

CITY OF CHARLOTTESVILLE, VIRGINIA  
CITY COUNCIL AGENDA



Agenda Date:	July 20, 2020
Action Required:	Public Hearing; Adoption of Ordinance (Waive Second Reading)
Presenter:	John Blair, City Attorney
Staff Contacts:	Lisa Robertson; Lauren Hildebrand, Director of Utilities
Title:	<b>Lochlyn Hill Subdivision: Vacation of Utility Easements and ROW</b>

**Background:**

Pursuant to Virginia Code §15.2-2265, when a locality approves a subdivision plat and the plat is recorded within the Circuit Court’s land records, recordation of the plat operates to transfer legal title to all rights-of-way, easements or other interest of the City in the land identified on the plat as being dedicated for public use. (But note: the City is not required to accept ownership or maintenance responsibility for any *improvements* installed within the dedicated areas, for example: water, sewer or storm sewer mains, unless and until the City verifies that the improvements have been constructed within the public easements AND have been constructed in accordance with City standards).

Once a Developer records a plat and legal title to dedicated right-of-way (ROW) passes to the City, a Developer may not subsequently “take back” [abandon, vacate, etc.] that easement except in accordance with applicable state laws. As a general rule, City Council is required to take action in order to dispose of any public interest in real property. Thus, in most instances—particularly after a developer begins to sell off lots within a subdivision—a developer cannot simply record new subdivision plats to “erase” public easements created by a prior subdivision plat, *see* Va. Code §15.2-2272. If a developer tries to do this, it can create problems in the chain of title to the City’s interests in real estate, as well as private property.

**Discussion:**

It has come to the attention of the City Attorney’s Office that there are a number of corrections that must be made with respect to matters depicted within the various subdivision plats recorded within the Lochlyn Hill Subdivision.

*First*, in a number of places new utilities have been constructed outside the boundaries of recorded easements. In those cases the easement locations must be adjusted to correlate with the actual location of utility lines.

*Second*, boundaries of utility or stormwater easements have been platted and re-platted, on occasion; in some of the re-plats, the Developer referenced an easement as being “hereby vacated” without first having obtained the approval of City Council. For these issues, in order for the property rights to be clarified, Council would need to take action to vacate the

areas labeled as “vacated”.

*Third*, Lochlyn Hill Drive, although not yet completed, was constructed in a location different than the dedicated public ROW depicted on recorded plats. To partially address this, the Developer has dedicated additional ROW for the portion of the street constructed outside the platted ROW [this has already been done and accepted by the City Attorney on behalf of the City, as he is authorized to do]. Now, the Developer is requesting the City Council to vacate ROW that was previously platted and dedicated, but that is no longer necessary to achieve the required width for the “relocated” Lochlyn Hill Drive.

Just in the way of a status report: the following issues related to utilities and public street improvements remain outstanding throughout the Development:

- (1) Developer has not yet submitted notice(s) of completion, accompanied by final as-built plans and inspection reports for (i) all utility facilities and (ii) public street improvements;
- (2) For utility mains (water, sewer and storm sewer lines) that have been constructed within Phase 3, the Developer has confirmed location of utility mains but has not yet provided final verification that the depth of cover required for the new utility lines has been achieved;
- (3) The City’s zoning administrator and Housing Specialist will need to verify that the proffered development conditions (affordable housing) throughout the Development have been satisfied. This involves checking location and ownership of units, and checking on the status of a Fund referenced within the proffers.
- (4) The City’s stormwater administrator will need to verify that the requirements of the stormwater management plan for the Lochlyn Hill development (all phases) have been satisfied to the extent that state permit coverage can be terminated; this closeout process is not anticipated for quite some time, and will involve an application and closeout information per state law and regulations, and the City’s water protection ordinance.

Resolution of these outstanding issues will take place over a course of time in accordance with City ordinances and applicable state laws. Taking action at this time to correct subdivision plat errors will not adversely impact [either the City or the Developer] as they work through the completion process, and will clear title to some land/lots which have already been sold.

**Alignment with Council Vision Areas and Strategic Plan:**

**N/A**

**Community Engagement:**

A public hearing is required to be held by City Council on this request, pursuant to Va. Code §15.2-2272.

**Budgetary Impact:**

**N/A**

**Recommendation:**

Staff and the City Attorney’s Office recommend approval of the attached Ordinance. (**Note: on the last page of the Ordinance, there is a provision that waives the requirement for a second reading of the Ordinance**).

**Alternatives:**

City Council may decline to approve the Ordinance, or may edit the terms of the proposed Ordinance prior to adopting it.

**Attachments:**

- Proposed Ordinance
- Copies of plats referenced in the Ordinance

**ORDINANCE  
CLOSING, VACATING AND DISCONTINUING  
CERTAIN UTILITY EASEMENTS  
WITHIN THE LOCHLYN HILL SUBDIVISION**

**WHEREAS**, the developers of the Lochlyn Hill subdivision (“Developers”) have recorded one or more subdivision plat(s) within the land records of the Charlottesville Circuit Court for the Lochlyn Hill Subdivision (“Subdivision”); and

**WHEREAS**, within the various plat(s) the Developers have created certain public rights of way and easements for public utilities, and have dedicated the areas of land within those easements for public use (“Subject Rights-of-Way”), but the Developers have also attempted to vacate certain of those easements by recordation, or re-recordation, of the plat(s); and

**WHEREAS**, once the Developers began selling lots within the Subdivision, the City of Charlottesville’s right, title and interest in and to utility easements created by recordation of subdivision plat(s), and the boundary(ies) of those easements, may be extinguished or altered only in accordance with the provisions of Virginia Code §15.2-2265 and §15.2-2272; and

**WHEREAS**, the Developers have made application to the City Council, requesting Council to vacate or relocate certain easements the Subdivision and to vacate a portion of right-of-way previously dedicated to the City for Lochlyn Hill Drive; and,

**WHEREAS**, landowners who own property adjacent to the Subject Rights-of-Way have been duly notified of the Petition, in accordance with Virginia Code §15.2-2272, and within each of the subdivision plats recorded by the Developers, the Developers, by notes on such plats, reserved the right to vacate or revise any easement depicted on the plats, and by such notes the lot owners purchasing from the Developers have also been put on notice that the easements may be vacated or revised; and,

**WHEREAS**, following notice to the public given in accordance with Virginia Code §15.2-2272 and 15.2-2204, and a public hearing by the City Council was held on July 20, 2020; and,

**WHEREAS**, this Council finds and determines that the Developer’s application should be conditionally granted;

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Charlottesville, Virginia as follows:

- (1) Within the Subdivision Plat titled “SUBDIVISION PLAT LOCHLYN HILL, PHASE II AND FUTURE PHASE III, BEING A BOUNDARY LINE ADJUSTMENT OF TMP48A-39 AND 48A-40 AND VACATING A PORTION OF AN EXISTING CITY 20’ SANITARY EASEMENT AND A STORMWATER MAINTENANCE AND ACCESS EASEMENT AS SHOWN HEREON CITY OF CHARLOTTESVILLE, VIRGINIA DECEMBER 20, 2015, MARCH 16, 2016 (REVISED) JULY 6, 2016 (REVISED) AUGUST 31, 2016 (REVISED)”, recorded within the land records of the Charlottesville**

**Circuit Court as Instrument Number 2016-00003811, City Council hereby vacates the following easements:**

**Sheet 3 of 22:** “Portion of Ex. Stormwater Maintenance and Access Easement Instrument #201400921 (City) (HEREBY VACATED)” **and** “Portion of Ex. City 20’ Sanitary Sewer Easement D.B. 773, Pg. 503, 509 (PLAT)(HEREBY VACATED)”;

**Sheet 4 of 22:** “Portion of Ex. Stormwater Maintenance and Access Easement Instrument #201400921 (CITY) (HEREBY VACATED)”;

- (2) **And within the Subdivision Plat titled “PLAT SHOWING REVISED 20’ SANITARY SEWER EASEMENTS AND NEW 20’ STORM DRAINAGE EASEMENTS AND EXISTING STORM DRAINAGE EASEMENTS TO BE VACATED ACROSS LOCHLYN HILL, PHASE II, CITY OF CHARLOTTESVILLE, VIRGINIA, FEBRUARY 1, 2019, JUNE 21, 2019 (REVISED), NOVEMBER 6, 2019 (REVISED)” recorded within the land records of the Charlottesville Circuit Court as Instrument Number 2019-00004144, City Council hereby vacates the following easements:**

**Sheet 3 of 13:** Drainage Easements (or portions thereof) labeled as “A” on Sheet 3 of 13 on the above-referenced Plat, such easements having been dedicated to the public on the 2016 subdivision plat recorded as Instrument 2016-00003811; **and** Drainage Easements (or portions thereof) labeled as “D” on Sheet 3 of 13 on the above-referenced Plat, such easements having been dedicated to the public on the 2016 subdivision plat recorded as Instrument 2016-00003811;

- (3) **And within the Subdivision Plat titled “LOCHLYN HILL, PHASE III, CITY OF CHARLOTTESVILLE, VIRGINIA JANUARY 11, 2019, APRIL 19, 2019 (REVISED), JUNE 3, 2019 (REVISED)” recorded within the land records of the Charlottesville Circuit Court as Instrument Number 2019-00002201, City Council hereby vacates the following easements:**

**Sheet 4 of 14:** Drainage Easements (or portions thereof) labeled as “A, B, C, and D” on Sheet 4 of 13 on the above-referenced Plat; **and** a Waterline Easement (or portion thereof) labeled as “G” on Sheet 4 of 13 of the above-referenced Plat; **and** a Sanitary Sewer Easement (or portion thereof) labeled as “H” on the above-referenced Plat, such easements having been dedicated to the public on the 2016 subdivision plat recorded as Instrument 2016-00003811;

- (4) **And within a plat titled “Survey Showing Lots 61-A and 61-B being a division of Lot 61 and Lots 90-A, 90-B, 90-C, being a division of Lot 90 (Revised) and Lots 91 (Revised) through Lot 99 (Revised) being a boundary line adjustment of Lots 91 through 99 and New Access Easement across Lot 61-A Lochlyn Hill, Phase III,” prepared by Kirk Hughes and Associates and dated February 10, 2020, recorded within the land records of the Charlottesville Circuit Court as Exhibit A to Instrument Number 2020-00001078, City Council hereby vacates the following easement:**

**Sheet 4 of 6 (titled “Plat Showing Lochlyn Hill, Phase III, Public Drainage Easement to be Vacated”:** the existing drainage easement (or portions thereof) depicted as a cross-hatched

area and labeled “Portion of Ex. D/E to be Vacated”

- (5) **And with respect to a PROPOSED plat titled “Boundary line adjustment, Lots 101-107 and Lochlyn Hill Drive, Lochlyn Hill, Phase III, as shown hereon” prepared by Kirk Hughes and Associates and dated February 10, 2020 (not yet recorded within the land records of the Charlottesville Circuit Court, but attached to Council’s agenda materials for July 20, 2020), City Council hereby agrees to and approves a vacation of the following portions of the public right-of-way for Lochlyn Hill Drive and City Council further authorizes the City’s Subdivision Agent to execute a final boundary line adjustment plat having the same details and information as set forth within the aforementioned PROPOSED plat:**

**Sheet 2 of 3:** portions of the variable width right-of-way for Lochlyn Hill Drive adjacent to Lots 101-107, more specifically, those portions labeled (A), (B), (C), (D), (E), (F) and (G) on said plat, each labeled portion having the area stated within the tables provided on Sheet 3 of 3 of said boundary line adjustment plat.

**PROVIDED, HOWEVER,** that this Ordinance shall not be or become effective until (i) a period of 30 calendar days from July 20, 2020 has expired, and no appeal has been taken by any person from Council’s adoption of this Ordinance pursuant to Virginia Code §15.2-2272(2), and (ii) a certified copy of this Ordinance is recorded in the land records of the Circuit Court for the City of Charlottesville, along with a Deed of Vacation approved as to form by the City Attorney. In the event that this Ordinance and the related Deed of Vacation have not been recorded in the City’s land records within one (1) year after the date of approval of this Ordinance by City Council, then this Ordinance shall be void.

**AND BE IT FURTHER ORDAINED BY CITY COUNCIL THAT the requirement within City Code Section 2-97 (for a two readings of an ordinance) is hereby WAIVED by a four-fifths vote and this Ordinance shall be effective upon its adoption by Council without any requirement for a second reading.**

Approved by Council  
\_\_\_\_\_, 2020

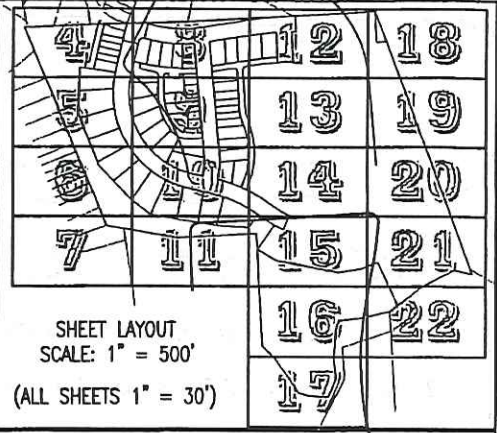
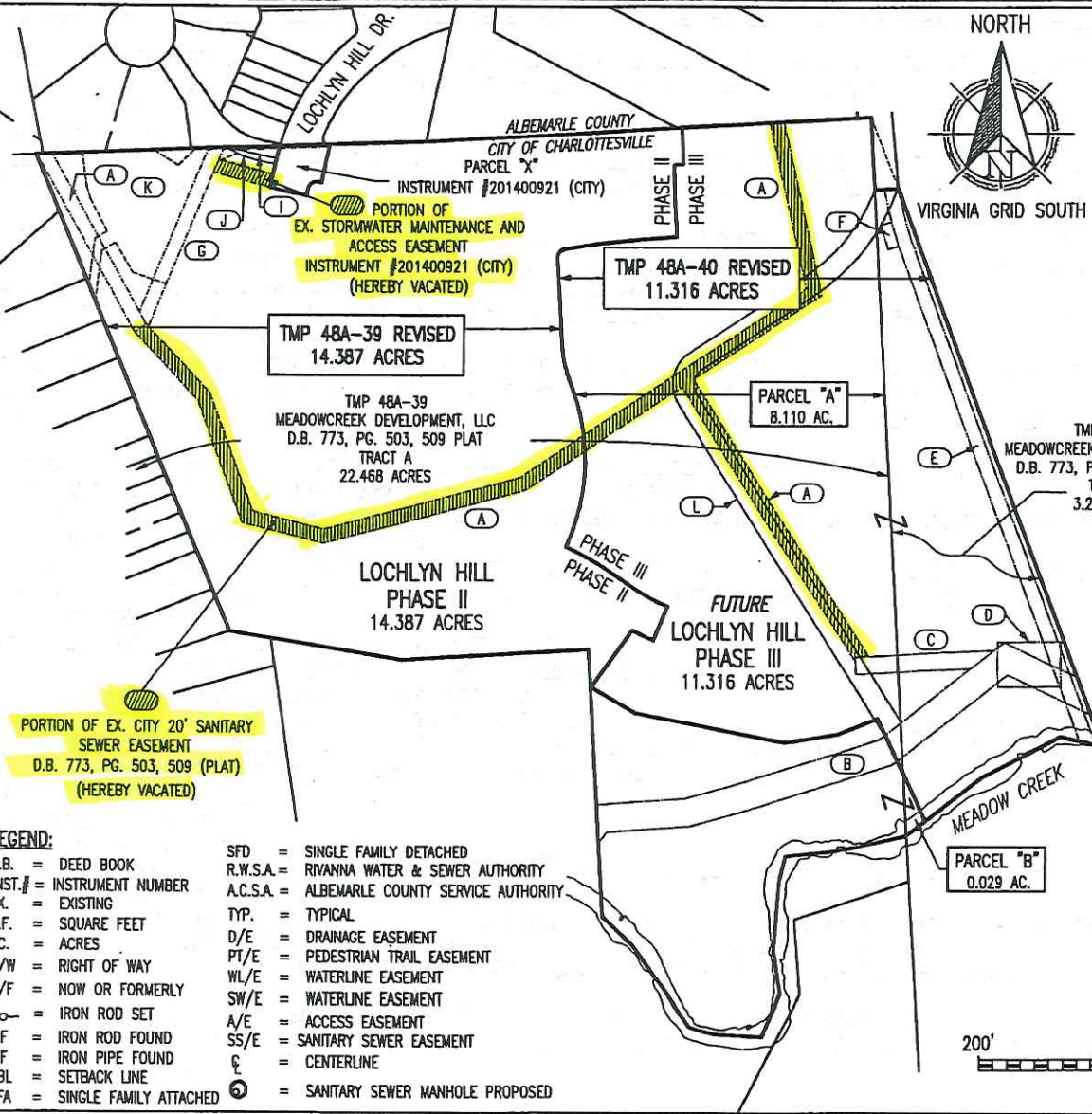
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Clerk of Council

**EXISTING EASEMENTS**

- (A) EX. CITY 20' SANITARY SEWER EASEMENT  
D.B. 773, PG. 503, 509 (PLAT)
- (B) R.W.S.A.  
40' MODIFIED SANITARY SEWER EASEMENT  
INST.# 2009002412
- (C) R.W.S.A. SANITARY SEWER EASEMENT  
D.B. 642, PG. 625, 627 (PLAT)
- (D) R.W.S.A. SANITARY SEWER EASEMENT  
D.B. 773, PG. 498, 501 (PLAT)
- (E) R.W.S.A. 20' WATERLINE EASEMENT  
D.B. 743, PG. 496, 498 (PLAT)
- (F) R.W.S.A. PERMANENT WATERLINE EASEMENT  
INST.# 201500004097
- (G) 20' SANITARY SEWER EASEMENT  
INSTRUMENT #201400922
- (I) WATERLINE EASEMENT  
INSTRUMENT #201400922
- (J) PEDESTRIAN, BICYCLE, & EMERGENCY  
ACCESS EASEMENT  
INSTRUMENT #201400922
- (K) STORMWATER MAINTENANCE AND  
ACCESS EASEMENT  
INSTRUMENT #201400921 (CITY)
- (L) R.W.S.A. 30' ACCESS EASEMENT  
INST.# 2009002412

**LEGEND:**

- D.B. = DEED BOOK
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- EX. = EXISTING
- S.F. = SQUARE FEET
- AC. = ACRES
- R/W = RIGHT OF WAY
- N/F = NOW OR FORMERLY
- = IRON ROD SET
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- SBL = SETBACK LINE
- SFA = SINGLE FAMILY ATTACHED
- SFD = SINGLE FAMILY DETACHED
- R.W.S.A. = RIVANNA WATER & SEWER AUTHORITY
- A.C.S.A. = ALBEMARLE COUNTY SERVICE AUTHORITY
- TYP. = TYPICAL
- D/E = DRAINAGE EASEMENT
- PT/E = PEDESTRIAN TRAIL EASEMENT
- WL/E = WATERLINE EASEMENT
- SW/E = WATERLINE EASEMENT
- A/E = ACCESS EASEMENT
- SS/E = SANITARY SEWER EASEMENT
- ℄ = CENTERLINE
- ⊙ = SANITARY SEWER MANHOLE PROPOSED

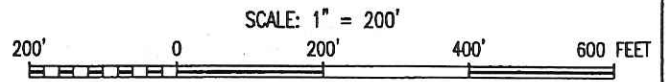


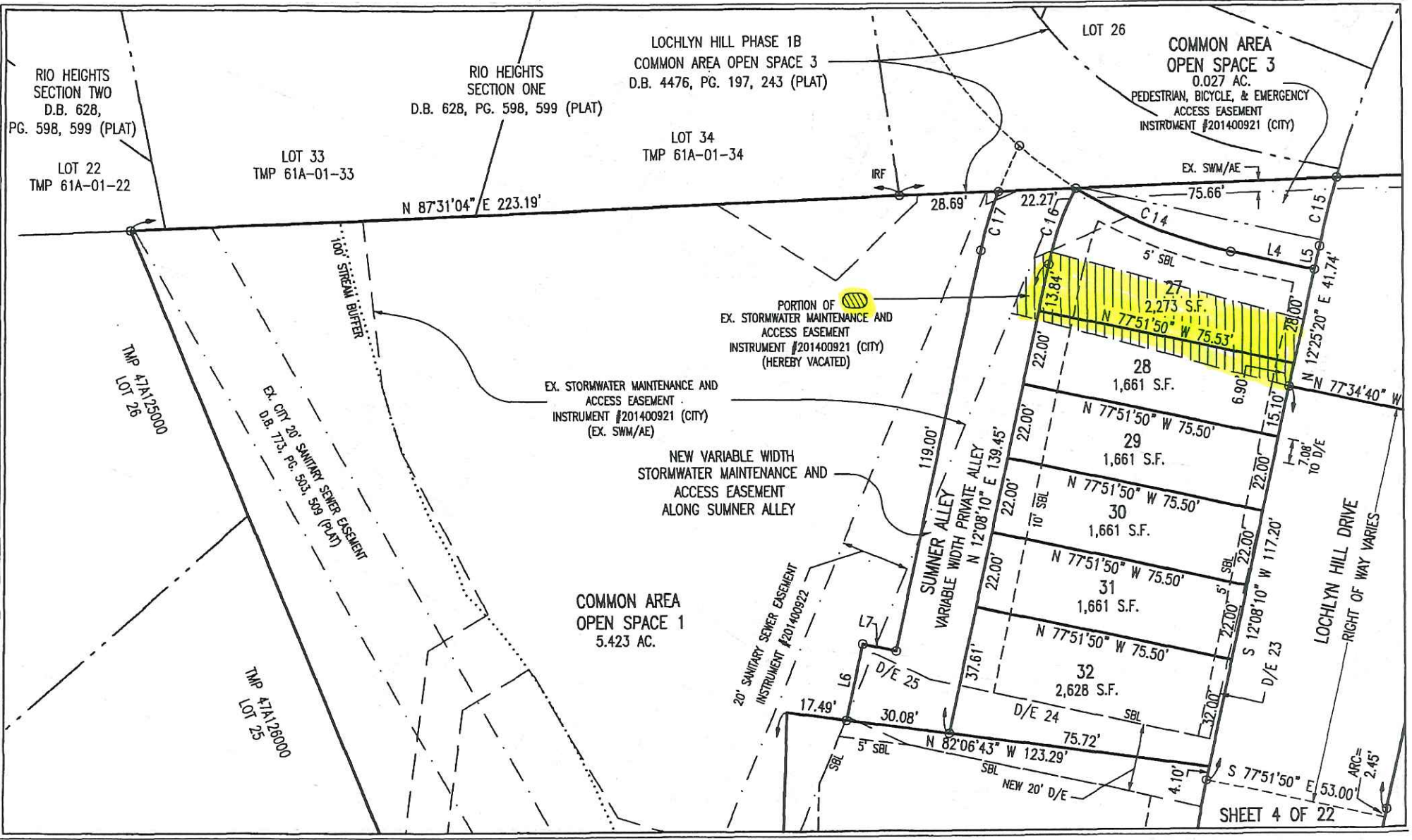
SHEET LAYOUT  
SCALE: 1" = 500'  
(ALL SHEETS 1" = 30')

**AREA SUMMARY**

- 22.468 ACRES TMP 48A-39
- 8.110 PARCEL "A"
- +0.029 PARCEL "B"
- 14.387 ACRES TMP 48A-39 REVISED  
(LOCHLYN HILL PHASE II)
- 3.235 ACRES TMP 48A-40
- +8.110 PARCEL "A"
- 0.029 PARCEL "B"
- 11.316 ACRES TMP 48A-40 REVISED  
(FUTURE LOCHLYN HILL PHASE III)

AREA TABULATION	ACRES
OPEN SPACE 1	5.424
OPEN SPACE 2	0.142
OPEN SPACE 3	0.027
PUBLIC DEDICATED RIGHTS OF WAY	2.513
PRIVATE ALLEYS (ANSLEY, FINELY, GLENN, AND SUMNER)	0.650
LOTS	5.631
<b>TOTAL</b>	<b>14.387</b>





RIO HEIGHTS SECTION TWO  
D.B. 628,  
PG. 598, 599 (PLAT)

RIO HEIGHTS SECTION ONE  
D.B. 628, PG. 598, 599 (PLAT)

LOCHLYN HILL PHASE 1B  
COMMON AREA OPEN SPACE 3  
D.B. 4476, PG. 197, 243 (PLAT)

LOT 26  
COMMON AREA  
OPEN SPACE 3  
0.027 AC.  
PEDESTRIAN, BICYCLE, & EMERGENCY  
ACCESS EASEMENT  
INSTRUMENT #201400921 (CITY)

LOT 22  
TMP 61A-01-22

LOT 33  
TMP 61A-01-33

LOT 34  
TMP 61A-01-34

N 87°31'04" E 223.19'

PORTION OF  
EX. STORMWATER MAINTENANCE AND  
ACCESS EASEMENT  
INSTRUMENT #201400921 (CITY)  
(HEREBY VACATED)

EX. STORMWATER MAINTENANCE AND  
ACCESS EASEMENT  
INSTRUMENT #201400921 (CITY)  
(EX. SWM/AE)

NEW VARIABLE WIDTH  
STORMWATER MAINTENANCE AND  
ACCESS EASEMENT  
ALONG SUMNER ALLEY

COMMON AREA  
OPEN SPACE 1  
5.423 AC.

TMP 47A12600  
LOT 26

TMP 47A12600  
LOT 25

EX. CITY 20' SANITARY SEWER EASEMENT  
D.B. 773, PG. 503, 509 (PLAT)

20' SANITARY SEWER EASEMENT  
INSTRUMENT #201400922

SUMNER ALLEY  
VARIABLE WIDTH PRIVATE ALLEY  
N 12°08'10" E 139.45'

LOT 27  
2,273 S.F.  
N 77°51'50" W 75.53'

LOT 28  
1,661 S.F.  
N 77°51'50" W 75.50'

LOT 29  
1,661 S.F.  
N 77°51'50" W 75.50'

LOT 30  
1,661 S.F.  
N 77°51'50" W 75.50'

LOT 31  
1,661 S.F.  
N 77°51'50" W 75.50'

LOT 32  
2,628 S.F.  
N 77°51'50" W 75.50'

LOCHLYN HILL DRIVE  
RIGHT OF WAY VARIES

SHEET 4 OF 22



NORTH



VIRGINIA GRID SOUTH

**EXISTING DRAINAGE EASEMENTS**



EX. 20' D/E  
INST: 2016-3811  
(TO BE VACATED)



EX. 13', 19', 22' AND  
20' D/E  
INST: 2016-3811  
(TO BE VACATED)

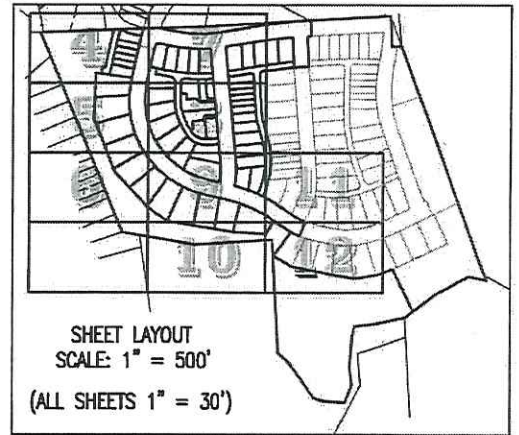
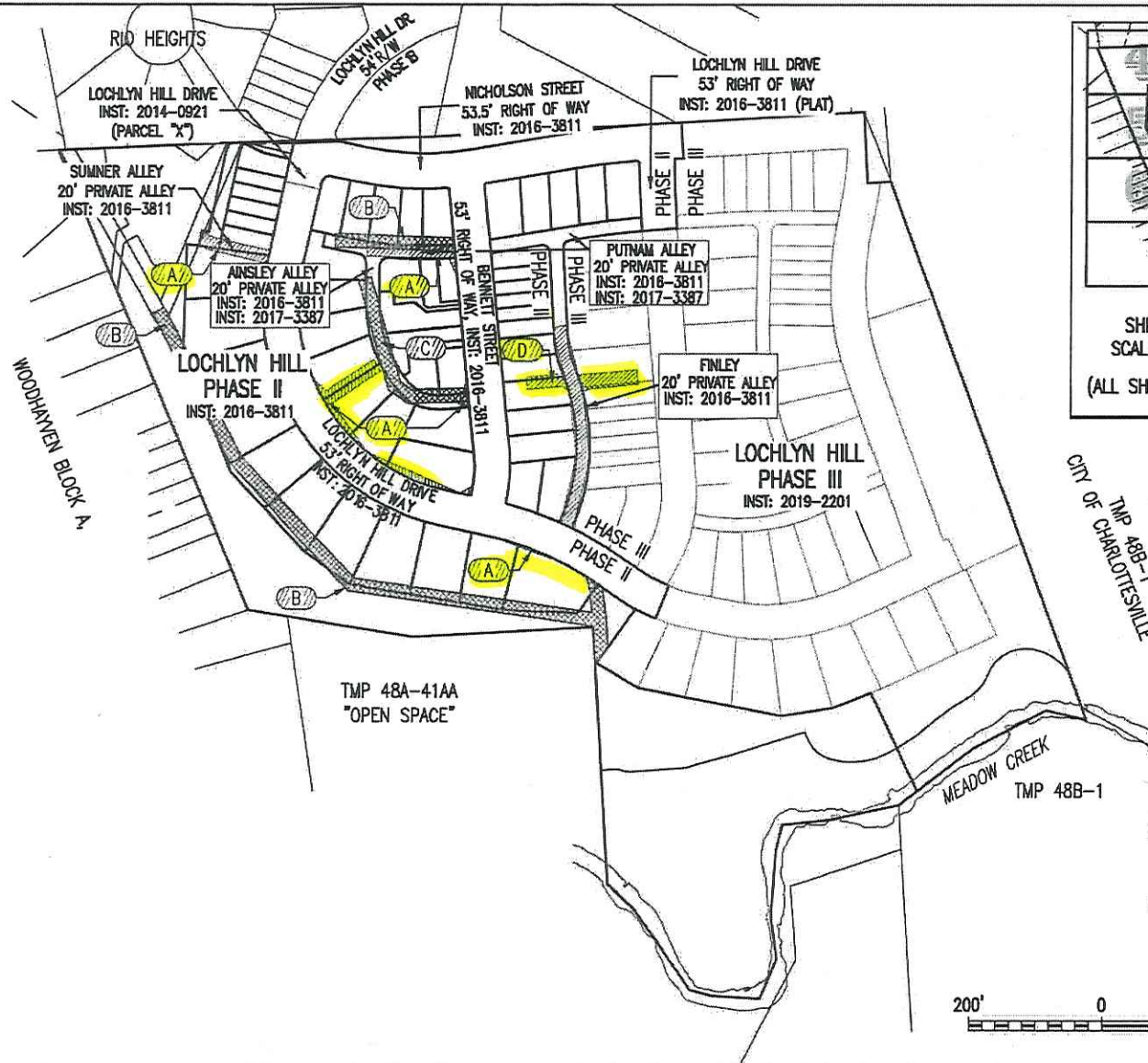
**EXISTING SANITARY SEWER EASEMENTS**



EX. 20' SS/E-1  
INST: 2016-3811  
(HEREBY REVISED)



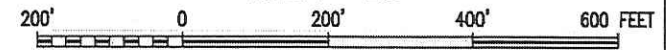
EX. 20' SS/E-2  
INST: 2017-3387  
(HEREBY REVISED)



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- ⊙ = IRON ROD SET
- ⊕ = CENTERLINE
- TYP. = TYPICAL
- D/E = DRAINAGE EASEMENT
- REV. = REVISED
- SS/E = SANITARY SEWER EASEMENT
- CITY = CITY OF CHARLOTTESVILLE
- SS = SANITARY SEWER
- SD = STORM DRAIN
- SWM/AE-1 = STORMWATER MAINTENANCE AND ACCESS EASEMENT INST: 2014-0922
- SWM/AE-2 = STORMWATER MAINTENANCE AND ACCESS EASEMENT INST: 2016-3811

SCALE: 1" = 200'





**EXISTING EASEMENTS**

(TO BE VACATED)

**(A)**

EX. 13' D/E  
INST: 2016-3811 (PLAT)  
(TO BE VACATED)

**(B)**

EX. 19' D/E  
INST: 2016-3811 (PLAT)  
(TO BE VACATED)

**(C)**

EX. 22' D/E  
INST: 2016-3811 (PLAT)  
(TO BE VACATED)

**(D)**

EX. 20' D/E  
INST: 2016-3811 (PLAT)  
(TO BE VACATED)

**(E)**

R.W.S.A. SANITARY SEWER EASEMENT  
D.B. 642, PG. 625, 627 (PLAT)  
(TO BE VACATED)

**(F)**

R.W.S.A. 30' ACCESS EASEMENT  
INST.# 2009002412  
(TO BE VACATED)

**(G)**

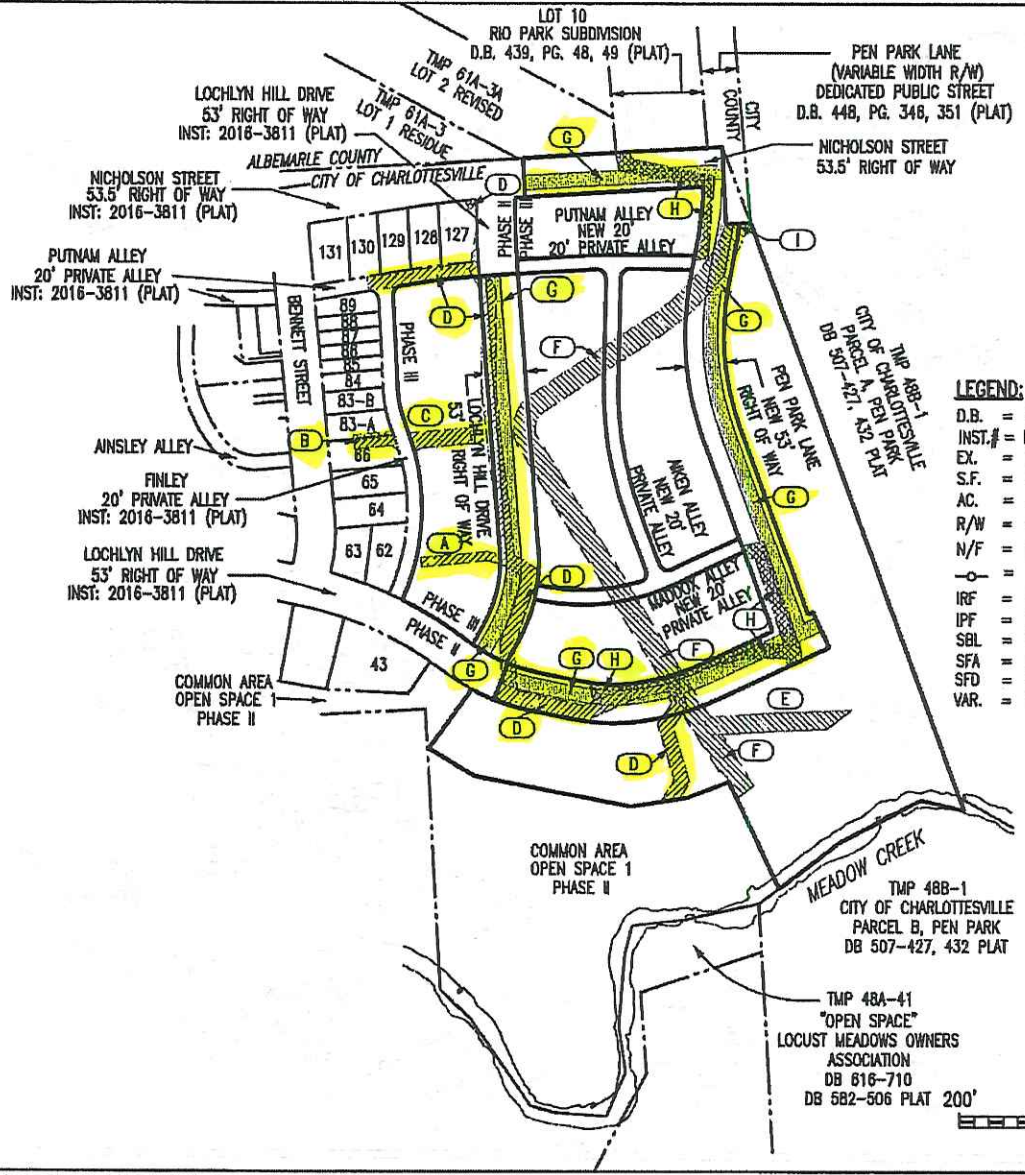
EX. 20' WATERLINE EASEMENT  
INST: 2016-3811 (PLAT)  
(TO BE VACATED)

**(H)**

EX. 20' SANITARY SEWER EASEMENT  
INST: 2016-3811 (PLAT)  
LYING WITHIN NEW PUBLIC R/W  
(TO BE VACATED)

**(I)**

PORTION OF EX. R.W.S.A.  
20' WATERLINE EASEMENT  
D.B. 743, PG. 496, 498 (PLAT)  
LYING WITHIN NEW PUBLIC R/W  
(TO BE VACATED)



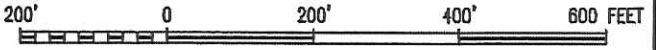
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INST: 2016-3811 (PLAT)
- EX. GW/E = GREENWAY EASEMENT  
INST: 2016-3811 (PLAT)
- EX. SW/E = STORMWATER MAINTENANCE EASEMENT  
INST: 2016-3811 (PLAT)
- EX. D/E = DRAINAGE EASEMENT  
INST: 2016-3811 (PLAT)

PLAT SHOWING  
**LOCHLYN HILL**  
**PHASE III**  
**EASEMENTS TO BE VACATED**

SCALE: 1" = 200'



**EXHIBIT A**

**(Survey showing Lots 61-A and 61-B being a division of Lot 61 and Lots 90-A, 90-B, 90-C, being a division of Lot 90 (Revised) and Lots 91 (Revised) through Lot 99 (Revised) being a boundary line adjustment of Lots 91 through 99 and New Access Easement across Lot 61-A Lochlyn Hill, Phase III,” prepared by Kirk Hughes and Associates and dated February 10, 2020)**

**OWNER'S CONSENT**

THE DIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND / OR TRUSTEES, IF ANY. ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED A THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Frank R. Stoner, IV*

LOCHLYN HILL DEVELOPEMENT GROUP, LLC  
 BY: FRANK R. STONER, IV  
 TITLE: MANAGER  
 TMP 48A040018-48A040028

**TITLE SOURCE:**

LOCHLYN HILL DEVELOPEMENT GROUP, LLC  
 INSTRUMENT NO. 2016-3812  
 INSTRUMENT NO. 2019-2201 (PLAT)



**CERTIFICATE OF ACKNOWLEDGMENT OF SIGNATURE:**

CITY/COUNTY OF Albemarle  
 COMMONWEALTH OF VIRGINIA

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF March, 2020

*Meghan N Kitchen*  
 NOTARY PUBLIC

REGISTRATION NUMBER: 7854190  
 MY COMMISSION EXPIRES: 03/31/2023

**CITY OF CHARLOTTESVILLE APPROVAL**

*9/11/2020* DATE

*3/23/2020* CITY SUBMISION AGENT, OR AUTHORIZED DESIGNEE

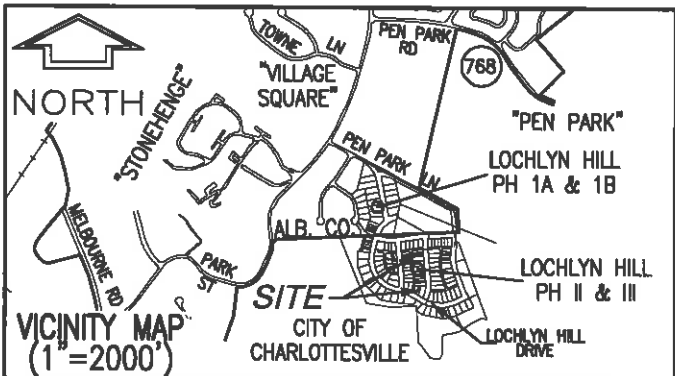
*ALEX IKEFUNA AS AGENT FOR THE CITY PLANNING COMMISSION*

DATE *3/23/20*

CHAIR, CITY PLANNING COMMISSION

**NOTES:**

- 1.) SURVEY PREPARED FOR LOCHLYN HILL DEVELOPEMENT GROUP, LLC.
  - 2.) THIS SURVEY IS BASED ON A CURRENT FIELD BOUNDARY SURVEY.
  - 3.) NO GRAVES, CEMETERIES OR OTHER OBJECTS OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE FOUND OR OBSERVED ALONG THE PERIMETER OF THE BOUNDARY SHOWN HEREON.
  - 4.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON. PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS OF WAY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE. PROPERTY SUBJECT TO THE LOCHLYN HILL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED IN COUNTY DEED BOOK 4476, PAGE 197 IN THE CIRCUIT COURT OF THE COUNTY OF ALBEMARLE VIRGINIA AND ALL AMENDMENTS THERETO.
  - 5.) IRON RODS, UNLESS OTHERWISE NOTED, ARE TO BE SET AT ALL CORNERS UPON THE COMPLETION OF ROAD CONSTRUCTION.
  - 6.) USE: RESIDENTIAL
  - A.) SINGLE FAMILY ATTACHED LOTS 61-A, 61-B, 90-A, 90-B, 90-C, AND LOTS 94 (REVISED) THROUGH LOT 99 (REVISED)
  - B.) SINGLE FAMILY DETACHED LOTS 91 (REVISED) THROUGH LOT 93 (REVISED).
  - 7.) ZONED: PLANNED UNIT DEVELOPMENT (PUD)
  - 8.) PROPERTY LIES WITHIN FLOOD ZONE "X" NOT A F.E.M.A. DEFINED 100 YEAR FLOOD ZONE.
- (NOTES CONTINUED ON SHEET 3)



SURVEY SHOWING  
 LOTS 61-A AND 61-B  
 BEING A DIVISION OF  
 LOT 61  
 AND  
 LOTS 90-A, 90-B, 90-C,  
 BEING A DIVISION OF  
 LOT 90 (REVISED)  
 AND  
 LOTS 91 (REVISED) THROUGH LOT 99 (REVISED)

BEING A BOUNDARY LINE ADJUSTMENT OF  
 LOTS 91 THROUGH 99  
 AND A  
 NEW ACCESS EASEMENT  
 ACROSS  
 LOT 61-A  
 LOCHLYN HILL, PHASE III  
 AS SHOWN HEREON

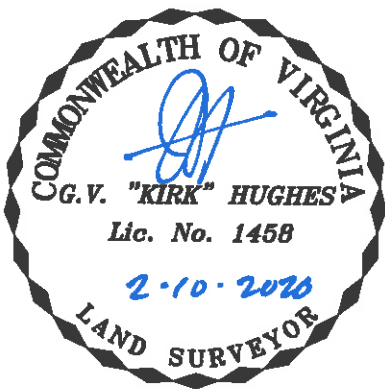
CITY OF CHARLOTTESVILLE, VIRGINIA  
 FEBRUARY 10, 2020

KIRK HUGHES & ASSOCIATES  
 LAND SURVEYORS AND PLANNERS  
 220 EAST HIGH STREET  
 CHARLOTTESVILLE, VA. 22902  
 (434) 296-6942

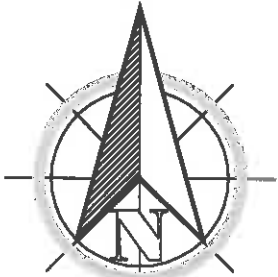
FILE: 2018-254, WO: 2020-024

\\LOCHLYN HILL\LOT\_61 AND 90-99\LH\_61 AND 90-99 BLD.DWG  
 PLOTTED: 2/10/2020

SHEET LAYOUT	
SHEET 1	COVER SHEET
SHEET 2	BOUNDARY LINE ADJUSTMENT LOTS 90-99
SHEET 3	LOTS 90-A, 90-B, AND 90-C LOTS 61-A AND 61-B
SHEET 4	DRAINAGE EASEMENT TO BE VACATED
SHEET 5	LEGEND AND AREA SUMMARIES
SHEET 6	CURVE TABLE AND LINE TABLE



NORTH



INST: 2019-2201

SCALE: 1" = 30'

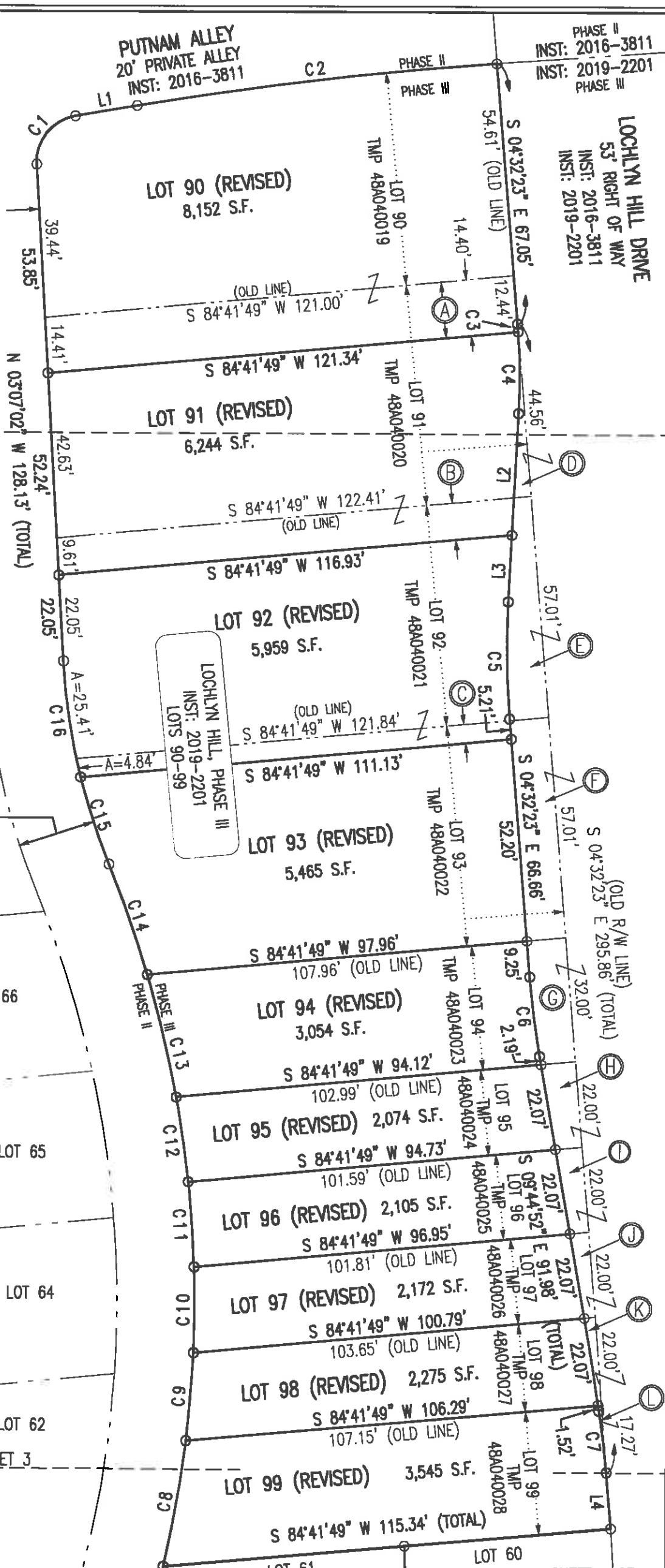


PUTNAM ALLEY  
20' PRIVATE ALLEY  
INST: 2016-3811

PHASE II  
INST: 2016-3811  
PHASE III  
INST: 2019-2201

LOCHLYN HILL DRIVE  
5' RIGHT OF WAY  
INST: 2016-3811  
INST: 2019-2201

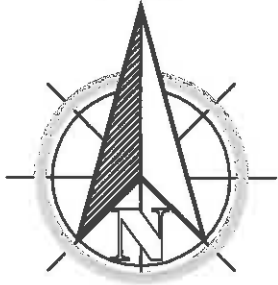
MATCH LINE SHEET 3  
(DETAIL "A")  
LOT 87 REVISED  
LOT 86 REVISED  
LOT 85 REVISED  
LOT 84 REVISED  
LOT 83-B REVISED  
FINLEY ALLEY  
20' PRIVATE ALLEY  
INST: 2016-3811  
LOT 83-A REVISED



**NOTE:**  
PARCELS D THROUGH L  
CONTAINING 0.042 ACRES AS  
SHOWN HEREON ARE HEREBY  
RESERVED FOR FUTURE RIGHT  
OF WAY.

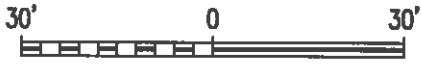
MATCH LINE SHEET 3  
(DETAIL "B")

NORTH



INST: 2019-2201

SCALE: 1" = 30'



**NOTES CONTINUED FROM SHEET 1**

**9.) BUILDING SETBACKS**

SINGLE FAMILY ATTACHED (SFA)

LOTS 61A AND 61B (ARE SHOWN HEREON)

LOTS 90A, 90B, AND 90C (ARE SHOWN HEREON)

LOTS 94 (REVISED) THROUGH LOT 99 (REVISED)

FRONT = 5 FEET (ALONG LOCHLYN HILL DRIVE)

SIDE = 3 FEET (NO SIDE SETBACK ALONG SHARED PROPERTY LINES)

REAR = 10 FEET (ALONG FINLEY ALLEY)

SINGLE FAMILY DETACHED

LOTS 91 (REVISED) THROUGH LOT 93 (REVISED)

FRONT = 10 FEET (ALONG LOCHLYN HILL DRIVE)

SIDE = 3 FEET

REAR = 10 FEET (ALONG FINLEY ALLEY)

**LOTS 90-A, 90-B, AND 90-C  
BEING A DIVISION OF  
LOT 90 (REVISED)**

FINLEY ALLEY  
20' PRIVATE ALLEY  
INST: 2016-3811

LOT 89 REVISED

LOT 88 REVISED

LOT 87 REVISED

N 03°07'02" W 53.85' (TOTAL)

PUTNAM ALLEY  
20' PRIVATE ALLEY  
INST: 2016-3811

L1

C2

PHASE II

PHASE III

LOT 90-A  
2,796 S.F.

LOT 90-B  
2,410 S.F.

LOT 90-C  
2,946 S.F.

S 84°41'49" W 120.25'

S 84°41'49" W 120.75'

S 84°41'49" W 121.34'

LOT 901 (REVISED)

MATCH LINE SEE SHEET 2

PHASE II  
INST: 2016-3811  
PHASE III  
INST: 2019-2201

S 04°32'23" E 69.01' (TOTAL)

LOCHLYN HILL DRIVE  
53' RIGHT OF WAY

24.67'  
20.00'  
22.38'  
C3

**DETAIL "A"**  
SCALE: 1" = 30'

MATCH LINE SEE SHEET 2

**LOTS 61-A AND 61-B  
BEING A DIVISION OF  
LOT 61**

FINLEY ALLEY  
20' PRIVATE ALLEY  
INST: 2016-3811

EX. PRIVATE  
20' D/E

LOCHLYN HILL, PHASE III  
INST: 2019-2201  
LOT 61  
TMP 48A040018

LOCHLYN HILL DRIVE  
53' RIGHT OF WAY  
INST: 2016-3811

LOCHLYN HILL DRIVE  
53' RIGHT OF WAY  
INST: 2016-3811  
INST: 2019-2201

LOT 99 (REVISED)  
S 84°41'49" W 115.34' (TOTAL)

36.50'

25.69'

MP 99  
40028  
53.16'

LOT 61-A  
2,614 S.F.

LOT 61-B  
2,905 S.F.

LOT 60

**DETAIL "B"**  
SCALE: 1" = 30'

PUTNAM ALLEY  
20' PRIVATE ALLEY  
INST: 2016-3811

EX. PRIVATE  
20' D/E

PHASE II  
INST: 2016-3811  
PHASE III  
INST: 2019-2201

LOCHLYN HILL DRIVE  
53' RIGHT OF WAY  
INST: 2016-3811  
INST: 2019-2201

LOT 89 REVISED

LOT 90 (REVISED)

LOT 88 REVISED

PORTION OF  
EX. D/E TO REMAIN

LOT 87 REVISED

LOT 91 (REVISED)

LOT 86 REVISED

EX. SS/E

LOT 85 REVISED

S 00°21'17" E 90.16'  
REMAINING D/E

LOT 84 REVISED

LOT 92 (REVISED)

LOT 83-B REVISED

PORTION OF  
EX. D/E TO  
TO BE VACATED

FINLEY ALLEY  
20' PRIVATE ALLEY  
INST: 2016-3811

LOT 93 (REVISED)

LOT 83-A REVISED

EX. R/W LINE  
INST: 2019-2201

LOT 66  
EX. SS/E

LOT 94 (REVISED)

EX. PRIVATE  
20' D/E

LOT 95 (REVISED)

NORTH

LOT 65

LOT 96 (REVISED)

INST: 2019-2201

LOT 64

LOT 97 (REVISED)

SCALE: 1" = 30'

LOT 98 (REVISED)

S 09°44'52" E 3.70'  
FROM NEW CORNER  
TO REMAINING D/E

PLAT SHOWING

LOT 62

LOCHLYN HILL, PHASE III  
PUBLIC DRAINAGE EASEMENT  
TO BE VACATED

LOT 99 (REVISED)

PORTION OF  
EX. D/E TO REMAIN

18.31'  
S 06° 43'13" E 60.33'  
(TOTAL)

10.01'

**AREA SUMMARY**

SEE SHEET 2

SEE SHEET 3

LOT 90	AREA (S.F.)
LOT 90 (PLAT)	6,407
PARCEL A	1,745
LOT 90 (REVISED)	8,152
LOT 91	AREA (S.F.)
LOT 91 (PLAT)	6,937
PARCEL A	-1,745
PARCEL D	-76
PARCEL B	1,128
LOT 91 (REVISED)	6,244
LOT 92	AREA (S.F.)
LOT 92 (PLAT)	7,001
PARCEL B	-1,128
PARCEL E	-449
PARCEL C	535
LOT 92 (REVISED)	5,959
LOT 93	AREA (S.F.)
LOT 93 (PLAT)	6,570
PARCEL C	-535
PARCEL F	-570
LOT 93 (REVISED)	5,465
LOT 94	AREA (S.F.)
LOT 94 (PLAT)	3,365
PARCEL G	-311
LOT 94 (REVISED)	3,054
LOT 95	AREA (S.F.)
LOT 95 (PLAT)	2,247
PARCEL H	-173
LOT 95 (REVISED)	2,074
LOT 96	AREA (S.F.)
LOT 96 (PLAT)	2,234
PARCEL I	-129
LOT 96 (REVISED)	2,105
LOT 97	AREA (S.F.)
LOT 97 (PLAT)	2,257
PARCEL J	-85
LOT 97 (REVISED)	2,172
LOT 98	AREA (S.F.)
LOT 98 (PLAT)	2,316
PARCEL K	-41
LOT 98 (REVISED)	2,275
LOT 99	AREA (S.F.)
LOT 99 (PLAT)	3,550
PARCEL L	-5
LOT 99 (REVISED)	3,545

DIVISION LOT 90 (REVISED)	
LOT 90-A	2,796 S.F.
LOT 90-B	2,410 S.F.
LOT 90-C	2,946 S.F.
LOT 90 (REVISED)	8,152 S.F.

DIVISION LOT 61	
LOT 61-A	2,614
LOT 61-B	2,306
LOT 61 (PLAT)	4,920

**DEDICATED R/W**

DEDICATED R/W (PLAT)	2.272 AC.
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**FUTURE R/W RESERVED**

PARCEL M	76 S.F.
PARCEL N	449 S.F.
PARCEL O	570 S.F.
PARCEL P	311 S.F.
PARCEL Q	173 S.F.
PARCEL R	129 S.F.
PARCEL S	85 S.F.
PARCEL T	41 S.F.
PARCEL U	5 S.F.
PARCELS D-L (0.042 AC.)	1,839 S.F.

**LEGEND:**

INST.# = INSTRUMENT NUMBER	EX. SS/E = 20' SANITARY SEWER EASEMENT INST: 2016-3811 (PLAT)
EX. = EXISTING	
S.F. = SQUARE FEET	PUBLIC D/E = PUBLIC DRAINAGE EASEMENT INST: 2019-2201
R/W = RIGHT OF WAY	
N/F = NOW OR FORMERLY	PRIVATE D/E = PRIVATE 20' DRAINAGE EASEMENT INST: 2019-2201
—○— = IRON ROD SET	
SBL = SETBACK LINE	PHASE II = LOCHLYN HILL PHASE II INST: 2016-3811 (PLAT)
VAR. = VARIABLE	(PLAT) = LOCHLYN HILL PHASE III INST: 2019-2201 (PLAT)
D/E = DRAINAGE EASEMENT	(OLD LINE) = EXISTING PROPERTY LINES HEREBY VACATED
A/E = ACCESS EASEMENT	
(A) = PARCEL	



**CURVE TABLE:**

NO.	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
C1	83°31'46"	12.00'	17.49'	10.72'	N 38°38'52" E	15.99'
C2	05°30'42"	968.00'	93.12'	46.59'	N 83°10'06" E	93.08'
C3	00°38'50"	173.50'	1.96'	0.98'	S 04°12'58" E	1.96'
C4	06°59'12"	173.50'	21.16'	10.59'	S 00°23'57" E	21.14'
C5	07°38'02"	226.50'	30.18'	15.11'	S 00°43'22" E	30.16'
C6	05°12'29"	226.50'	20.59'	10.30'	S 07°08'37" E	20.58'
C7	05°12'29"	173.50'	15.77'	7.89'	S 07°08'37" E	15.77'
C8	06°19'58"	300.00'	33.16'	16.60'	N 09°46'36" E	33.14'
C9	04°15'53"	300.00'	22.33'	11.17'	N 04°28'41" E	22.32'
C10	04°13'20"	300.00'	22.11'	11.06'	N 00°14'04" E	22.10'
C11	04°12'14"	300.00'	22.01'	11.01'	N 03°58'43" W	22.01'
C12	04°12'29"	300.00'	22.03'	11.02'	N 08°11'04" W	22.03'
C13	06°10'33"	300.00'	32.34'	16.18'	N 13°22'35" W	32.32'
C14	05°43'58"	300.00'	30.02'	15.02'	N 19°19'50" W	30.00'
C15	08°22'44"	162.00'	23.69'	11.87'	N 18°00'27" W	23.67'
C16	10°42'04"	162.00'	30.26'	15.17'	N 08°28'04" W	30.21'
C17	02°51'30"	526.50'	26.26'	13.13'	N 58°26'22" W	26.26'
C18	04°10'49"	526.50'	38.41'	19.22'	N 61°57'31" W	38.41'
C19	11°27'00"	300.00'	59.95'	30.08'	N 18°40'05" E	59.85'

**LINE TABLE:**

NO.	BEARING	DISTANCE
L1	N 80°24'45" E	16.12'
L2	S 03°05'39" W	31.47'
L3	S 03°05'39" W	17.12'
L4	S 04°32'23" E	14.73'
L5	N 01°11'57" W	20.63'
L6	N 01°11'57" W	14.24'
L7	S 18°55'06" W	4.50'
L8	N 71°04'54" W	20.26'
L9	S 84°41'49" W	18.65'

**OWNER'S CONSENT**

THE DIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND / OR TRUSTEES, IF ANY. ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED A THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

LOCHLYN HILL DEVELOPMENT GROUP, LLC  
BY: FRANK R. STONER, IV  
TITLE: MANAGER  
TMP 48A040030-48A040032  
TMP 48A040034-48A040036

**CERTIFICATE OF ACKNOWLEDGMENT OF SIGNATURE:**

CITY/COUNTY OF \_\_\_\_\_  
COMMONWEALTH OF VIRGINIA  
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
NOTARY PUBLIC  
REGISTRATION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**OWNER'S CONSENT**

THE DIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND / OR TRUSTEES, IF ANY. ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED A THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PEAK BUILDERS, LLC  
BY: MATTHEW F. GRUBER  
TITLE: MANAGER  
TMP 48A040033

**CERTIFICATE OF ACKNOWLEDGMENT OF SIGNATURE:**

CITY/COUNTY OF \_\_\_\_\_  
COMMONWEALTH OF VIRGINIA  
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
NOTARY PUBLIC  
REGISTRATION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CITY OF CHARLOTTESVILLE APPROVAL**

BY: \_\_\_\_\_  
DATE \_\_\_\_\_  
CITY SUBDIVISION AGENT, OR AUTHORIZED DESIGNEE

BY: \_\_\_\_\_  
DATE \_\_\_\_\_  
CHAIR, CITY PLANNING COMMISSION



SHEET LAYOUT	
SHEET 1	COVER SHEET
SHEET 2	BOUNDARY LINE ADJUSTMENT LOTS 101-107
SHEET 3	AREA SUMMARY, CURVE AND LINE TABLES, AND LEGEND

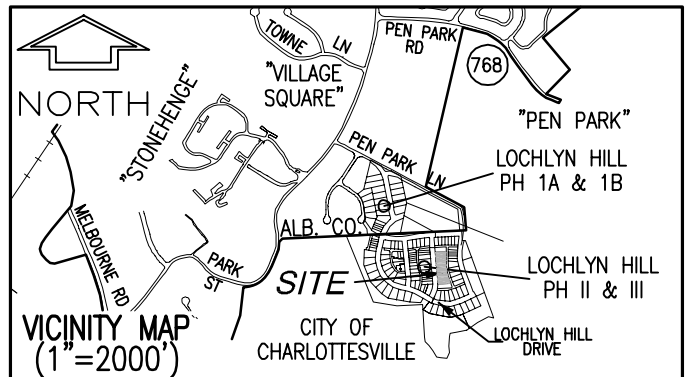
**TITLE SOURCES:**

LOCHLYN HILL DEVELOPMENT GROUP, LLC  
LOTS 101-103 AND 105-107  
INSTRUMENT NO. 2016-3812  
INSTRUMENT NO. 2019-2201 (PLAT)

PEAK BUILDERS, LLC  
LOT 104  
INSTRUMENT 2019-4432  
INSTRUMENT NO. 2019-2201 (PLAT)

**NOTES:**

- 1.) SURVEY PREPARED FOR LOCHLYN HILL DEVELOPMENT GROUP, LLC.
- 2.) THIS SURVEY IS BASED ON A CURRENT FIELD BOUNDARY SURVEY.
- 3.) NO GRAVES, CEMETERIES OR OTHER OBJECTS OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE FOUND OR OBSERVED ALONG THE PERIMETER OF THE BOUNDARY SHOWN HEREON.
- 4.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON. PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS OF WAY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE. PROPERTY SUBJECT TO THE LOCHLYN HILL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED IN COUNTY DEED BOOK 4476, PAGE 197 IN THE CIRCUIT COURT OF THE COUNTY OF ALBEMARLE VIRGINIA AND ALL AMENDMENTS THERETO.
- 5.) IRON RODS, UNLESS OTHERWISE NOTED, ARE TO BE SET AT ALL CORNERS UPON THE COMPLETION OF ROAD CONSTRUCTION.
- 6.) USE: SINGLE FAMILY DETACHED LOTS 101 (REVISED) THROUGH LOT 107 (REVISED).
- 7.) ZONED: PLANNED UNIT DEVELOPMENT (PUD)
- 8.) PROPERTY LIES WITHIN FLOOD ZONE "X" NOT A F.E.M.A. DEFINED 100 YEAR FLOOD ZONE.
- 9.) LOT SETBACKS LOTS 101 (REVISED) THROUGH LOT 107 (REVISED)  
FRONT = 10 FEET (ALONG LOCHLYN HILL DRIVE)  
SIDE = 3 FEET  
REAR = 10 FEET (ALONG AIKEN ALLEY)



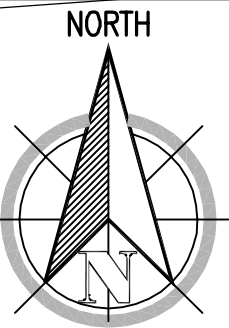
**BOUNDARY LINE ADJUSTMENT**

**LOTS 101 - 107  
AND  
LOCHLYN HILL DRIVE  
LOCHLYN HILL, PHASE III  
AS SHOWN HEREON**

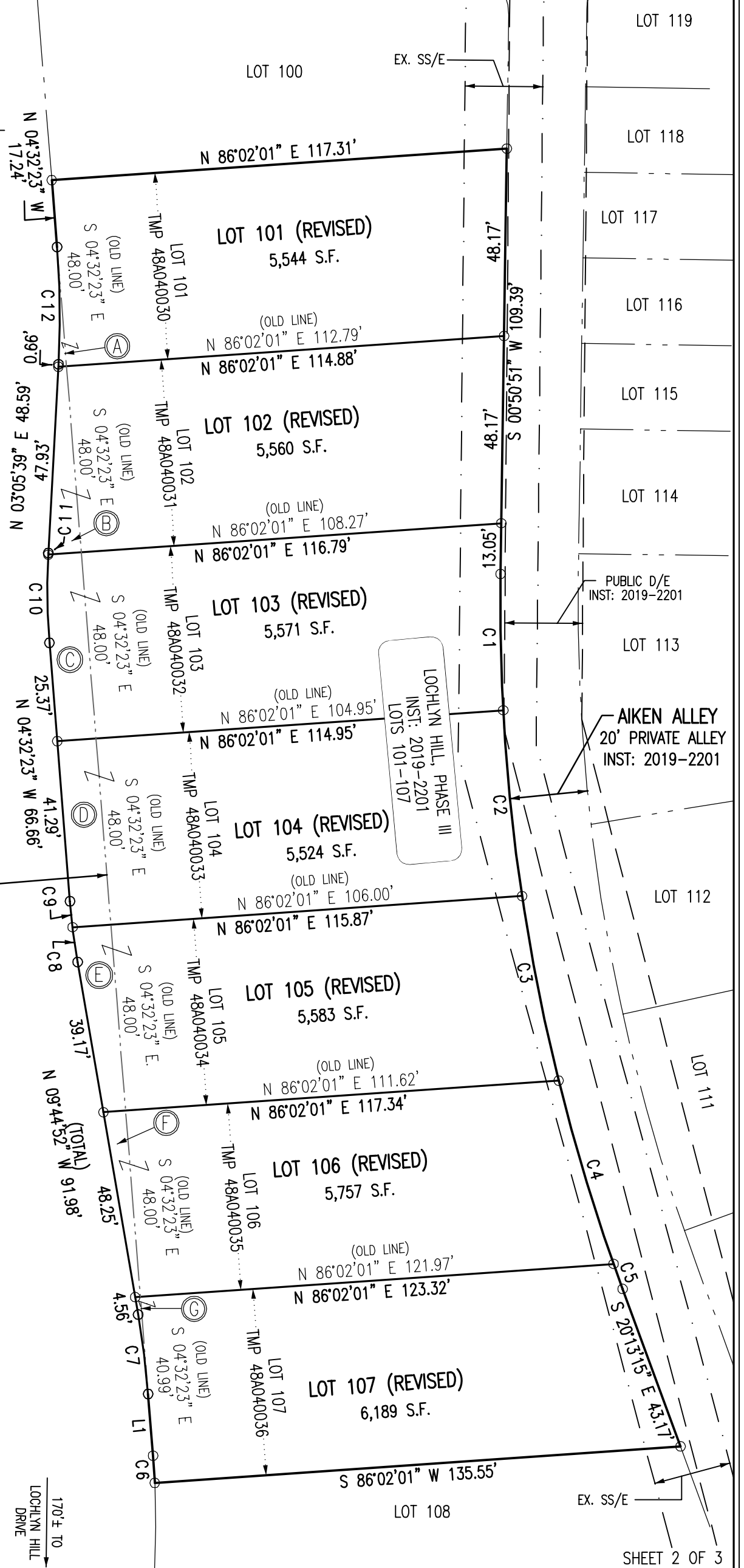
CITY OF CHARLOTTESVILLE, VIRGINIA  
FEBRUARY 10, 2020

**KIRK HUGHES & ASSOCIATES  
LAND SURVEYORS AND PLANNERS  
220 EAST HIGH STREET  
CHARLOTTESVILLE, VA. 22902  
(434) 296-6942**

FILE: 2018-254, WO: 2020-024



INST: 2019-2201



**AREA SUMMARY**

**LOTS 101 - 107**

LOT 101	AREA (S.F.)
LOT 100 (PLAT)	5,522
PARCEL Ⓐ	22
LOT 100 (REVISED)	5,544
LOT 102	AREA (S.F.)
LOT 102 (PLAT)	5,305
PARCEL Ⓑ	255
LOT 102 (REVISED)	5,560
LOT 103	AREA (S.F.)
LOT 103 (PLAT)	5,102
PARCEL Ⓒ	469
LOT 103 (REVISED)	5,571
LOT 104	AREA (S.F.)
LOT 104 (PLAT)	5,045
PARCEL Ⓓ	479
LOT 104 (REVISED)	5,524
LOT 105	AREA (S.F.)
LOT 105 (PLAT)	5,204
PARCEL Ⓔ	379
LOT 105 (REVISED)	5,583
LOT 106	AREA (S.F.)
LOT 106 (PLAT)	5,587
PARCEL Ⓕ	170
LOT 106 (REVISED)	5,757
LOT 107	AREA (S.F.)
LOT 107 (PLAT)	6,177
PARCEL Ⓖ	12
LOT 107 (REVISED)	6,189

**PHASE III  
DEDICATED R/W**

INST: 2019-2201 (PLAT)	2.272 AC.
INST: 2020-1078 (PLAT)	0.042 AC.
<b>TOTAL</b>	<b>2.314 AC.</b>

**LESSED R/W**

PARCEL Ⓐ	22 S.F.
PARCEL Ⓑ	255 S.F.
PARCEL Ⓒ	469 S.F.
PARCEL Ⓓ	479 S.F.
PARCEL Ⓔ	379 S.F.
PARCEL Ⓕ	170 S.F.
PARCEL Ⓖ	12 S.F.
PARCELS A-G (0.041 AC.)	1,786 S.F.

**PHASE III  
REVISED DEDICATED R/W**

INST: 2019-2201 (PLAT)	2.272 AC.
INST: 2020-1078 (PLAT)	0.042 AC.
THIS SURVEY	-0.041 AC.
<b>TOTAL</b>	<b>2.273 AC.</b>

**CURVE TABLE:**

NO.	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
C1	03°56'14"	510.00'	35.05'	17.53'	S 01°07'16" E	35.04'
C2	05°23'50"	510.00'	48.04'	24.04'	S 05°47'18" E	48.02'
C3	05°26'17"	510.00'	48.40'	24.22'	S 11°12'22" E	48.39'
C4	05°31'50"	510.00'	49.23'	24.63'	S 16°41'25" E	49.21'
C5	00°45'56"	510.00'	6.81'	3.41'	S 19°50'17" E	6.81'
C6	01°46'28"	226.50'	7.01'	3.51'	N 03°39'09" W	7.01'
C7	05°12'29"	226.50'	20.59'	10.30'	N 07°08'37" W	20.58'
C8	02°59'21"	173.50'	9.05'	4.53'	N 08°15'11" W	9.05'
C9	02°13'07"	173.50'	6.72'	3.36'	N 05°38'57" W	6.72'
C10	07°29'26"	173.50'	22.68'	11.36'	N 00°47'40" W	22.67'
C11	00°08'36"	173.50'	0.43'	0.22'	N 03°01'21" E	0.43'
C12	07°38'02"	226.50'	30.18'	15.11'	N 00°43'22" W	30.16'

**LINE TABLE:**

NO.	BEARING	DISTANCE
L1	N 04°32'23" W	15.90'

**LEGEND:**

INST.# = INSTRUMENT NUMBER	EX. SS/E = 20' SANITARY SEWER EASEMENT
EX. = EXISTING	INST: 2016-3811 (PLAT)
S.F. = SQUARE FEET	PUBLIC D/E = PUBLIC DRAINAGE EASEMENT
R/W = RIGHT OF WAY	INST: 2019-2201
N/F = NOW OR FORMERLY	PRIVATE D/E = PRIVATE 20' DRAINAGE EASEMENT
—○— = IRON ROD SET	INST: 2019-2201
SBL = SETBACK LINE	PHASE II = LOCHLYN HILL PHASE II
VAR. = VARIABLE	INST: 2016-3811 (PLAT)
D/E = DRAINAGE EASEMENT	(PLAT) = LOCHLYN HILL PHASE III
A/E = ACCESS EASEMENT	INST: 2019-2201 (PLAT)
Ⓐ = PARCEL	(OLD LINE) = EXISTING PROPERTY LINES
	HEREBY VACATED