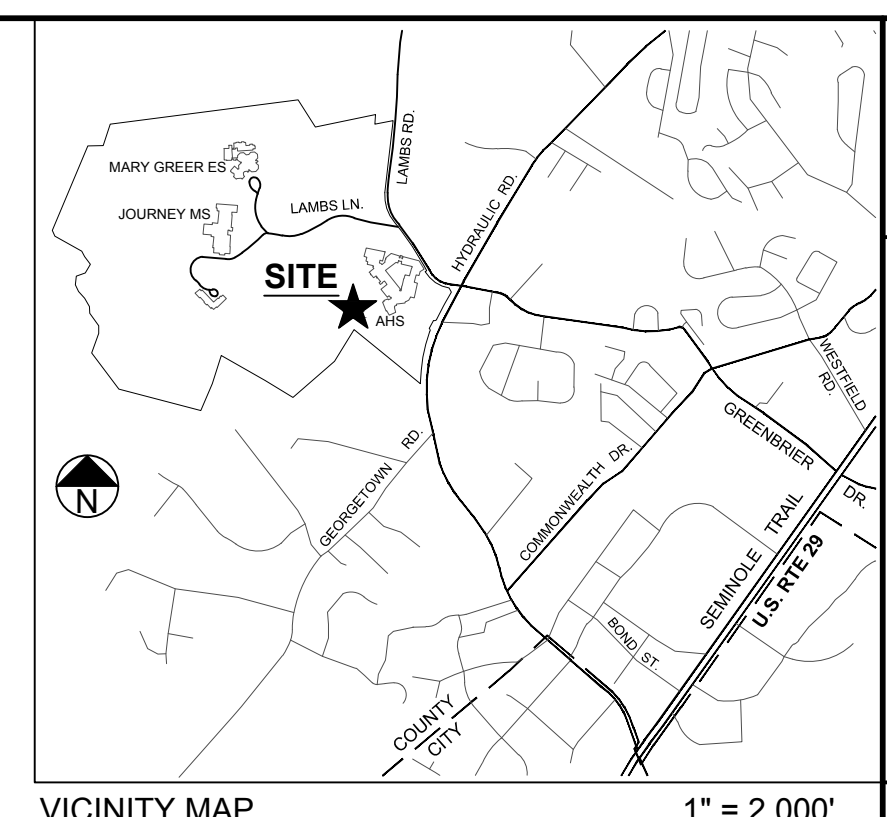
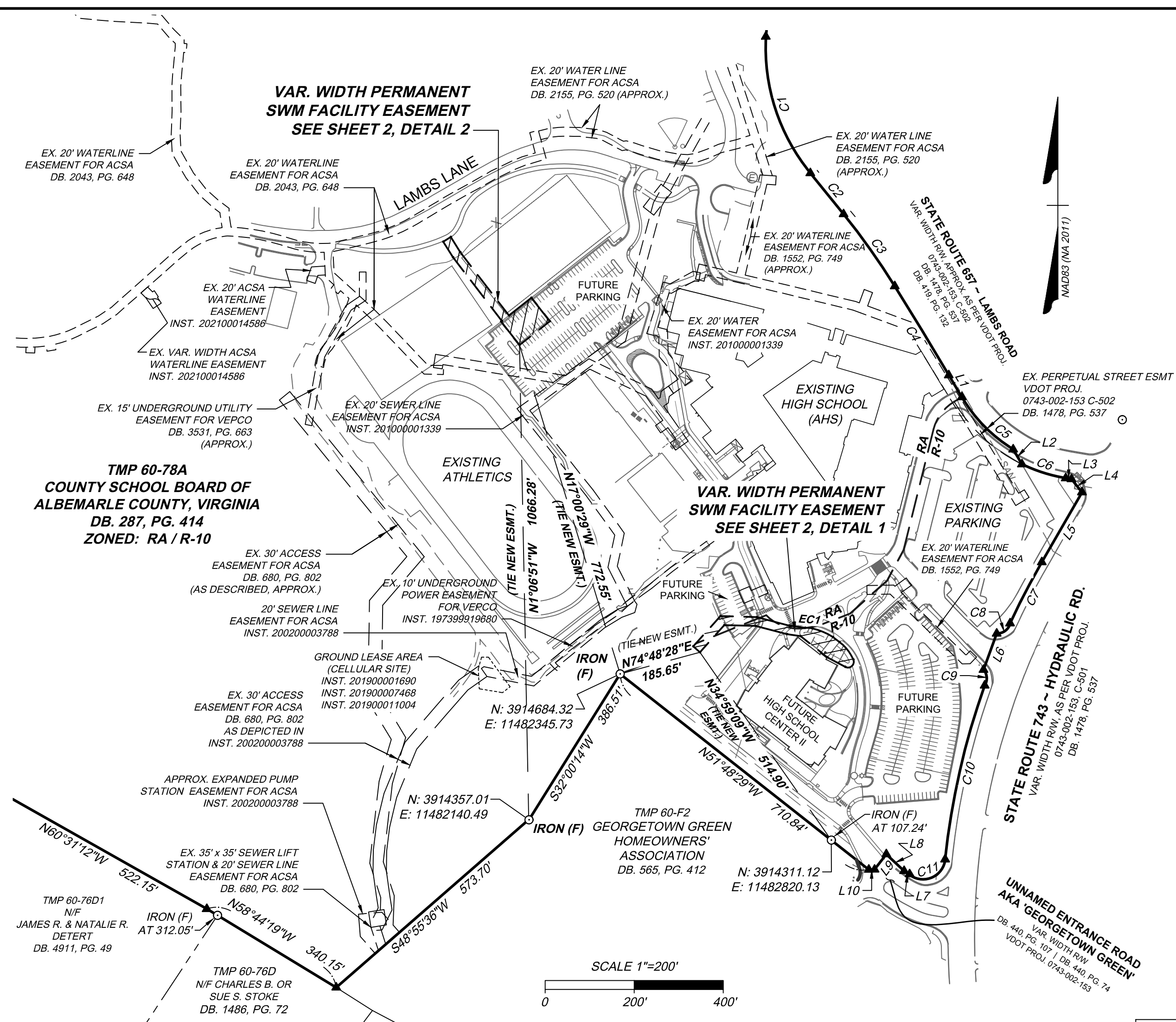


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**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	442.95'	330.03'	173.10'	42°41'23"	S18°02'25"E	322.45'
C2	15818.12'	118.56'	59.28'	0°25'46"	S39°04'27"E	118.56'
C3	1669.16'	198.75'	99.49'	6°49'20"	N35°25'42"W	198.63'
C4	8676.41'	233.83'	116.92'	1°32'39"	N31°14'43"W	233.82'
C5	338.31'	166.17'	84.80'	28°08'34"	S44°34'54"E	164.51'
C6	358.31'	103.47'	52.10'	16°32'44"	S72°25'15"E	103.11'
C7	1685.02'	150.78'	75.44'	5°07'37"	S27°20'34"W	150.73'
C8	30.00'	40.88'	24.32'	78°04'20"	S52°42'44"W	37.79'
C9	30.00'	37.66'	21.76'	71°55'18"	S4°29'32"E	35.23'
C10	1685.02'	401.69'	201.80'	13°39'31"	S12°49'23"W	400.74'
C11	50.00'	101.45'	80.42'	116°15'29"	S64°07'22"W	84.92'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S30°34'17"E	57.42'
L2	S30°30'37"E	38.91'
L3	S80°41'37"E	12.97'
L4	S38°23'16"E	37.97'
L5	S29°54'23"W	180.89'
L6	S20°00'31"W	86.76'
L7	N54°45'56"W	19.31'
L8	N46°49'25"W	54.87'
L9	S37°37'26"W	43.42'
L10	S89°09'37"W	12.97'

**SURVEY NOTES:**

- PROPERTY & ZONING INFORMATION:  
OWNER: COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA DB. 287, PG. 414  
REFERENCE: COUNTY TAX MAP NUMBER: 60-78A (06000-00-00-078A0)  
PROPERTY ADDRESS: 2775 HYDRAULIC ROAD (HIGH SCH.) AREA: 216.69 ACRES (GIS)  
ZONED: RA (RURAL AREAS) PART R-10 PART  
PROPERTY SHOWN HEREON IS SUBJECT TO THE CONDITIONS OF VA198100028, SP201600004, SP202000008, AND ZMA202300008.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON:  
a) LAND RECORDS OBTAINED (& REFERENCED) FROM THE CLERK'S OFFICE OF ALBEMARLE COUNTY, VA;  
b) FIELD SURVEY BY THIS FIRM FOR RECOVERY AND VERIFICATION OF EXISTING PROPERTY CORNERS AS SHOWN HEREON.
- THIS PLAT DOES NOT REPRESENT A FORMAL BOUNDARY SURVEY PERFORMED BY THIS FIRM.
- BASIS OF MERIDIAN NAD83 (NA 2011) VA SOUTH ZONE VIA NETWORK GPS OBSERVATIONS.

- BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0260D, (PANEL 260 OF 575) EFFECTIVE FEBRUARY 4, 2005, PORTIONS OF THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PLAT HEREBY DEDICATES TO PUBLIC USE THE SWM FACILITY EASEMENTS SHOWN HEREON.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE IVY CREEK WATERSHED PER COUNTY GIS.
- THE PROPERTY HEREON IS LOCATED WITHIN A WATER SUPPLY PROTECTION AREA.
- THE PROPERTY IS HEREON IS LOCATED WITHIN AN ENTRANCE CORRIDOR OVERLAY AREA.
- THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE STEEP SLOPES (MANAGED) OVERLAY DISTRICT.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AIRPORT IMPACT AREA.

**OWNER'S APPROVAL:**

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "PLAT SHOWING SWM FACILITY EASEMENT ON THE LANDS OF COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA, TAX MAP PARCEL 60-78A, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

\_\_\_\_\_  
DATE

(PRINT NAME)

STATE OF: \_\_\_\_\_  
COUNTY OR CITY OF: \_\_\_\_\_

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

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

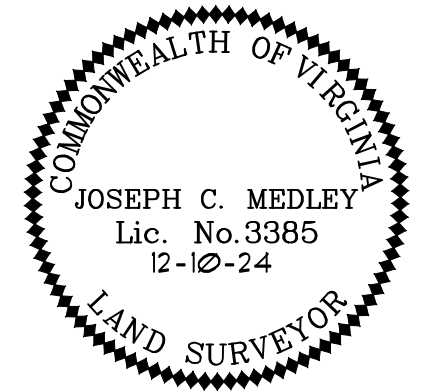
**COUNTY OF ALBEMARLE  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
DESIGNATED AGENT

\_\_\_\_\_  
DATE

**OWNER ADDRESS:**

COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA  
401 MCINTIRE ROAD  
CHARLOTTESVILLE, VA 22902



PLAT SHOWING  
**SWM FACILITY EASEMENT**  
ON THE LANDS OF  
**COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY**  
TAX MAP PARCEL 60-78A  
JACK JOUETT MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

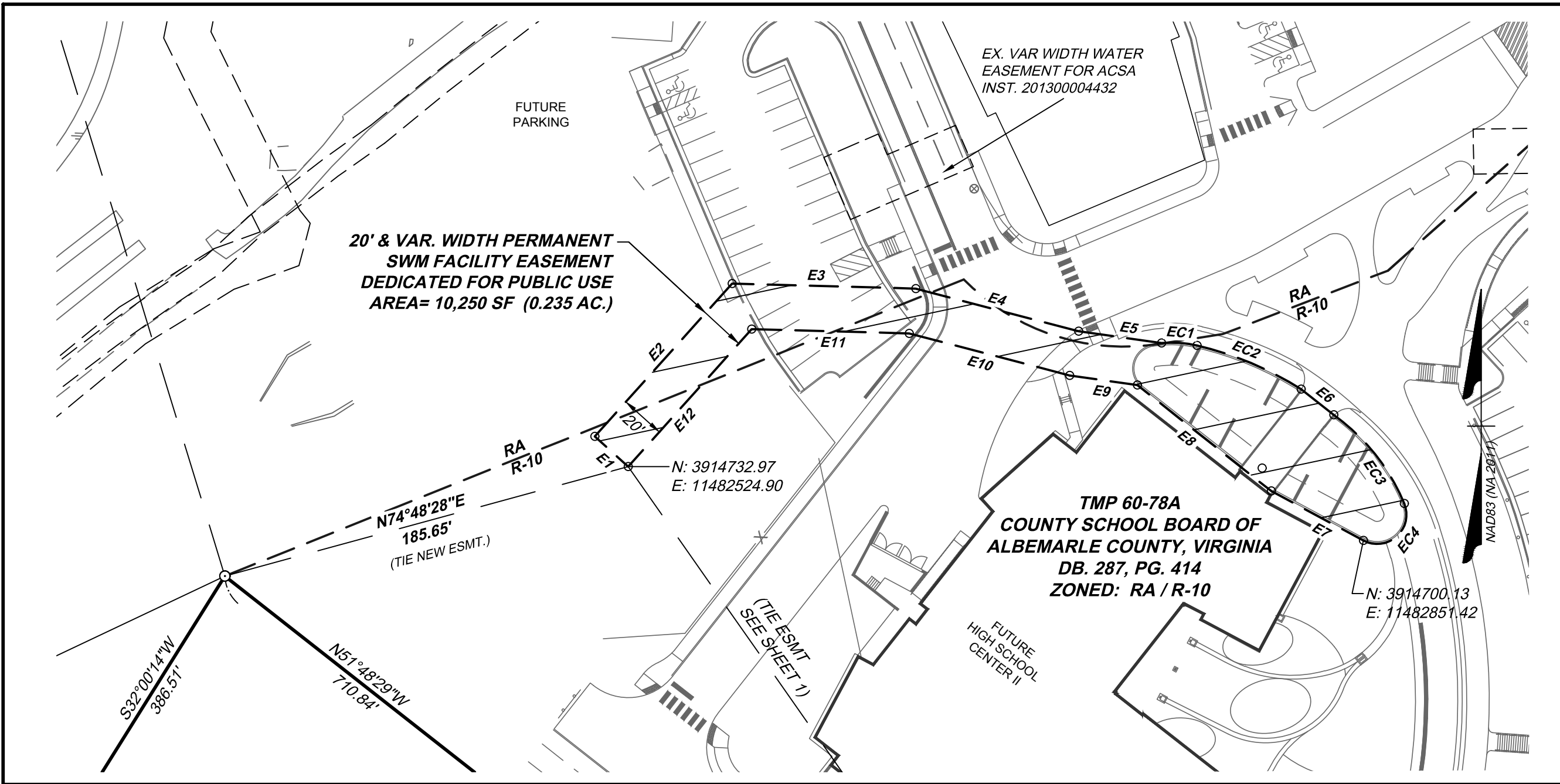
Jack Jouett Mag. District	Albemarle County, VA
DATE: OCTOBER 31, 2024	SCALE: 1"=200'
SHEET 1 OF 2	J.N.: 53987.003
DRAWN BY: JCM	CHECK BY: JCM
LAST REVISED: DEC. 10, 2024	

THIS DRAWING PREPARED AT THE  
**STAUNTON OFFICE**  
28 Imperial Drive, Staunton, VA 24401  
TEL. 540.865.0920 FAX. 540.865.0786 WWW.TIMMONS.COM

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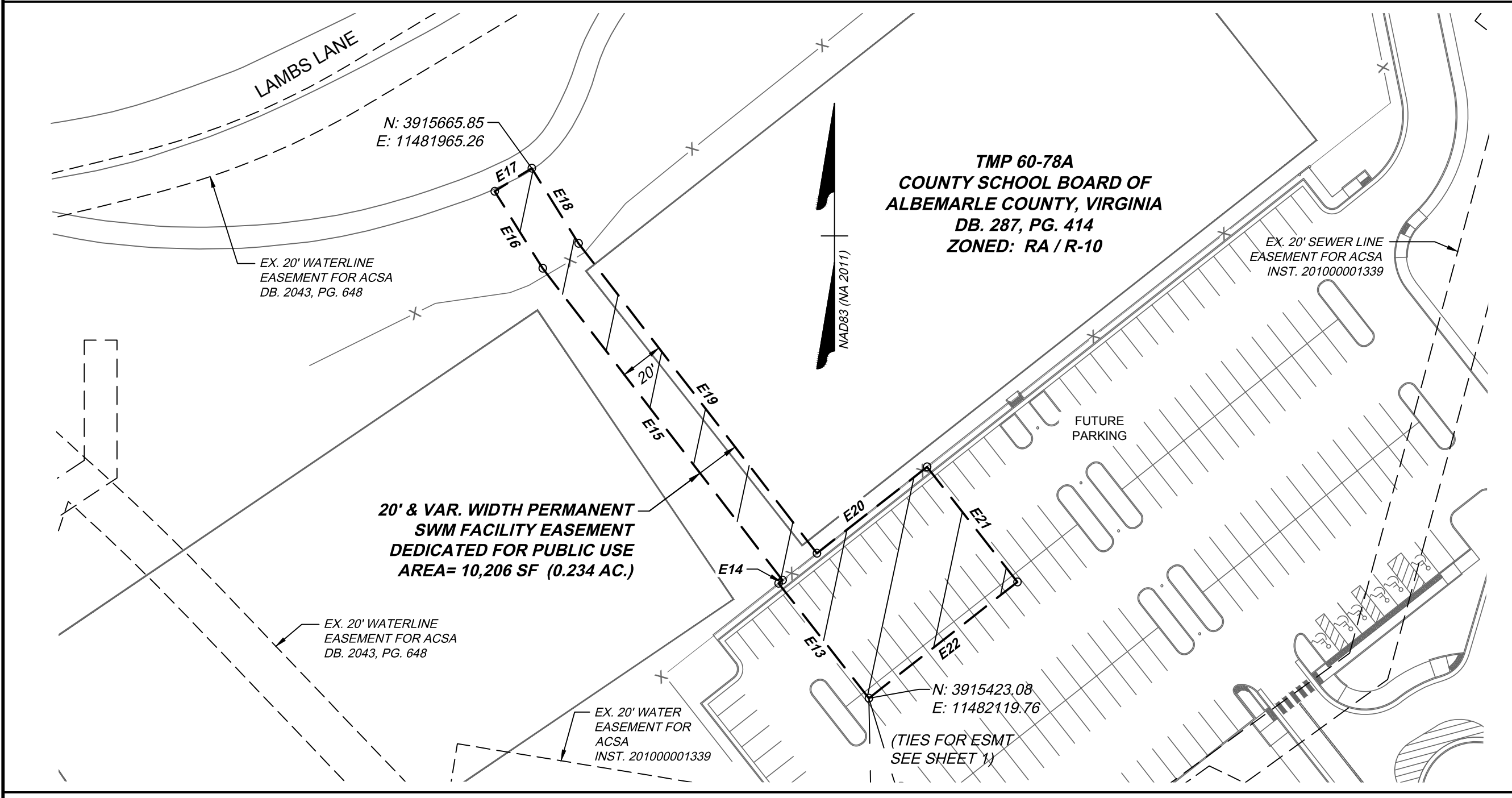
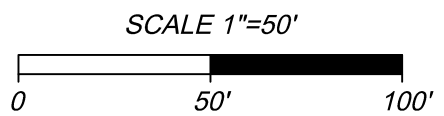
**TIMMONS GROUP**



LINE TABLE		
LINE	BEARING	LENGTH
E1	N48°03'49\"W	20.00'
E2	N41°56'11\"E	91.32'
E3	S88°26'38\"E	81.57'
E4	S75°18'59\"E	74.79'
E5	S81°55'03\"E	37.22'
E6	S51°45'03\"E	18.40'
E7	N61°46'45\"W	46.42'
E8	N51°37'56\"W	75.91'
E9	N81°55'03\"W	30.33'
E10	N75°18'59\"W	73.64'
E11	N88°26'38\"W	70.02'
E12	S41°56'11\"W	82.08'

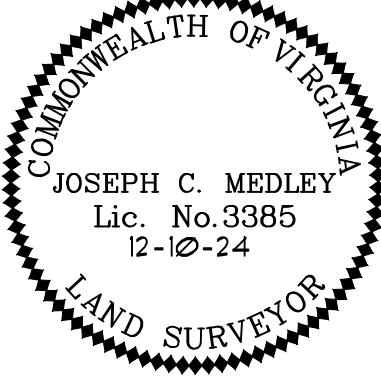
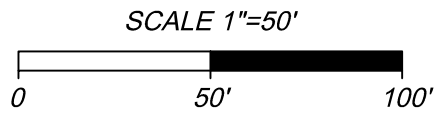
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
EC1	51.00'	15.89'	8.01'	17°51'01\"	S85°54'54\"E	15.82'
EC2	147.53'	50.38'	25.44'	19°33'54\"	S67°12'27\"E	50.13'
EC3	91.00'	50.99'	26.18'	32°06'18\"	S38°31'23\"E	50.33'
EC4	13.00'	31.92'	36.40'	140°41'29\"	S47°52'30\"W	24.49'

DETAIL 1 : SWM FACILITY EASEMENT



LINE TABLE		
LINE	BEARING	LENGTH
E13	N38°09'52\"W	67.00'
E14	N51°57'55\"E	2.28'
E15	N37°35'17\"W	180.23'
E16	N31°51'50\"W	41.57'
E17	N58°08'10\"E	20.00'
E18	S31°51'50\"E	40.57'
E19	S37°35'17\"E	179.08'
E20	N51°57'55\"E	64.16'
E21	S38°09'52\"E	67.00'
E22	S51°57'55\"W	86.44'

DETAIL 2 : SWM FACILITY EASEMENT



PLAT SHOWING  
**SWM FACILITY EASEMENT**  
 ON THE LANDS OF  
 COUNTY SCHOOL BOARD OF  
 ALBEMARLE COUNTY  
 TAX MAP PARCEL 60-78A  
 JACK JOUETT MAGISTERIAL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA

Jack Jouett Mag. District	Albemarle County, VA
DATE: OCTOBER 31, 2024	SCALE: 1"=50'
SHEET 2 OF 2	J.N.: 53987.003
DRAWN BY: JCM	CHECK BY: JCM
LAST REVISED: DEC. 10, 2024	

THIS DRAWING PREPARED AT THE  
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