

PARCEL INFORMATION:

TMP 76M2-01-D

OWNER:

WILLOUGHBY PROPERTY OWNER'S ASSOCIATION INC
C/O REAL PROPERTY INC
MAILING: 1500 AMHERST STREET
CHARLOTTESVILLE, VA 22902

TMP 77-7

OWNER:

CITY OF CHARLOTTESVILLE VA
PHYSICAL ADDRESS: 2100 AVON COURT
CHARLOTTESVILLE, VA 22902
MAILING: PO BOX 911
CHARLOTTESVILLE, VA 22902

TMP 77-8B

OWNER:

AVON COURT HOLDINGS LLC
MAILING: PO BOX 1467
CHARLOTTESVILLE, VA 22902

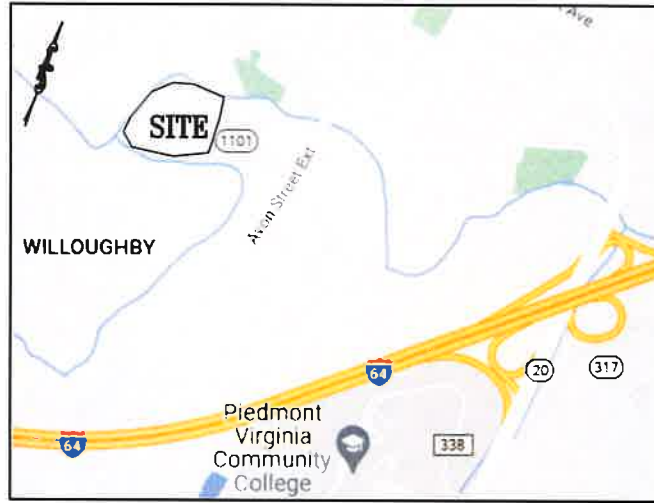
TMP 77-8C

PSALM THIRTY FOUR PROPERTIES LLC
MAILING: 106 LIDE PLACE
CHARLOTTESVILLE, VA 22902

TMP 77-9

LIGHTHOUSE LAND LLC

PHYSICAL/MAILING: 2050 AVON COURT
CHARLOTTESVILLE, VA 22902



VICINITY MAP

SCALE: 1"=2000'



NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE (2) NEW VARIABLE WIDTH PRIVATE DRAINAGE EASEMENTS ON TMP 77-7.
2. BOUNDARY INFORMATION IS SHOWN AS PER AN ACTUAL FIELD SURVEY OF TMP 77-8B BY THIS OFFICE DATED 03-23-21. A BOUNDARY SURVEY OF TMP 77-7 WAS NOT PERFORMED.

PLAT PREPARED BY: ALLEN CROSS

ROUDABUSH, GALE & ASSOC., INC.



A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956

PHYSICAL ADDRESS: 999 SECOND ST SE SUITE 201 435 MERCHANT WALK SQ SUITE 300-159
CHARLOTTESVILLE, VA 22902

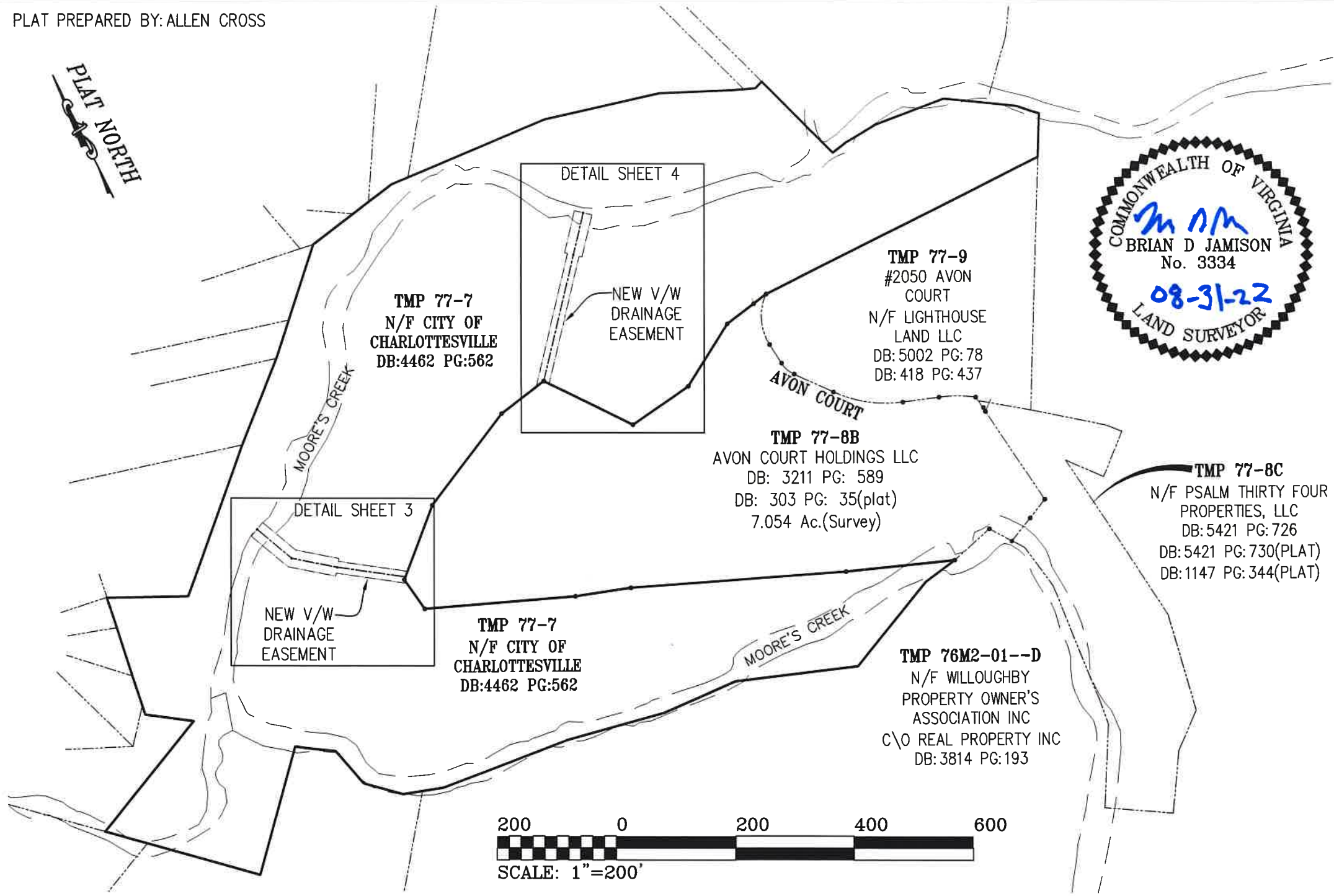
PHONE: 434-977-0205 WWW.ROUDABUSH.COM

PLAT CREATING PRIVATE DRAINAGE
EASEMENTS
AVON COURT HOLDINGS
TAX MAP 77 PARCEL 7
ALBEMARLE COUNTY, VIRGINIA

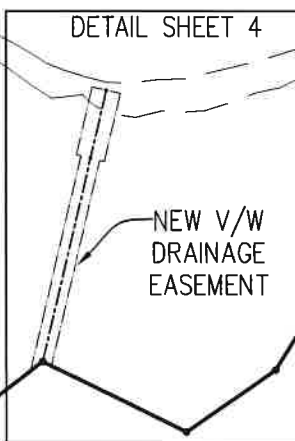
COVER SHEET

DATE:	08-31-2022
REV:	
REV:	
REV:	
SCALE:	N/A
JOB:	20.2022
FILE:	20.2022
SHEET:	01 OF 04

PLAT PREPARED BY: ALLEN CROSS



TMP 77-7
N/F CITY OF
CHARLOTTESVILLE
DB:4462 PG:562



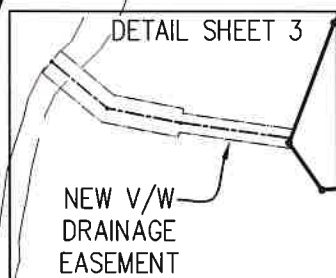
DETAIL SHEET 4

NEW V/W
DRAINAGE
EASEMENT

TMP 77-9
#2050 AVON
COURT
N/F LIGHTHOUSE
LAND LLC
DB: 5002 PG: 78
DB: 418 PG: 437

TMP 77-8B
AVON COURT HOLDINGS LLC
DB: 3211 PG: 589
DB: 303 PG: 35(plat)
7.054 Ac.(Survey)

TMP 77-8C
N/F PSALM THIRTY FOUR
PROPERTIES, LLC
DB: 5421 PG: 726
DB: 5421 PG: 730(PLAT)
DB: 1147 PG: 344(PLAT)

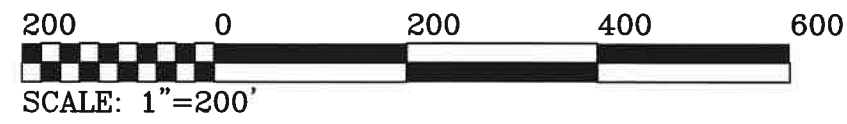


DETAIL SHEET 3

NEW V/W
DRAINAGE
EASEMENT

TMP 77-7
N/F CITY OF
CHARLOTTESVILLE
DB:4462 PG:562

TMP 76M2-01--D
N/F WILLOUGHBY
PROPERTY OWNER'S
ASSOCIATION INC
C/O REAL PROPERTY INC
DB: 3814 PG: 193



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999 SECOND STREET SE
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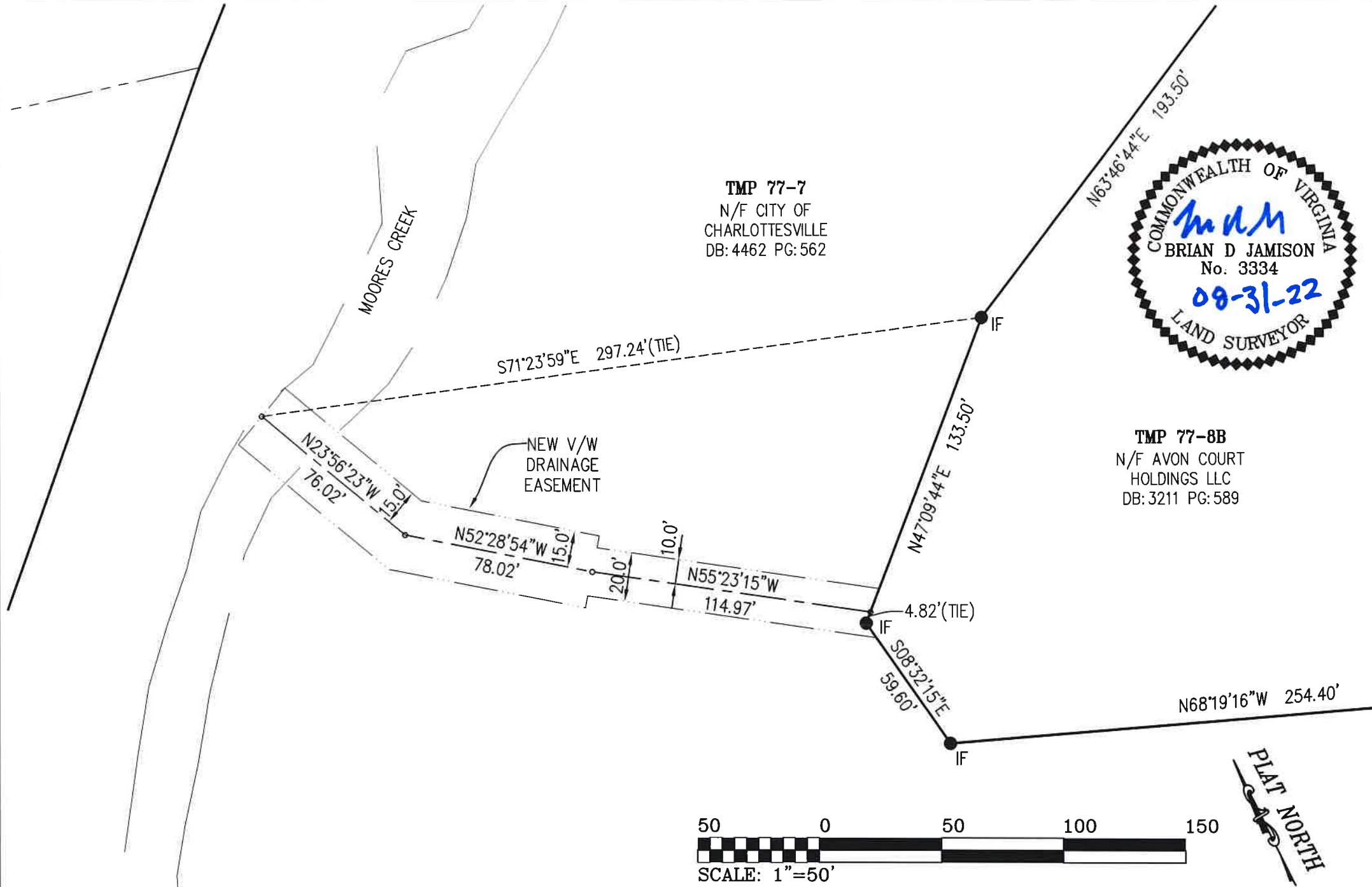
**PLAT CREATING PRIVATE DRAINAGE
EASEMENTS
AVON COURT HOLDINGS
TAX MAP 77 PARCEL 7
ALBEMARLE COUNTY, VIRGINIA**

OVERVIEW SHEET

DATE:	08-31-2022
REV:	
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SCALE:	1"=200'
JOB:	20.2022
FILE:	20.2022
SHEET:	02 OF 04

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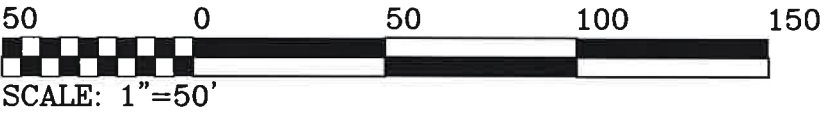
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TMP 77-7
 N/F CITY OF
 CHARLOTTESVILLE
 DB: 4462 PG: 562



TMP 77-8B
 N/F AVON COURT
 HOLDINGS LLC
 DB: 3211 PG: 589



PLAT PREPARED BY: ALLEN CROSS

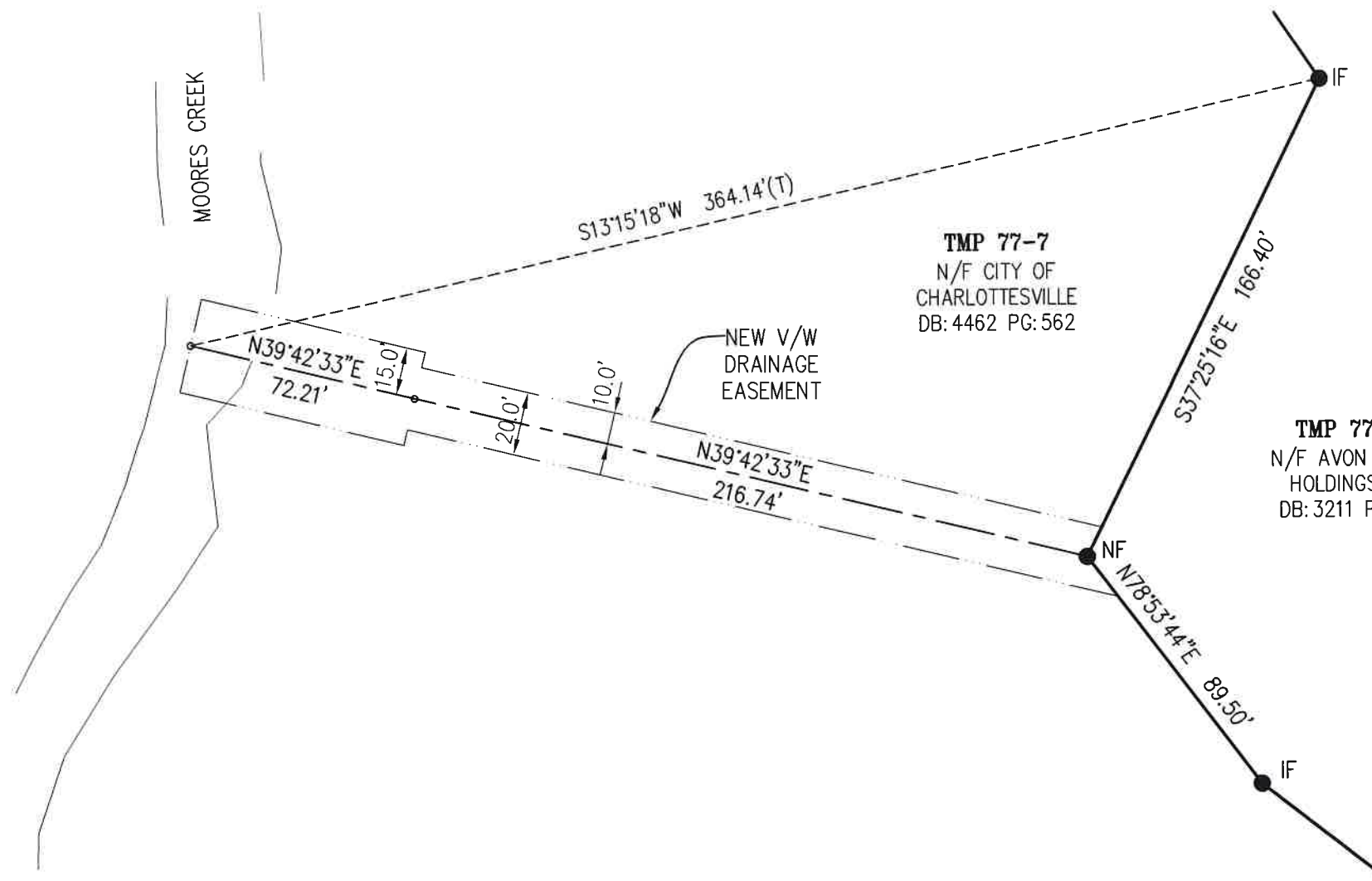
ROUDABUSH, GALE & ASSOC., INC.
 A PROFESSIONAL CORPORATION
 SERVING VIRGINIA SINCE 1966

998 SECOND STREET SE
 CHARLOTTESVILLE, VA 22902
 PHONE 434-977-0205 WWW.ROUDABUSH.COM

**PLAT CREATING PRIVATE DRAINAGE
 EASEMENTS
 AVON COURT HOLDINGS
 TAX MAP 77 PARCEL 7
 ALBEMARLE COUNTY, VIRGINIA
 NEW EASEMENT**

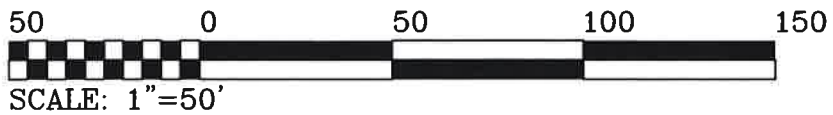
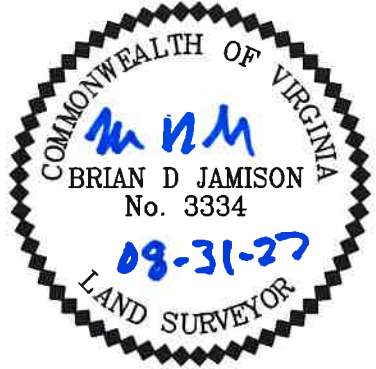
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SCALE:	1"=50'
JOB:	20.2022
FILE:	20.2022
SHEET:	03 OF 04

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TMP 77-7
 N/F CITY OF
 CHARLOTTESVILLE
 DB: 4462 PG: 562

TMP 77-8B
 N/F AVON COURT
 HOLDINGS LLC
 DB: 3211 PG: 589



PLAT PREPARED BY: ALLEN CROSS

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**PLAT CREATING PRIVATE DRAINAGE
 EASEMENTS
 AVON COURT HOLDINGS
 TAX MAP 77 PARCEL 7
 ALBEMARLE COUNTY, VIRGINIA**

NEW EASEMENT

DATE:	08-31-2022
REV:	
REV:	
REV:	
SCALE:	1"=50'
JOB:	20.2022
FILE:	20.2022
SHEET:	04 OF 04