

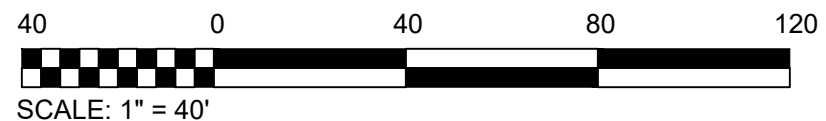
**NOTES:**

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.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
3. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AND DOES NOT FALL WITHIN FLOOD HAZARD ZONE "AE" FOR A 100 YEAR FLOOD AS SHOWN ON FEMA MAP NO 51003C0279D, EFFECTIVE DATE 2/4/2005, EXCEPT FOR AREAS SHOWN HEREON, PER ALBEMARLE COUNTY GIS. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
4. PARCELS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON SUBDIVISION PLAT DATED 05-19-2023 AND RECORDED IN INSTRUMENT NUMBER 202300006847.
5. OWNER AND RECORD INFORMATION:  
GREENWOOD HOLDINGS INC  
6535 WOODBOURNE LANE  
CROZET VA, 22932  
INST. NO. 202300001245 (TITLE), INST. NO. 202300006847 (PLAT)

**LEGEND**



PORTION OF EASEMENT TO BE VACATED



**ROUDABUSH, GALE & ASSOC., INC.**

A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1956



999 SECOND ST. SE.  
CHARLOTTESVILLE, VA 22902

PHONE 434-977-0205 WWW.ROUDABUSH.COM

DATE:	10/03/2025	SCALE:	1" = 40'
REV.:		JOB:	22.3494
REV.:		FILE:	kwinters

EXHIBIT SHOWING A PORTION OF AN  
EXISTING GAS EASEMENT VACATED WITHIN  
FOWLER STREET &  
MIRANDA CROSSING  
BELVEDERE SUBDIVISION, PHASE 5B  
RIO MAGISTERIAL DISTRICT,  
ALBEMARLE COUNTY, VIRGINIA

SHEET:

**V1**

OF 01