158 PG 224
TMP 55E–4–48
LOT 48, CREEKSIDE
N/F FOX
DB 5151 PG 398
BIRCHWOOD HILL ROAD
(40' RIGHT–OF–WAY)

0 40 80 120

COMMONWEALTH OF VIRGINIA
BRIAN D. JAMISON
No. 3334
LAND SURVEYOR
DRAFT

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND STREET SE, SUITE 201 - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

PLAT SHOWING SUBDIVISION OF
OLD TRAIL CREEKSIDE V
PHASES I & II
WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

PHASE II PROPOSED SUBDIVISION

MAY 27, 2020
SCALE: 1" = 40'
JOB: 20.1637

SHEET 5 OF 5

Q:\RGA\TMPROJ\20.1637 Old Trail Creekside V\SURVEY\DWG\SUBDIVISION\20.1637 Old Trail Creekside V SUBD.dwg