

BOUNDARY LINE ADJUSTMENT

LEGEND:

IF IRON PIN FOUND

TMP 5-118
N/F BRYAN, JONATHAN
M & ALLISON L
INST 2018:4412

TMP 5-119
N/F MATHESON, J
MURDOCK & SUSAN
DB 870 PG 892

NEW PARCEL 'A'
0.565 AC

ORIGINAL
TMP 5-118.001
0.343 AC

REVISED
TMP 5-118.003
0.257 AC

ORIGINAL
TMP 5-118.002
0.235 AC

ORIGINAL
TMP 5-118.003
0.273 AC

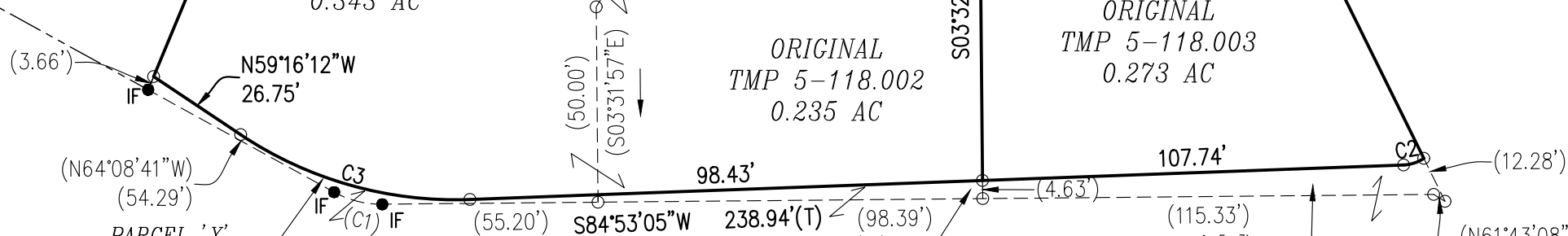
PARCEL 'X'
HEREBY DEDICATED
TO PUBLIC R.O.W.
0.006 AC.
231 SF

PARCEL 'Y'
HEREBY DEDICATED
TO PUBLIC R.O.W.
0.007 AC.
322 SF

PARCEL 'Z'
HEREBY DEDICATED
TO PUBLIC R.O.W.
0.016 AC.
724 SF

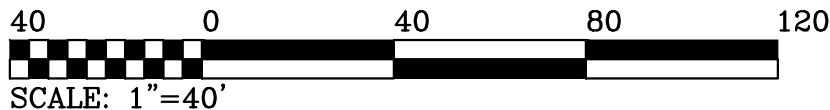
PRESTON PLACE
(FORMERLY WYNDHURST WAY)
40' PUBLIC R/W

BURNLEY AVE
PUBLIC R/W



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



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

A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956

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MAIL: 435 MERCHANT WALK SQUARE, STE 300-159
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PHONE: 434-977-0205, FAX: 434-296-5220
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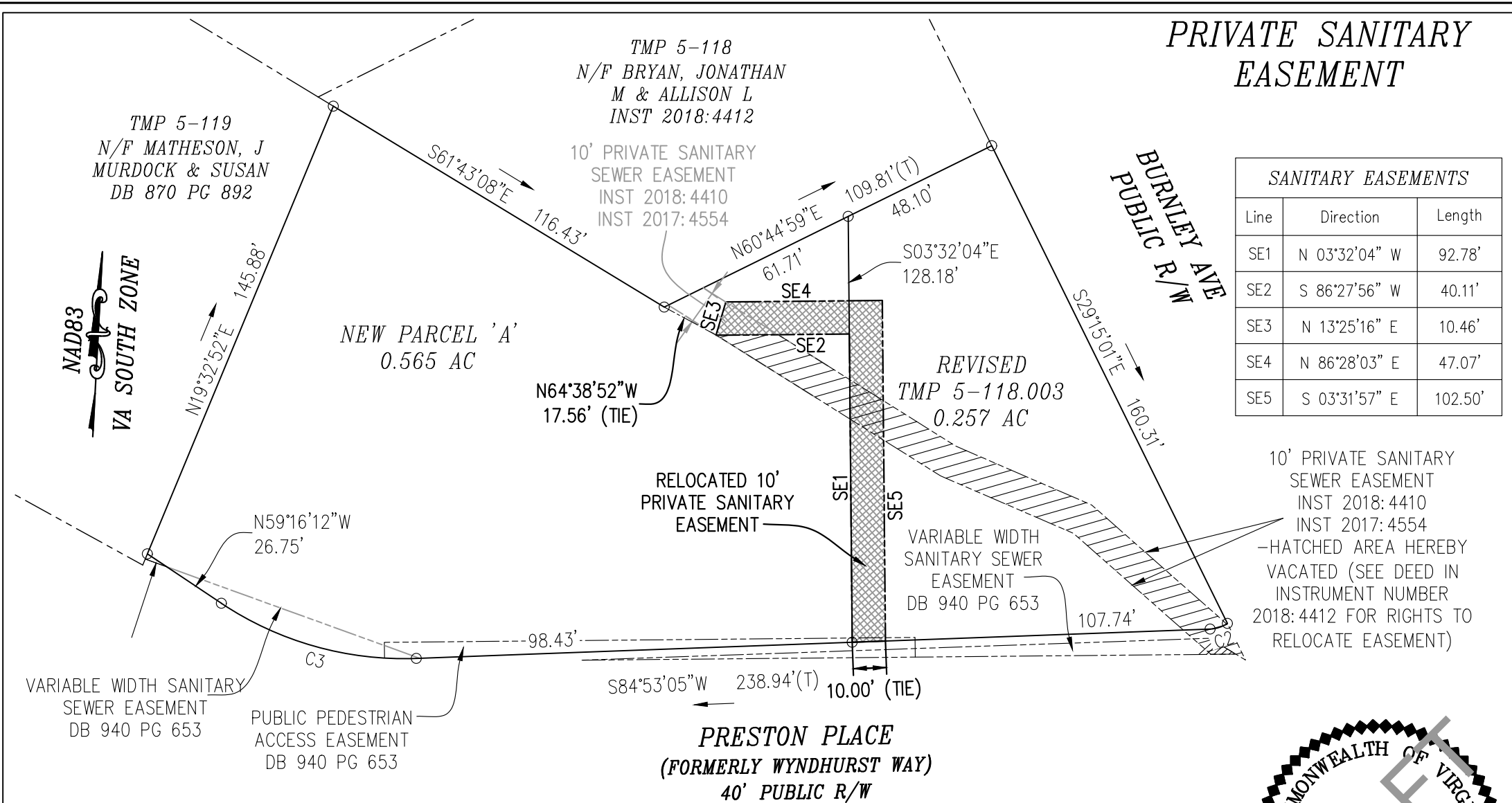
BOUNDARY LINE ADJUSTMENT AND
PRIVATE EASEMENT PLAT

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

CITY OF CHARLOTTESVILLE, VA

DATE:	06-01-2021
REV:	01-04-2022
REV:	01-18-2022
REV:	03-28-2022
SCALE:	1"=40'
JOB:	17.0078
FILE:	CIVIL PROJ
SHEET:	02 OF 03

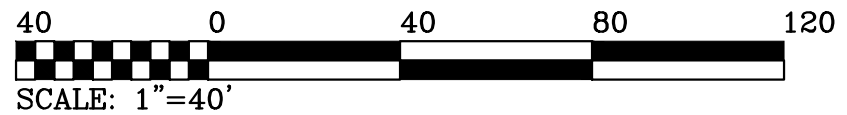
PRIVATE SANITARY EASEMENT



SANITARY EASEMENTS		
Line	Direction	Length
SE1	N 03°32'04" W	92.78'
SE2	S 86°27'56" W	40.11'
SE3	N 13°25'16" E	10.46'
SE4	N 86°28'03" E	47.07'
SE5	S 03°31'57" E	102.50'

10' PRIVATE SANITARY SEWER EASEMENT
 INST 2018:4410
 INST 2017:4554
 -HATCHED AREA HEREBY VACATED (SEE DEED IN INSTRUMENT NUMBER 2018:4412 FOR RIGHTS TO RELOCATE EASEMENT)

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