

**SURVEY NOTES:**

1. PROPERTY & ZONING INFORMATION:

OWNER: COUNTY OF ALBEMARLE SCHOOL BOARD  
 REFERENCE: D.B. 5258, PG. 620  
 TAX MAP PARCEL: 91-11 (09100-00-00-01100)  
 PROPERTY ADDRESS: 133 GALAXIE FARM LANE  
 AREA: 15.80 ACRES (PER ASSESSMENT)  
 ZONED: R1 RESIDENTIAL

2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON:

- a) LAND RECORDS OBTAINED (& REFERENCED) FROM THE CLERK'S OFFICE OF ALBEMARLE COUNTY, VA;
- b) A FIELD SURVEY BY THIS FIRM, COMPLETED SEPTEMBER 1, 2023.

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, CASE NUMBER-271200033.

4. BASIS OF HORIZONTAL DATUM IS NAD83 (NA 2011), VIRGINIA STATE GRID, SOUTH ZONE.

5. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0426D, (PANEL 426 OF 575) EFFECTIVE FEBRUARY 4, 2005, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2 % ANNUAL CHANCE FLOOD.

6. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE MOORES CREEK WATERSHED.

7. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A WATER SUPPLY PROTECTION AREA.

8. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.

9. THE PROPERTY SHOWN IS LOCATED WITHIN THE CHARLOTTESVILLE-ALBEMARLE METROPOLITAN PLANNING ORGANIZATION (MPO) AREA.

10. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN ENTRANCE CORRIDOR OVERLAY AREA.

11. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AIRPORT IMPACT AREA / OVERLAY DISTRICT.

12. MANAGED STEEP SLOPES EXIST ON THE SUBJECT PROPERTY AS SHOWN HEREON.

13. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A DAM BREAK INUNDATION ZONE.

14. NO STREAM BUFFERS ARE LOCATED WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND PROJECT.

15. ACSA WATER EASEMENTS ARE TO BE CENTERED ON AS-BUILT LOCATIONS.

16. SPECIAL LOT A SHOWN HEREON TO BE ESTABLISHED SOLELY FOR USE AS A RESERVED AREA FOR FUTURE RIGHT OF WAY DEDICATION. SPECIAL LOT B ESTABLISHED INCIDENTAL TO RIGHT OF WAY DEDICATION AS A NON-CONFORMING LOT.

**SPECIAL LOT(S)**

LINE TABLE		
LINE	BEARING	LENGTH
L4	S16°23'43"W	18.91'
L5	S54°15'55"E	25.53'
L6	S31°27'41"W	7.42'
L7	N16°23'43"E	18.98'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C10	220.50'	264.33'	150.65'	68°41'03"	S17°56'48"E	248.78'
C11	279.50'	249.84'	133.96'	51°12'59"	S9°12'46"E	241.61'

**SHEET INDEX:**

- SHEET 1 (COVER) SIGNATURES, NOTES  
LINE & CURVE TABLES FOR SPECIAL LOT, R/W DEDICATION, EX. BOUNDARY, AND VDOT TURNAROUND ESMT.
- SHEET 2-3 SPECIAL LOT, R/W DEDICATION, VDOT EASEMENT, AND PUBLIC DRAINAGE EASEMENT(S)
- SHEET 4-5 SWM FACILITY EASEMENT
- SHEET 6 LINE & CURVE TABLES FOR PUBLIC DRAINAGE AND SWM FACILITY EASEMENTS

OWNER ADDRESS:  
 COUNTY OF ALBEMARLE  
 SCHOOL BOARD  
 401 MCINTIRE ROAD  
 CHARLOTTESVILLE, VA 22902

**OWNER'S APPROVAL :**

THE PLATTING OF THE FOLLOWING DESCRIBED LAND, 'PLAT SHOWING PROPOSED SPECIAL LOTS, RIGHT-OF-WAY DEDICATION AND VARIOUS EASEMENTS ACROSS THE LAND OF COUNTY OF ALBEMARLE SCHOOL BOARD, TAX MAP PARCEL 91-11, SCOTTSVILLE MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA' IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

FOR: COUNTY OF ALBEMARLE SCHOOL BOARD

BY:

\_\_\_\_\_  
 (PRINT NAME)

STATE OF: \_\_\_\_\_  
 COUNTY OR CITY OF: \_\_\_\_\_

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 BY: \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**COUNTY OF ALBEMARLE BOARD OF SUPERVISORS**

DESIGNATED AGENT

DATE

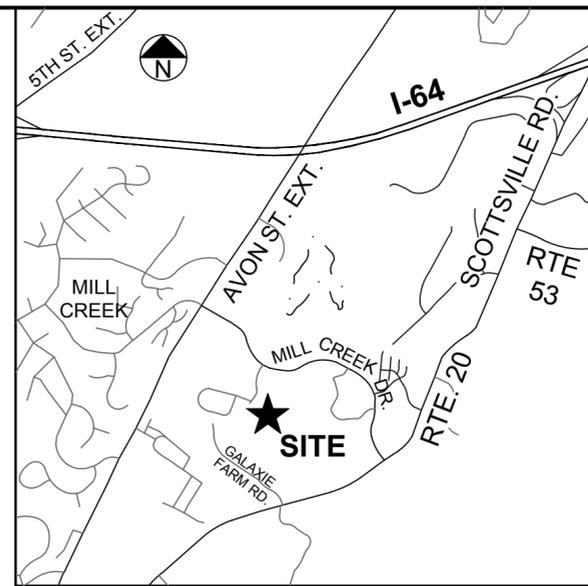
**AREA TABULATION (91-11):**

ORIGINAL TMP 91-11 15.800 AC.  
 AREA TO RIGHT-OF-WAY - 1.312 AC.  
**ADJUSTED TMP 91-11 = 14.488 AC.**

**ADJUSTED TMP 91-11 14.488 AC.**  
 AREA TO SPECIAL LOT A - 0.600 AC.  
 AREA TO SPECIAL LOT B - 0.817 AC.  
 TMP 91-11 LESS SPECIAL LOTS = 13.071 AC.

**SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT THIS PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND ALL THE REQUIREMENTS SET FORTH REGARDING THE PLATTING OF LAND IN ALBEMARLE COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH.



VICINITY MAP 1" = 2,000'

**EXISTING BOUNDARY**

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	318.00'	1.29'	0.65'	0°13'57"	N31°53'09"E	1.29'
C2	350.00'	83.73'	42.06'	13°42'23"	N24°55'00"E	83.53'

**RIGHT-OF-WAY DEDICATION**

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C3	106.00'	28.47'	14.32'	15°23'23"	N13°54'13"E	28.39'
C4	314.50'	59.68'	29.93'	10°52'24"	N27°02'06"E	59.59'

**VDOT TURN AROUND EASEMENT**

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C5	41.50'	49.27'	28.00'	68°01'21"	N54°15'08"W	46.43'
C6	41.50'	23.64'	12.15'	32°38'36"	N75°24'54"E	23.33'

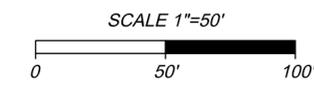
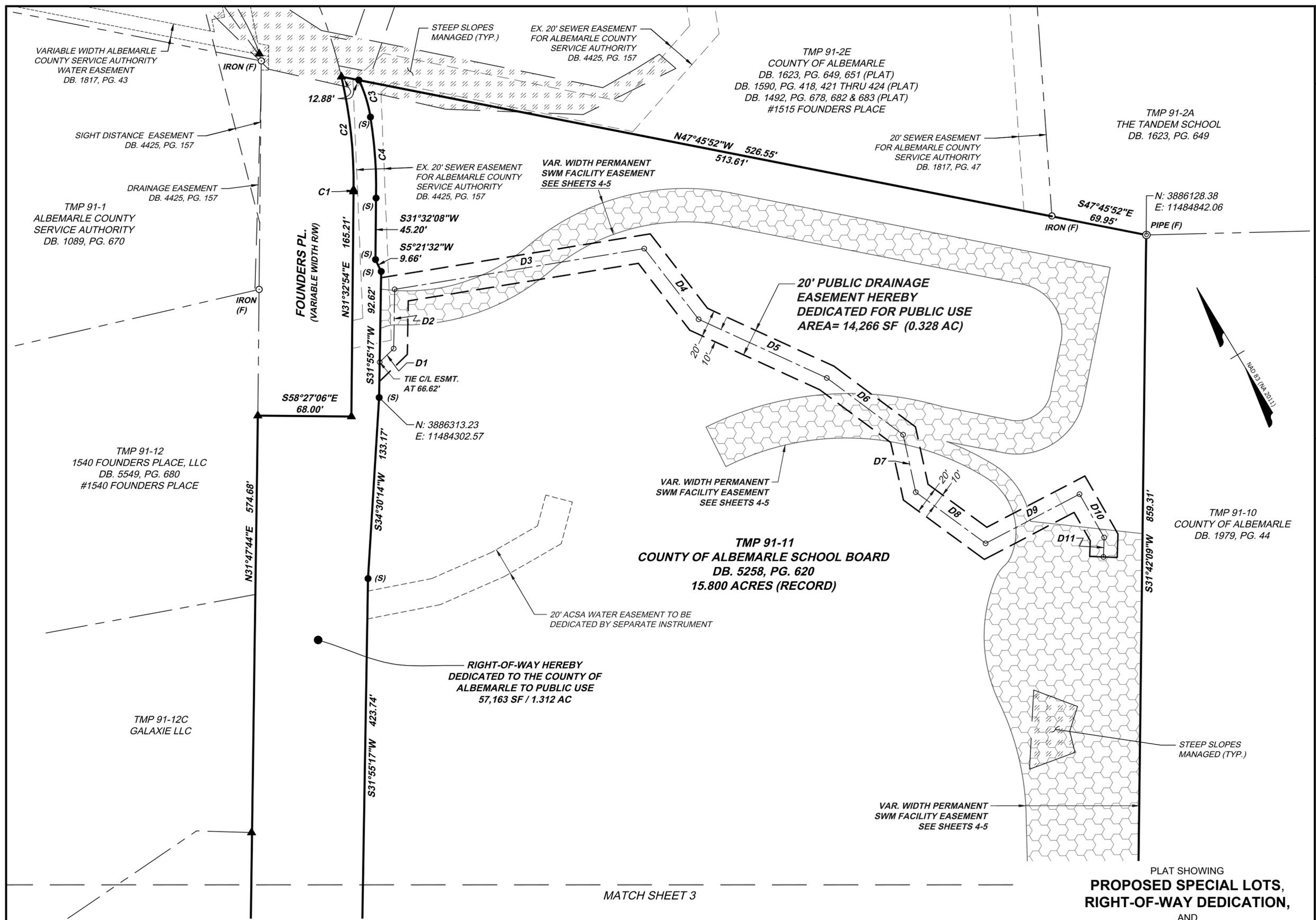
**LINE TABLE**

LINE	BEARING	LENGTH
L1	N88°15'48"W	9.75'
L2	N1°44'12"E	35.00'
L3	S88°15'48"E	43.51'

PLAT SHOWING  
**PROPOSED SPECIAL LOTS,  
 RIGHT-OF-WAY DEDICATION,  
 AND  
 VARIOUS EASEMENTS**  
 ACROSS THE LAND OF  
**COUNTY OF ALBEMARLE  
 SCHOOL BOARD**  
 TAX MAP PARCEL 91-11  
 SCOTTSVILLE MAGISTERIAL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA

Scottsville Magisterial Dist.	Albemarle County, VA
DATE: July 12, 2024	SCALE: As Shown
SHEET 1 OF 6	J.N.: 61412
DRAWN BY: TEB	CHECK BY: JCM
Last Revised: October 11, 2024	

Y:\904\4694\_002-High School Center\I\DWG\61412-V-XPESEM\T\_91-11\_RW\_PLAT\_v2.dwg | Plotted on 10/14/2024 8:32 AM | by Joe Medley



**LEGEND**

⊙ (F)	PROPERTY CORNER FOUND, AS NOTED
▲	CALCULATED POINT
● (S)	IRON SET (5/8" REBAR)
—	UPON COMPLETION OF CONSTRUCTION
VAR.	VARIABLE
TMP	TAX MAP PARCEL
DB.	DEED BOOK
PG.	PAGE
ACSA	ALBEMARLE COUNTY SERVICE AUTHORITY
///	MANAGED STEEP SLOPES



MATCH SHEET 3

PLAT SHOWING  
**PROPOSED SPECIAL LOTS,  
 RIGHT-OF-WAY DEDICATION,  
 AND  
 VARIOUS EASEMENTS**  
 ACROSS THE LAND OF  
**COUNTY OF ALBEMARLE  
 SCHOOL BOARD**  
 TAX MAP PARCEL 91-11  
 SCOTTSVILLE MAGISTERIAL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA

Scottsville Magisterial Dist.	Albemarle County, VA
DATE: July 12, 2024	SCALE: 1" = 50'
SHEET 2 OF 6	J.N.: 61412
DRAWN BY: TEB	CHECK BY: JCM
Last Revised: October 11, 2024	

THIS DRAWING PREPARED AT THE  
**STATION OFFICE**  
 2815 N. Augusta Street, Suite 130  
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MATCH SHEET 2

TMP 91-2B  
BEN & MARGARET A FRAZIER  
DB. 521, PG. 518  
#107 GALAXIE FARM LN

TMP 91-12A  
MARY ELIZABETH BELEW  
INST. #20230000466  
#117 GALAXIE FARM LN

ACCESS EASEMENT  
RESERVATION-  
EASEMENT TO BE CONVEYED  
(ONLY) WITH FUTURE  
DEDICATION OF RESERVED  
RIGHT OF WAY SHOWN AS  
SPECIAL LOT A AND  
INCIDENTAL SPECIAL LOT B.

RIGHT-OF-WAY HEREBY  
DEDICATED TO THE COUNTY OF  
ALBEMARLE TO PUBLIC USE  
57,163 SF / 1.312 AC

20' PUBLIC DRAINAGE  
EASEMENT HEREBY  
DEDICATED FOR PUBLIC USE  
AREA= 16,334 SF (0.375 AC)

TMP 91-11  
COUNTY OF ALBEMARLE SCHOOL BOARD  
DB. 5258, PG. 620  
15.800 ACRES (RECORD)

TMP 91-10  
COUNTY OF ALBEMARLE  
DB. 1979, PG. 44

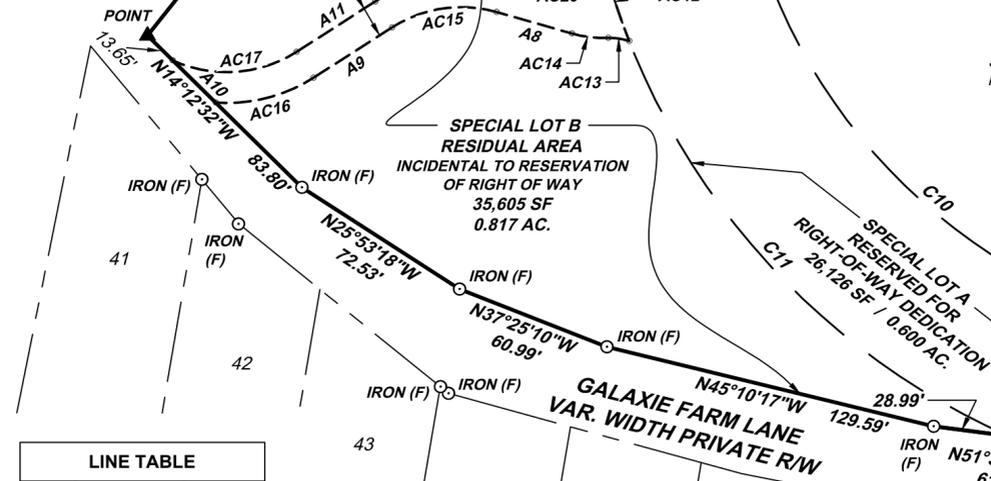
LOCUST  
TMP 91B-C  
GALAXIE FARM  
INVESTMENTS, LLC  
INST. #202200011976

TMP 91B-12  
JENNIFER W. SICILIANO  
INST. #202400000565

TMP 91B-13  
ROBERT & KATHY  
DEVEREAUX  
INST. #202300010247

TMP 91B-14  
57316 EAGLE PASS ROAD LLC  
INST. #202400003914

GALAXIE FARM LANE  
VAR. WIDTH PUBLIC R/W  
INST. NO. 202200011976



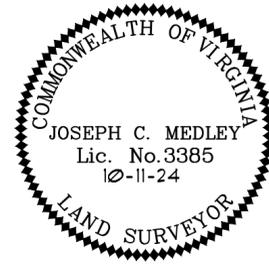
LINE	BEARING	LENGTH
A8	N42°56'56"W	30.21'
A9	S88°00'53"W	36.04'
A10	N14°12'32"W	23.32'
A11	N88°00'53"E	36.01'
A12	S73°36'02"E	8.51'

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
AC12	279.50'	32.38'	16.21'	6°38'19"	S13°04'34"W	32.37'
AC13	22.50'	8.17'	4.13'	20°47'54"	N50°37'30"W	8.12'
AC14	45.00'	14.20'	7.16'	18°04'31"	N51°59'11"W	14.14'
AC15	49.00'	41.94'	22.35'	49°02'12"	N67°28'01"W	40.67'
AC16	61.86'	39.59'	20.50'	36°40'30"	N73°19'32"W	38.92'
AC17	49.86'	49.93'	27.29'	57°23'00"	S62°56'06"E	47.87'
AC18	61.00'	50.00'	26.50'	46°57'42"	S68°30'16"E	48.61'
AC19	45.00'	22.44'	11.46'	28°34'38"	S59°18'44"E	22.21'
AC20	22.50'	10.93'	5.57'	27°49'21"	S87°30'57"E	10.82'

**LEGEND**

○ (F) PROPERTY CORNER FOUND, AS NOTED  
 ▲ CALCULATED POINT  
 ● (S) IRON SET (5/8" REBAR)  
 UPON COMPLETION OF CONSTRUCTION  
 VAR. VARIABLE  
 TMP TAX MAP PARCEL  
 DB. DEED BOOK  
 PG. PAGE  
 ACSA ALBEMARLE COUNTY SERVICE AUTHORITY

MANAGED STEEP SLOPES



PLAT SHOWING  
**PROPOSED SPECIAL LOTS,  
 RIGHT-OF-WAY DEDICATION,  
 AND  
 VARIOUS EASEMENTS**  
 ACROSS THE LAND OF  
**COUNTY OF ALBEMARLE  
 SCHOOL BOARD**  
 TAX MAP PARCEL 91-11  
 SCOTTSVILLE MAGISTERIAL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA

Scottsville Magisterial Dist.	Albemarle County, VA
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SHEET 3 OF 6	J.N.: 61412
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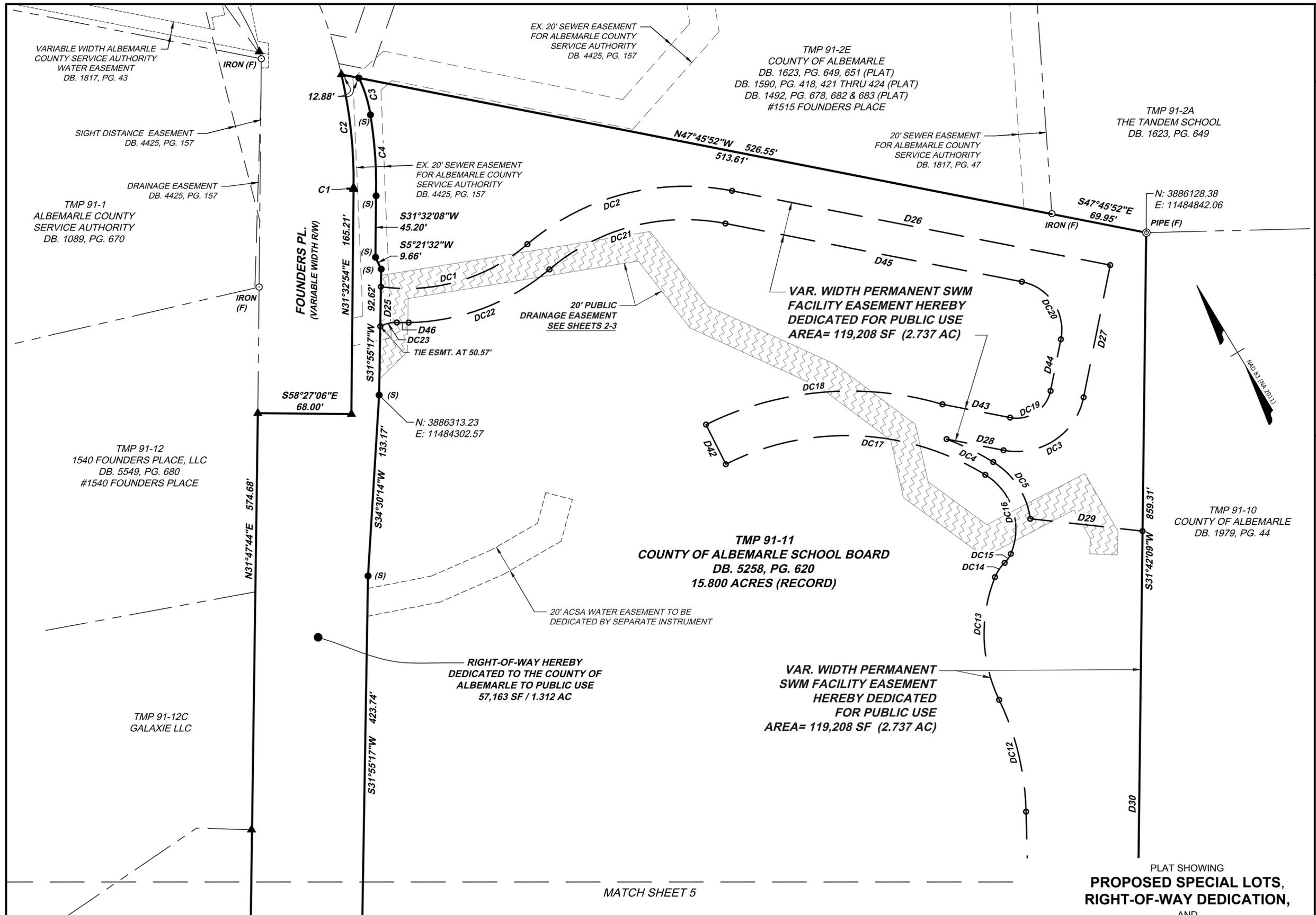
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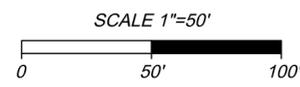
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**Site Development** | **Residential** | **Infrastructure** | **Technology**

**TIMMONS GROUP**

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MATCH SHEET 5



- LEGEND**
- ⊙ (F) PROPERTY CORNER FOUND, AS NOTED
  - ▲ CALCULATED POINT
  - (S) IRON SET (5/8" REBAR)
  - (S) UPON COMPLETION OF CONSTRUCTION
  - VAR. VARIABLE
  - TMP TAX MAP PARCEL
  - DB. DEED BOOK
  - PG. PAGE
  - ACSA ALBEMARLE COUNTY SERVICE AUTHORITY
  - Managed Steep Slopes



PLAT SHOWING  
**PROPOSED SPECIAL LOTS,  
 RIGHT-OF-WAY DEDICATION,  
 AND  
 VARIOUS EASEMENTS**  
 ACROSS THE LAND OF  
**COUNTY OF ALBEMARLE  
 SCHOOL BOARD**  
 TAX MAP PARCEL 91-11  
 SCOTTSVILLE MAGISTERIAL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA

Scottsville Magisterial Dist.	Albemarle County, VA
DATE: July 12, 2024	SCALE: 1" = 50'
SHEET 4 OF 6	J.N.: 61412
DRAWN BY: TEB	CHECK BY: JCM
Last Revised: October 11, 2024	

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**TIMMONS GROUP**

Site Development | Residential | Infrastructure | Technology

MATCH SHEET 4

TMP 91-2B  
BEN & MARGARET A FRAZIER  
DB. 521, PG. 518  
#107 GALAXIE FARM LN

TMP 91-12A  
MARY ELIZABETH BELEW  
INST. #20230000466  
#117 GALAXIE FARM LN

ACCESS EASEMENT  
RESERVATION-  
EASEMENT TO BE CONVEYED  
(ONLY) WITH FUTURE  
DEDICATION OF RESERVED  
RIGHT OF WAY SHOWN AS  
SPECIAL LOT A AND  
INCIDENTAL SPECIAL LOT B.

RIGHT-OF-WAY HEREBY  
DEDICATED TO THE COUNTY OF  
ALBEMARLE TO PUBLIC USE  
57,163 SF / 1.312 AC

20' PUBLIC  
DRAINAGE EASEMENT  
SEE SHEETS 2-3

20' ACSA WATER  
EASEMENT TO BE  
DEDICATED BY  
SEPARATE INSTRUMENT

TMP 91-10  
COUNTY OF ALBEMARLE  
DB. 1979, PG. 44

TMP 91-11  
COUNTY OF ALBEMARLE SCHOOL BOARD  
DB. 5258, PG. 620  
15.800 ACRES (RECORD)

VAR. WIDTH PERMANENT  
SWM FACILITY EASEMENT  
HEREBY DEDICATED  
FOR PUBLIC USE  
AREA= 119,208 SF (2.737 AC)

LOCUST  
TMP 91B-C  
GALAXIE FARM  
INVESTMENTS, LLC  
INST. #202200011976

TMP 91B-12  
JENNIFER W. SICILIANO  
INST. #202400000565

TMP 91B-13  
ROBERT & KATHY  
DEVEREAUX  
INST. #202300010247

TMP 91B-14  
57316 EAGLE PASS ROAD LLC  
INST. #202400003914

GALAXIE FARM LANE  
VAR. WIDTH PUBLIC R/W  
INST. NO. 202200011976

PLAT SHOWING  
PROPOSED SPECIAL LOTS,  
RIGHT-OF-WAY DEDICATION,  
AND  
VARIOUS EASEMENTS  
ACROSS THE LAND OF  
COUNTY OF ALBEMARLE  
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TAX MAP PARCEL 91-11  
SCOTTSVILLE MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

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N31°47'44"E 574.68'

S31°55'17"W 423.74'

N: 3885843.83  
E: 11484003.08

N72°06'42"W 27.47'

IRON (F)  
(WITNESS TO CORNER)  
DB. 1979, PG. 454

N16°23'43"E 110.39'

S16°23'43"W 69.80'

N73°32'31"W 59.00'

N69°11'27"E 187.90'

N14°12'32"W 23.32'

N25°53'18"W 72.53'

N37°25'10"W 60.99'

N45°10'17"W 129.59'

N51°39'10"W 61.46'

N57°17'51"W 93.42'

N58°44'14"W 301.03'

S52°17'20"E 308.65'

S71°18'54"E 6.12'

S31°27'41"W 159.83'

S31°42'09"W 859.31'

N73°06'42"W 27.47'

N72°06'42"W 27.47'

N73°32'31"W 59.00'

N69°11'27"E 187.90'

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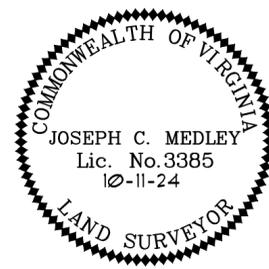
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A12	S73°36'02"E	8.51'

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AC13	22.50'	8.17'	4.13'	20°47'54"	N50°37'30"W	8.12'
AC14	45.00'	14.20'	7.16'	18°04'31"	N51°59'11"W	14.14'
AC15	49.00'	41.94'	22.35'	49°02'12"	N67°28'01"W	40.67'
AC16	61.86'	39.59'	20.50'	36°40'30"	N73°19'32"W	38.92'
AC17	49.86'	49.93'	27.29'	57°23'00"	S62°56'06"E	47.87'
AC18	61.00'	50.00'	26.50'	46°57'42"	S68°30'16"E	48.61'
AC19	45.00'	22.44'	11.46'	28°34'38"	S59°18'44"E	22.21'
AC20	22.50'	10.93'	5.57'	27°49'21"	S87°30'57"E	10.82'

LEGEND  
 ○ (F) PROPERTY CORNER FOUND, AS NOTED  
 ▲ CALCULATED POINT  
 ● (S) IRON SET (5/8" REBAR)  
 UPON COMPLETION OF CONSTRUCTION  
 VAR. VARIABLE  
 TMP TAX MAP PARCEL  
 DB. DEED BOOK  
 PG. PAGE  
 ACSA ALBEMARLE COUNTY SERVICE AUTHORITY  
 MANAGED STEEP SLOPES

SCALE 1"=50'  
 0 50' 100'



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**SWM FACILITY EASEMENT**

LINE TABLE		
LINE	BEARING	LENGTH
D25	N31°55'17"E	29.14'
D26	S47°45'52"E	280.23'
D27	S42°14'08"W	99.09'
D28	N47°45'52"W	42.17'
D29	S52°41'11"E	82.09'
D30	S31°42'09"W	439.95'
D31	N76°05'02"W	46.73'
D32	S52°47'48"W	4.67'
D33	S1°40'38"W	26.60'
D34	S30°13'38"W	98.41'
D35	S5°40'02"E	21.28'

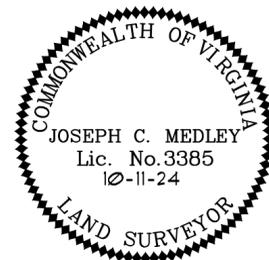
LINE TABLE		
LINE	BEARING	LENGTH
D36	N37°49'32"E	171.28'
D37	N54°51'47"E	98.86'
D38	S41°47'43"E	49.68'
D39	N75°07'12"E	5.35'
D40	N1°40'38"E	30.32'
D41	N29°30'17"E	202.54'
D42	N4°43'59"E	32.50'
D43	S47°45'52"E	50.13'
D44	N42°14'08"E	38.59'
D45	N47°45'52"W	219.73'
D46	N58°10'12"W	8.63'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
DC1	133.54'	114.46'	61.01'	49°06'43"	S75°21'42"E	110.99'
DC2	175.50'	159.25'	85.58'	51°59'21"	S73°45'33"E	153.84'
DC3	49.50'	77.75'	49.50'	90°00'00"	S87°14'08"W	70.00'
DC4	203.00'	37.89'	19.00'	10°41'43"	S32°33'16"E	37.84'
DC5	58.00'	51.30'	27.46'	50°40'28"	S1°52'11"E	49.64'
DC6	100.00'	49.83'	25.44'	28°32'59"	S15°57'08"W	49.31'
DC7	20.00'	12.53'	6.48'	35°53'40"	S12°16'48"W	12.33'
DC8	50.00'	14.87'	7.49'	17°02'15"	N46°20'39"E	14.81'
DC9	56.27'	76.52'	45.50'	77°55'00"	S86°49'02"E	70.76'
DC10	87.00'	15.73'	7.89'	10°21'29"	N6°51'23"E	15.71'
DC11	113.00'	54.88'	27.99'	27°49'39"	N15°35'28"E	54.34'
DC12	202.00'	85.13'	43.21'	24°08'45"	N17°36'51"E	84.50'
DC13	113.00'	92.79'	49.19'	47°02'57"	N29°03'57"E	90.21'
DC14	30.00'	12.72'	6.46'	24°17'46"	N64°44'19"E	12.63'
DC15	20.00'	8.07'	4.09'	23°06'19"	N65°20'02"E	8.01'
DC16	47.00'	66.42'	40.12'	80°57'53"	N13°17'56"E	61.03'
DC17	192.00'	197.36'	108.40'	58°53'43"	N56°38'56"W	188.79'
DC18	235.47'	176.63'	92.70'	42°58'46"	S63°57'19"E	172.52'
DC19	25.00'	39.27'	25.00'	90°00'00"	N87°14'08"E	35.36'
DC20	36.00'	56.55'	36.00'	90°00'00"	N2°45'52"W	50.91'
DC21	151.00'	137.01'	73.63'	51°59'21"	N73°45'33"W	132.36'
DC22	161.64'	111.75'	58.21'	39°36'44"	N79°54'40"W	109.54'
DC23	25.00'	12.48'	6.37'	28°35'38"	N72°28'01"W	12.35'

**PUBLIC DRAINAGE EASEMENT(S)**

LINE TABLE		
LINE	BEARING	LENGTH
D1	N76°34'27"E	14.26'
D2	N31°55'17"E	43.51'
D3	S68°21'26"E	183.90'
D4	S6°18'19"E	65.19'
D5	S34°10'12"E	102.68'
D6	S22°05'10"E	69.36'
D7	S18°41'26"W	43.23'
D8	S22°29'45"E	63.15'
D9	S86°52'59"E	77.22'
D10	S1°34'02"W	36.49'
D11	N32°59'57"E	14.34'
D12	N63°34'59"E	17.27'

LINE TABLE		
LINE	BEARING	LENGTH
D13	S58°06'57"E	110.96'
D14	S52°44'53"E	63.79'
D15	N56°05'11"E	73.17'
D16	S60°30'15"E	41.65'
D17	S3°59'56"W	22.84'
D18	S84°00'47"E	129.05'
D19	S46°15'19"E	73.85'
D20	S28°25'05"E	40.63'
D21	S29°29'09"W	115.00'
D22	S47°07'30"W	84.94'
D23	N83°58'50"E	55.72'
D24	N0°03'09"W	146.14'



PLAT SHOWING  
**PROPOSED SPECIAL LOTS,  
 RIGHT-OF-WAY DEDICATION,  
 AND  
 VARIOUS EASEMENTS**  
 ACROSS THE LAND OF  
**COUNTY OF ALBEMARLE  
 SCHOOL BOARD**  
 TAX MAP PARCEL 91-11  
 SCOTTSVILLE MAGISTERIAL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA

Scottsville Magisterial Dist.	Albemarle County, VA
DATE: July 12, 2024	SCALE: As Shown
SHEET 6 OF 6	J.N.: 61412
DRAWN BY: TEB	CHECK BY: JCM
Last Revised: October 11, 2024	



THIS DRAWING PREPARED AT THE  
**STATION OFFICE**  
 2815 N. Augusta Street, Suite 200, Charlottesville, Virginia 24401  
 TEL: 540.865.0920 FAX: 540.865.0766 www.timmons.com

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