

NOTES:  
1.) SOURCE OF MERIDIAN: NAD83, ESTABLISHED BY DRAPER ADEN ASSOCIATES UTILIZING GPS.  
2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND ALL EASEMENTS AND ENCUMBRANCES THAT MIGHT BE DISCLOSED IN A TITLE SEARCH MAY NOT BE SHOWN.  
3.) PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD INFORMATION AND DO NOT REPRESENT A BOUNDARY SURVEY.

AREA SUMMARY

EX. INS#: 201900002947

EX. TEMPORARY CONSTRUCTION EASEMENTS  
VACATED TEMPORARY CONSTRUCTION EASEMENTS  
NEW TEMPORARY CONSTRUCTION EASEMENTS

38,184 SF  
- 3,259 SF  
+ 3,935 SF  
38,860 SF

EX. 15' PEDESTRIAN AND BICYCLE PATH  
VACATED 15' PEDESTRIAN AND BICYCLE PATH  
NEW 15' PEDESTRIAN AND BICYCLE PATH

25,916 SF  
- 2,445 SF  
+ 2,951 SF  
26,422 SF

TEMPORARY NATURE TRAIL EASEMENT  
VACATED TEMPORARY NATURE TRAIL EASEMENT

171 SF  
- 171 SF  
0 SF

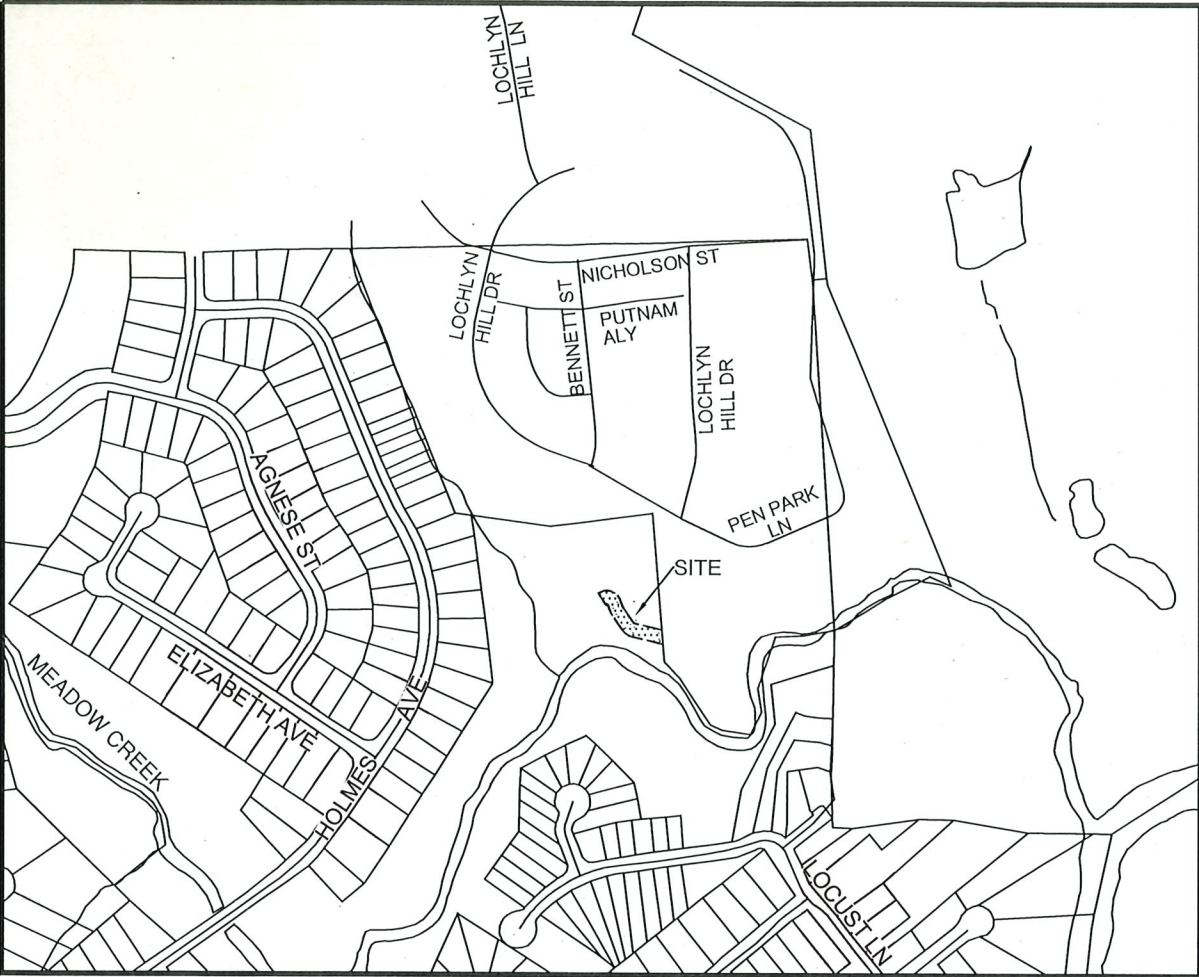
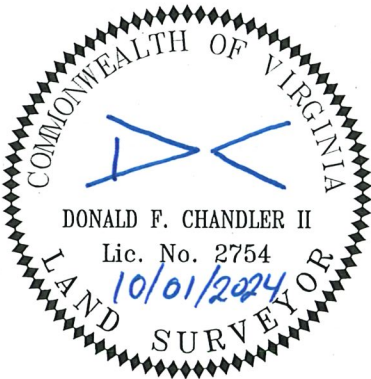
PARCEL INFORMATION

PARCEL ADDRESS: 1100 HOLMES AVE

TMP 48A-41AA0  
DB616-710  
DB 582-506 PLAT

ZONE: MLTP

OWNER:  
LOCUST MEADOWS OWNERS ASSOCIATION  
911 LOCUST LN  
CHARLOTTESVILLE, VA 22901



VICINITY MAP  
1"=500'

EXISTING VACATED EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C22	25.00'	30.67'	70°17'57"	28.79'	S 86°36'28" E
C23	50.00'	42.47'	48°39'56"	41.20'	S 73°10'37" E

EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C19	23.00'	41.36'	103°02'14"	36.01'	S70°14'19"E
C20	50.00'	14.86'	17°01'25"	14.80'	S27°13'55"E
C21	25.00'	17.86'	40°55'31"	17.48'	S56°12'23"E



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Blacksburg, VA Northern Virginia  
Newport News, VA Virginia Beach, VA

DRAWN NCS  
CHECKED DC  
DATE 01/16/2024

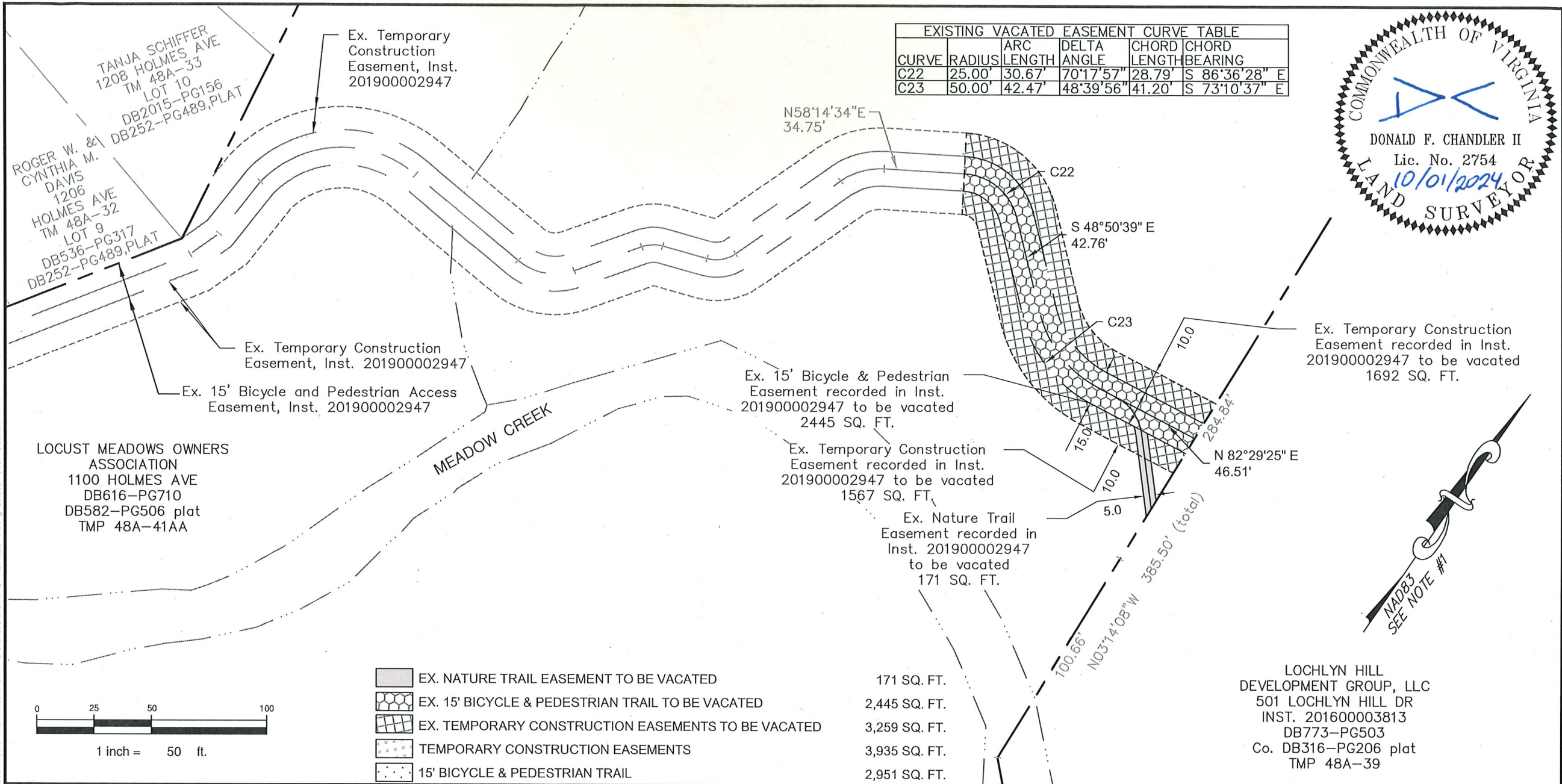
PLAT SHOWING EXISTING TEMPORARY CONSTRUCTION EASEMENTS, 15' BICYCLE AND PEDESTRIAN ACCESS EASEMENT & 5' NATURE TRAIL EASEMENT TO BE ABANDONED AND PROPOSED TEMPORARY CONSTRUCTION EASEMENTS AND 15' BICYCLE AND PEDESTRIAN ACCESS EASEMENT TO BE DEDICATED ACROSS PROPERTY OF LOCUST MEADOWS OWNERS LOCUST GROVE NEIGHBORHOOD, CITY OF CHARLOTTESVILLE, VIRGINIA

SCALE: 1"=50'  
PROJECT: C13138C-01S2

FIGURE  
1/3



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TRC ENGINEERS, INC.

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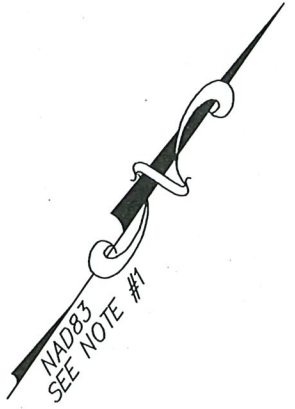
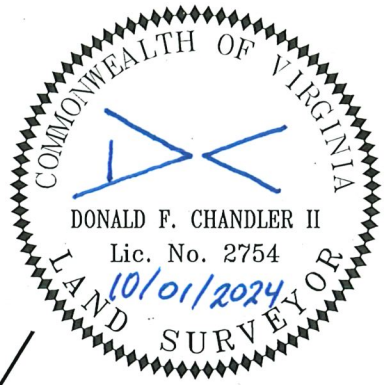
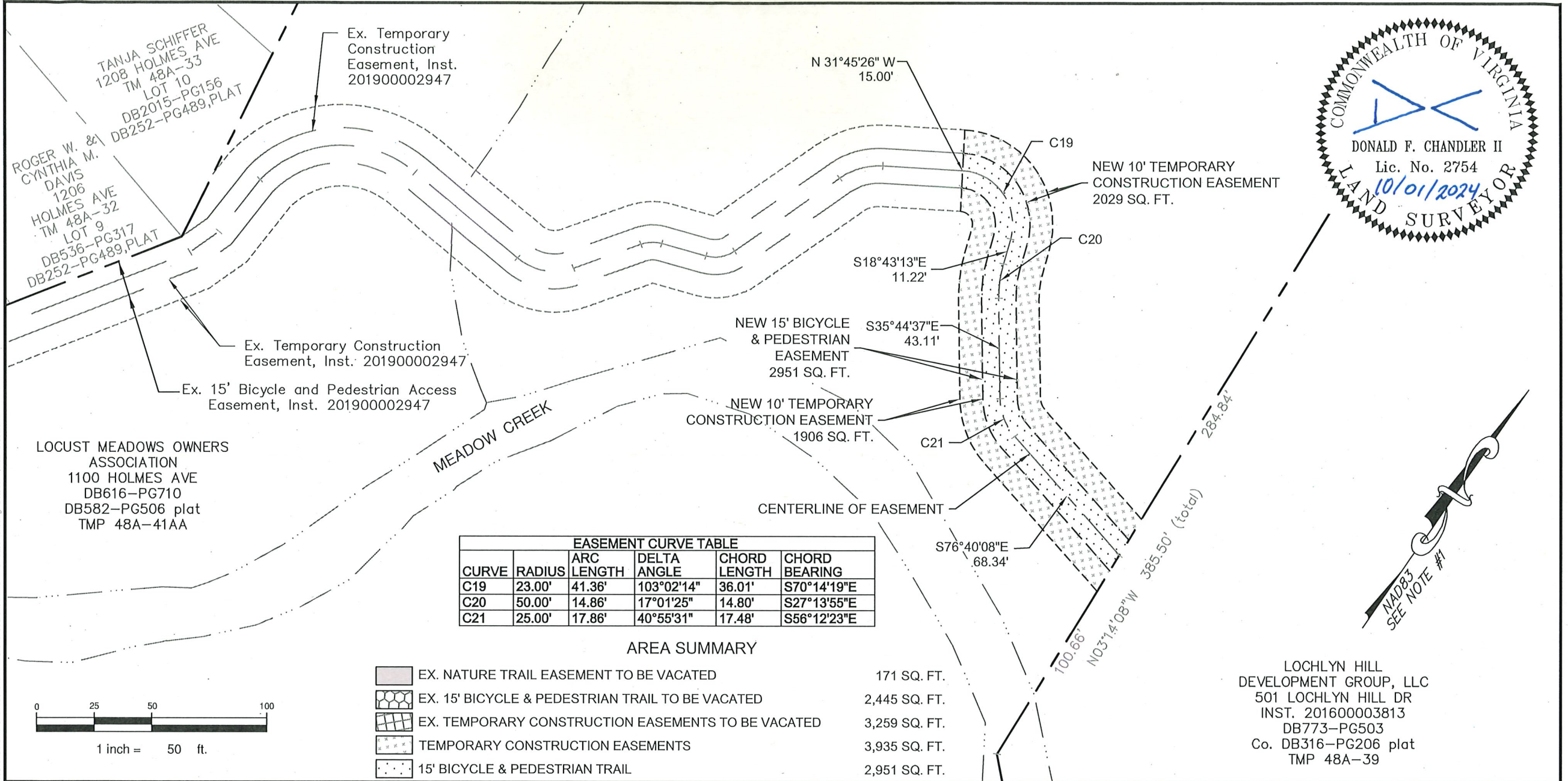
SCALE: 1"=50'

PROJECT: C13138C-01S2

FIGURE  
2/3



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PROJECT: C13138C-01S2

FIGURE

3/3