

LEGAL INFORMATION:

TAX MAP PARCEL: 25-5

OWNER: CHARLOTTESVILLE ABUNDANT LIFE MINISTRIES
 PO BOX 71
 CHARLOTTESVILLE, VA 22902
 SOURCE OF TITLE: INST. #2008:3119

TAX MAP PARCEL: 25-7.001

OWNER: COLES, DELVIN & TIFFANY
 101 ALTO PL
 CHARLOTTESVILLE, VA 22903
 SOURCE OF TITLE: INST. #2020:736

TAX MAP PARCEL 25-7.005

OWNER: SHAFIQI, MOHAMMAD & SHARKIRA
 115 ALTO PL
 CHARLOTTESVILLE, VA 22903
 SOURCE OF TITLE: INST. #2020:4702

TAX MAP PARCEL 25-7.006

OWNER: LEMUS-AMAYA, CECILIA
 114 ALTO PL
 CHARLOTTESVILLE, VA 22903
 SOURCE OF TITLE: INST. #2020:5035

TAX MAP PARCEL 25-7.007

OWNER: SADAT, SAYED S, FATEMA
 108 ALTO PL
 CHARLOTTESVILLE, VA 22903
 SOURCE OF TITLE: INST. #2020:3980

TAX MAP PARCEL 25-7.010

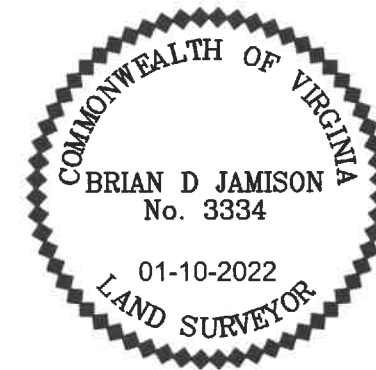
OWNER: ANDERSON, PANDORA
 100 ALTO PL
 CHARLOTTESVILLE, VA 22903
 SOURCE OF TITLE: INST. #2020:1750

TAX MAP PARCEL 25-7.011

OWNER: SOUND PROPERTY INVESTMENTS, LLC
 1111 ST CHARLES CT
 CHARLOTTESVILLE, VA 22901
 SOURCE OF TITLE: INST. #2019:1095



VICINITY SKETCH SCALE: 1"=500'



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.
2. BOUNDARY INFORMATION IS BASED ON PLATS OF RECORD.
3. PLAT REFERENCES USED ARE RECORDED AT DB 63 PG 2, DB 4967 PG 133, INSTRUMENT 2017:2612, INSTRUMENT 2012:4313 AND INSTRUMENT 2014:1452.
4. EXISTING EASEMENTS SHOWN ARE RECORDED AT INSTRUMENT 2017:2612 UNLESS OTHERWISE NOTED.
5. PUBLIC EASEMENTS SHALL BE DEDICATED TO THE CITY OF CHARLOTTESVILLE.
6. VARIABLE WIDTH MAIL KIOSK ESMT IS TO BE DEDICATED TO THE HOA FOR THE MAINTENANCE OF THE CBU. SAID EASEMENT IS ALSO TO PROVIDE PUBLIC ACCESS TO THE CBU.

LEGEND:

- IF IRON FOUND
- 'X' X FOUND IN CONCRETE
- BOA BLOW OFF ASSEMBLY
- FH FIRE HYDRANT

METES AND BOUNDS OF PROPERTY LINES ARE SHOWN IN (PARENTHESIS) ON PLAT

INDEX

- 1 - COVER
- 2 - PUBLIC UTILITY / MAIL KIOSK EASEMENTS
- 3 - SIDEWALK EASEMENTS
- 4 - SIDEWALK EASEMENTS
- 5 - BASSO LANE PUBLIC UTILITY EASEMENT

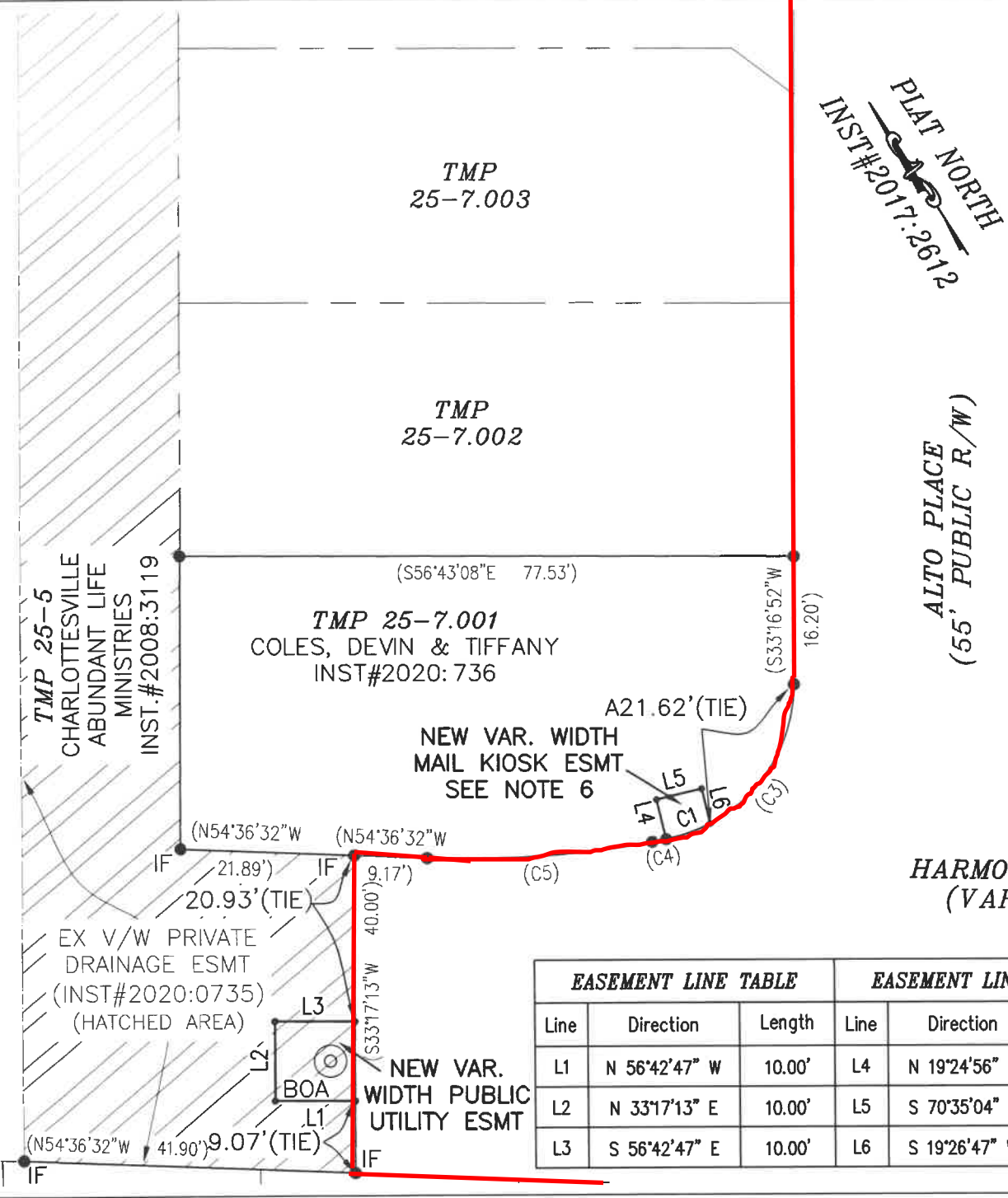


ROUDABUSH, GALT & ASSOC., INC.
 A PROFESSIONAL CORPORATION
 SERVING VIRGINIA SINCE 1956

PHYSICAL: 998 SECOND ST. SE, CHARLOTTESVILLE, VA 22902
 MAILING: 435 MERCHANT WALK SO., SUITE 300-159, CHARLOTTESVILLE, VA 22902
 PHONE: 434-977-0205
 WWW.ROUDABUSH.COM

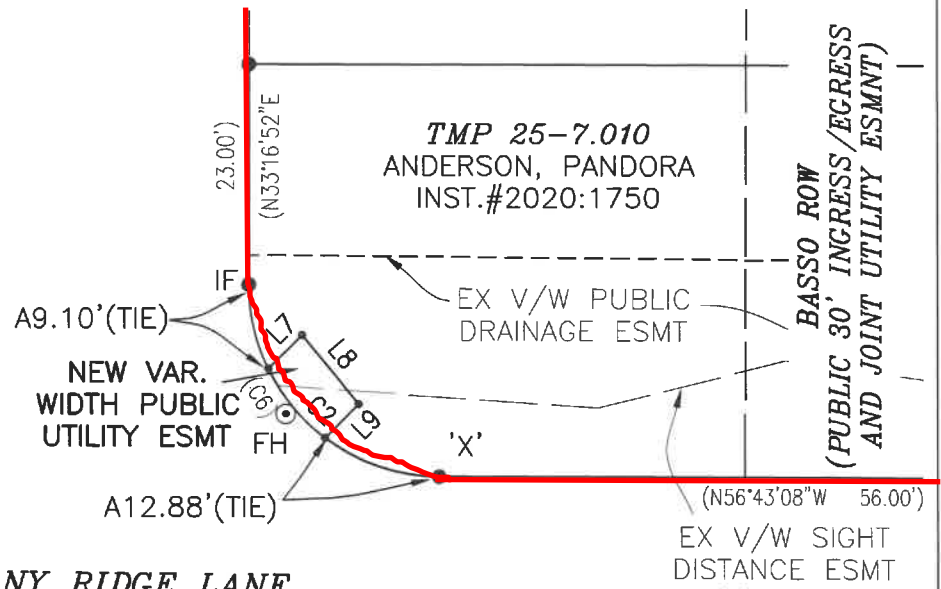
PUBLIC UTILITY, MAIL KIOSK, & SIDEWALK ACCESS & MAINTENANCE EASEMENT PLAT
 TMP 25-5, TMP 25-7.001, TMP 25-7.005, TMP 25-7.006, TMP 25-7.010, TMP 25-7.007, & TMP 25-7.011
 HARMONY RIDGE SUBDIVISION
 CHARLOTTESVILLE, VIRGINIA

| | |
|--------|------------|
| DATE: | 02-17-2021 |
| REV: | 07-06-2021 |
| REV: | 08-30-2021 |
| REV: | 01-10-2022 |
| SCALE: | NTS |
| JOB: | 8551 |
| FILE: | |
| SHEET: | 01 OF 05 |



CURVE TABLE

| Curve | Length | Radius | Delta | Tangent | Chord | Chord Bearing |
|-------|--------|---------|-----------|---------|--------|---------------|
| (C3) | 27.53' | 20.00' | 78°51'40" | 16.45' | 25.41' | S 72°42'42" W |
| (C4) | 1.82' | 132.00' | 0°47'26" | 0.91' | 1.82' | N 67°27'45" W |
| (C5) | 28.70' | 132.00' | 12°27'30" | 14.41' | 28.65' | N 60°50'17" W |
| (C6) | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | N 11°43'08" W |
| C1 | 5.91' | 20.00' | 16°55'02" | 2.97' | 5.88' | N 76°18'59" W |
| C2 | 9.43' | 20.00' | 27°01'39" | 4.81' | 9.35' | N 06°18'24" W |



| EASEMENT LINE TABLE | | | EASEMENT LINE TABLE | | | EASEMENT LINE TABLE | | |
|---------------------|---------------|--------|---------------------|---------------|--------|---------------------|---------------|--------|
| Line | Direction | Length | Line | Direction | Length | Line | Direction | Length |
| L1 | N 56°42'47" W | 10.00' | L4 | N 19°24'56" E | 5.13' | L7 | N 78°16'52" E | 5.00' |
| L2 | N 33°17'13" E | 10.00' | L5 | S 70°35'04" E | 5.86' | L8 | S 06°18'24" E | 9.35' |
| L3 | S 56°42'47" E | 10.00' | L6 | S 19°26'47" W | 4.54' | L9 | S 78°16'52" W | 5.00' |



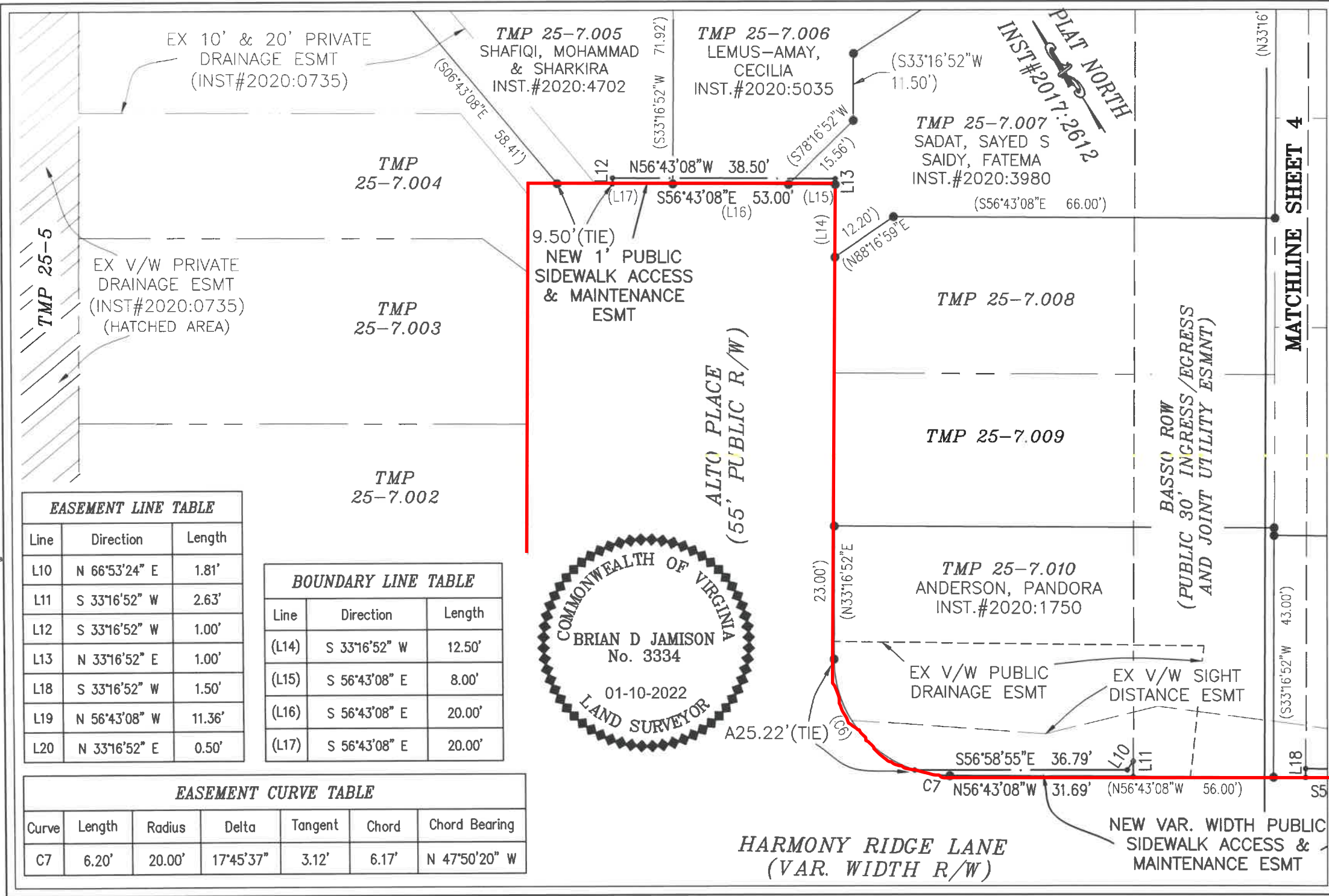
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EASEMENT LINE TABLE

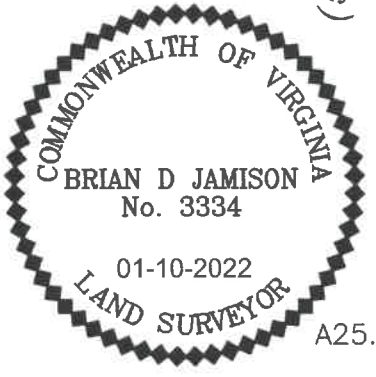
| Line | Direction | Length |
|------|---------------|--------|
| L10 | N 66°53'24" E | 1.81' |
| L11 | S 33°16'52" W | 2.63' |
| L12 | S 33°16'52" W | 1.00' |
| L13 | N 33°16'52" E | 1.00' |
| L18 | S 33°16'52" W | 1.50' |
| L19 | N 56°43'08" W | 11.36' |
| L20 | N 33°16'52" E | 0.50' |

BOUNDARY LINE TABLE

| Line | Direction | Length |
|-------|---------------|--------|
| (L14) | S 33°16'52" W | 12.50' |
| (L15) | S 56°43'08" E | 8.00' |
| (L16) | S 56°43'08" E | 20.00' |
| (L17) | S 56°43'08" E | 20.00' |

EASEMENT CURVE TABLE

| Curve | Length | Radius | Delta | Tangent | Chord | Chord Bearing |
|-------|--------|--------|-----------|---------|-------|---------------|
| C7 | 6.20' | 20.00' | 17°45'37" | 3.12' | 6.17' | N 47°50'20" W |



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TMP 25-7.006
LEMUS-AMAY,
CECILIA
NST.#2020:5035

(S33°16'52"W
11.50')

(S78°16'52"W
15.56')

"W 38.50'

3'08"E 53.00' (L15)

(L14)

12.20'

(N88°16'59"E

TMP 25-7.007
SADAT, SAYED S
SAIDY, FATEMA
INST.#2020:3980

(S56°43'08"E 66.00')

ALTO PLACE
(55' PUBLIC R/W)

TMP 25-7.008

TMP 25-7.009

TMP 25-7.010
ANDERSON, PANDORA
INST.#2020:1750

TMP 25-7.011
SOUND PROPERTY
INVESTMENTS, LLC.
INST.#2019:1095

(TO BE VACATED)
EX. 46' BMP/SWM
EASEMENT (HOA)
INST#2017:2612

HARMONY RIDGE LANE
(VAR. WIDTH R/W)

NEW VAR. WIDTH PUBLIC
SIDEWALK ACCESS &
MAINTENANCE ESMT

BASSO ROW
(PUBLIC 30' INGRESS/EGRESS
AND JOINT UTILITY ESMT)

MATCHLINE SHEET 3

MATCHLINE SHEET 4

5TH STREET SW

CURVE TABLE

| Curve | Length | Radius | Delta | Tangent | Chord | Chord Bearing |
|-------|--------|--------|-----------|---------|--------|---------------|
| (C6) | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | N 11°43'08" W |
| (C9) | 23.88' | 15.00' | 91°13'52" | 15.33' | 21.44' | N 77°39'56" E |

EASEMENT CURVE TABLE

| Curve | Length | Radius | Delta | Tangent | Chord | Chord Bearing |
|-------|--------|--------|-----------|---------|--------|---------------|
| C7 | 6.20' | 20.00' | 17°45'37" | 3.12' | 6.17' | N 47°50'20" W |
| C8 | 12.61' | 15.00' | 48°10'58" | 6.71' | 12.25' | S 80°48'40" E |

EASEMENT LINE TABLE

| Line | Direction | Length |
|------|---------------|--------|
| L10 | N 66°53'24" E | 1.81' |
| L11 | S 33°16'52" W | 2.63' |
| L13 | N 33°16'52" E | 1.00' |
| L18 | S 33°16'52" W | 1.50' |

EASEMENT LINE TABLE

| Line | Direction | Length |
|------|---------------|--------|
| L19 | N 56°43'08" W | 11.36' |
| L20 | N 33°16'52" E | 0.50' |
| L21 | N 61°00'00" W | 10.00' |
| L22 | N 85°00'00" W | 6.86' |

BOUNDARY LINE TABLE

| Line | Direction | Length |
|-------|---------------|--------|
| (L14) | S 33°16'52" W | 12.50' |
| (L15) | S 56°43'08" E | 8.00' |
| (L16) | S 56°43'08" E | 20.00' |



PLAT NORTH
INST#2017:2612

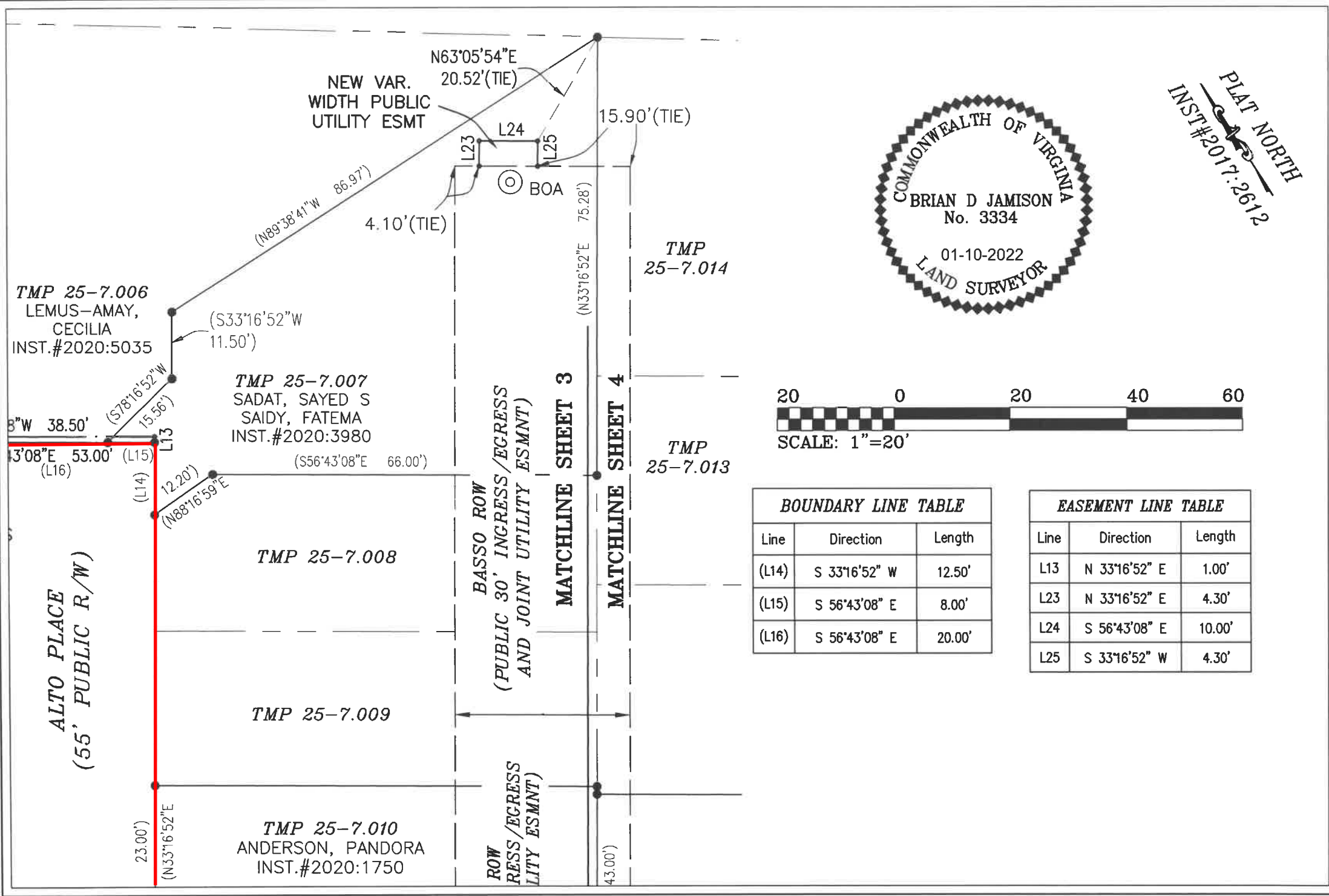
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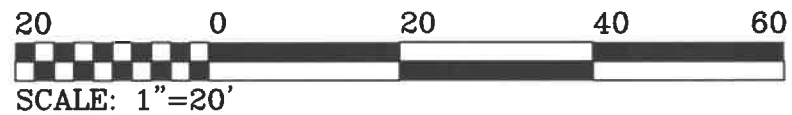
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PLAT NORTH
INST#2017:2612



| BOUNDARY LINE TABLE | | |
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| Line | Direction | Length |
| (L14) | S 33°16'52" W | 12.50' |
| (L15) | S 56°43'08" E | 8.00' |
| (L16) | S 56°43'08" E | 20.00' |

| EASEMENT LINE TABLE | | |
|---------------------|---------------|--------|
| Line | Direction | Length |
| L13 | N 33°16'52" E | 1.00' |
| L23 | N 33°16'52" E | 4.30' |
| L24 | S 56°43'08" E | 10.00' |
| L25 | S 33°16'52" W | 4.30' |

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