

**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 DONE ON 08-27-2017 USING MONUMENTS FOUND TO EXIST AT THE TIME.
3. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51003C0286D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
4. THERE ARE NO KNOWN PLACES OF BURIAL ON SUBJECT PARCELS.
5. EASEMENTS LABELED AS "PUBLIC" ARE PUBLIC AND SHALL BE DEDICATED TO THE CITY OF CHARLOTTESVILLE.
6. OWNER OF RECORD: PRESTON PLACE PROPERTIES, LLC FOR ALL PARCELS.
7. SOURCE OF TITLE: INSTRUMENT 2015:3728; BLA AT INSTRUMENT 2017:4554 AND 2018:4410; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AT INSTRUMENT 2018:4411 - ALL PARCELS.
8. ZONED R-3, SETBACKS PER CURRENT ZONING ORDINANCE Sec. 34-353.

**INDEX**

- V1 - COVER
- V2 - PUBLIC EASEMENT VACATION
- V3 - NEW PUBLIC UTILITY EASEMENTS

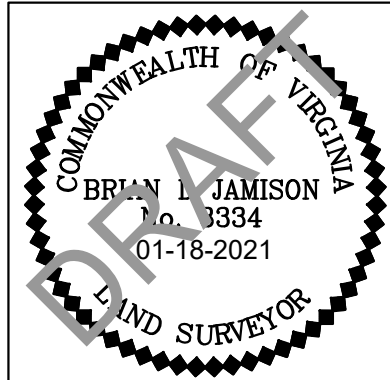
**STATEMENT OF CONSENT**

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, BEING COMMONLY KNOWN BY CURRENT CITY LAND RECORDS AS PARCEL NUMBERS 118.001, 118.002, AND 118.003 ON TAX MAP 5, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

\_\_\_\_\_  
 PRESTON PLACE PROPERTIES, LLC  
 712 RUGBY ROAD  
 CHARLOTTESVILLE, VA 22903

TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
 BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

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



PLAT VACATING AND CREATING  
 PUBLIC EASEMENTS  
 TAX MAP 5, PARCELS:  
**18.001, 118.002,**  
**AND 118.003**  
 CITY OF CHARLOTTESVILLE, VA

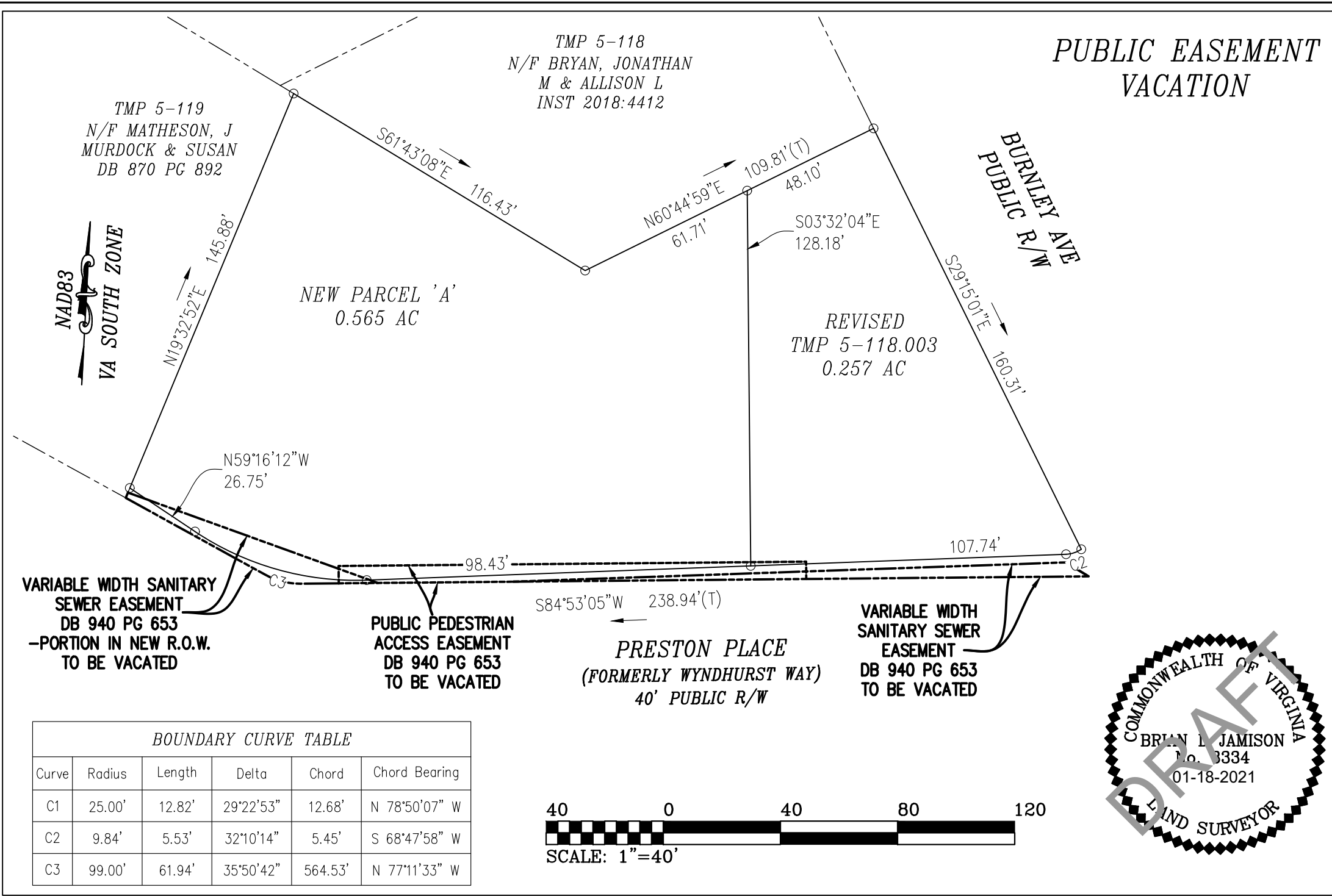
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REV:	
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SCALE:	N/A
JOB:	17.0078
FILE:	CIVIL PROJ
SHEET:	01 OF 03

**ROUDABUSH, GALE & ASSOCIATES, INC.**  
 ENGINEERS, SURVEYORS AND LAND PLANNERS



A PROFESSIONAL CORPORATION  
 SERVING VIRGINIA SINCE 1956

PHYSICAL: 999 2ND STREET SE - CHARLOTTESVILLE, VA 22902  
 MAIL: 435 MERCHANT WALK SQUARE, STE 300-159  
 CHARLOTTESVILLE, VA 22902  
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**PLAT VACATING AND CREATING PUBLIC EASEMENTS**

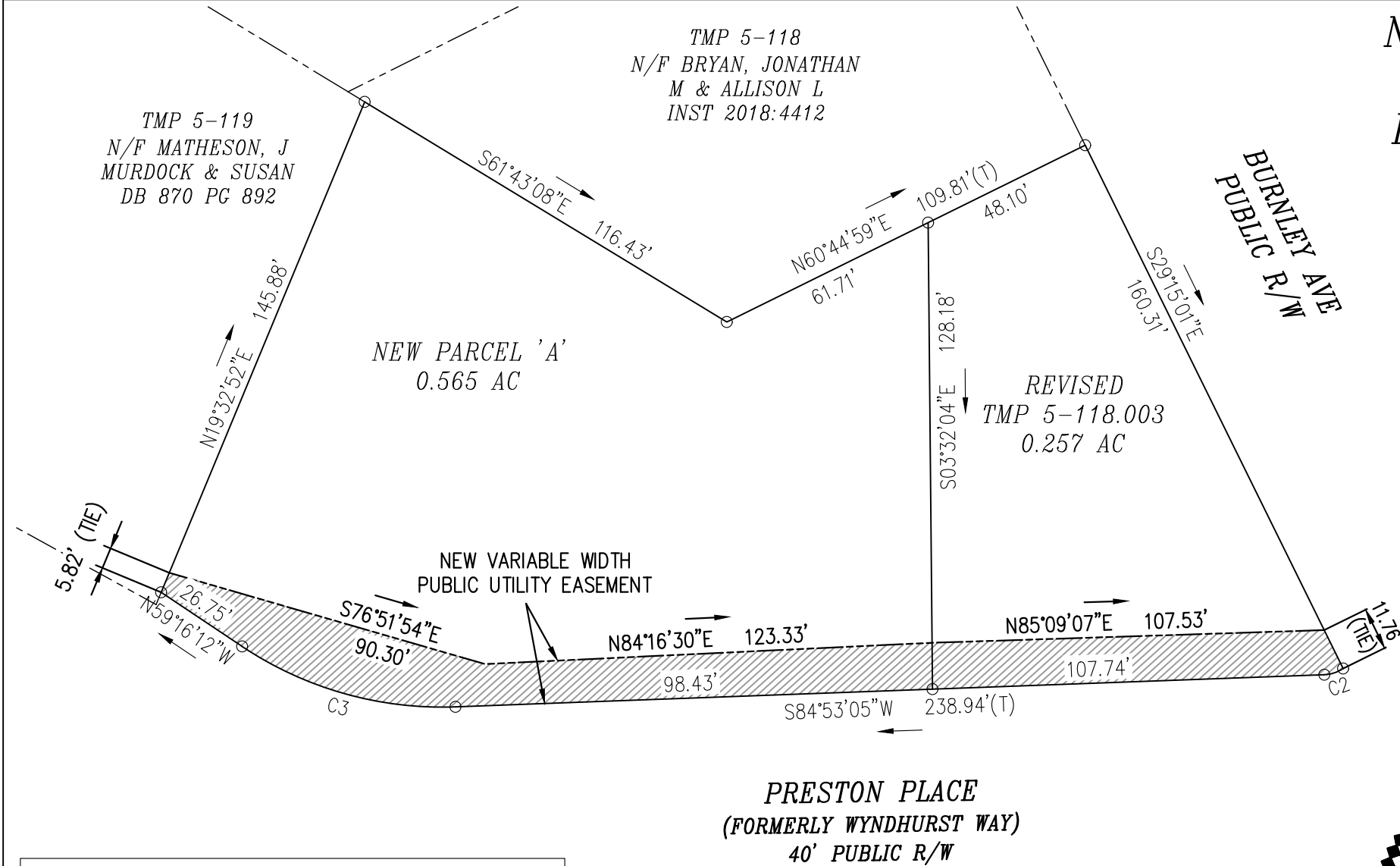
TAX MAP 5, PARCELS:  
**18.001, 118.002,  
AND 118.003**

CITY OF CHARLOTTESVILLE, VA

DATE:	01-18-2022
REV:	
REV:	
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SCALE:	1"=40'
JOB:	17.0078
FILE:	CIVIL PROJ
SHEET:	02 OF 03



# NEW PUBLIC UTILITY EASEMENTS

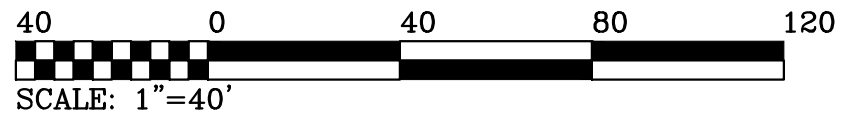


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 TAX MAP 5, PARCELS:  
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 CITY OF CHARLOTTESVILLE, VA

*BOUNDARY CURVE TABLE*

Curve	Radius	Length	Delta	Chord	Chord Bearing
C1	25.00'	12.82'	29°22'53"	12.68'	N 78°50'07" W
C2	9.84'	5.53'	32°10'14"	5.45'	S 68°47'58" W
C3	99.00'	61.94'	35°50'42"	564.53'	N 77°11'33" W



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