

END C/L NEW
EASEMENT
DELINEATION
N=3915097.18
E=11426083.11

TMP 56-64
ROBERT S. & BLAIR R. ANDERSON
DB. 1871, PG. 34

PORTION OF EX. ACSA
WATERLINE EASEMENT
DB. 1163, PG. 28
TO REMAIN

PORTION OF EX. ACSA
WATERLINE EASEMENT
DB. 1163, PG. 28
HEREBY VACATED
(HATCHED AREA)

EX. CROZET ELEM. SCHOOL
(1407 CROZET AVENUE)

NAD 83 (NA 2011)

- NOTES :**
1. EASEMENT SHOWN HEREON IS A PORTION OF PROPERTY REFERENCED AS ALBEMARLE COUNTY TAX MAP PARCEL 56-64E.
 2. BASIS OF MERIDIAN IS NAD83 VA S ESTABLISHED BY THIS FIRM VIA NETWORK GPS OBSERVATIONS.
 3. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, TO TIMMONS GROUP, CASE NO. 27120034, DATED FEBRUARY 1, 2020.
 4. EASEMENT LOCATION SHALL BE 20' IN WIDTH AND CENTERED ON THE CONSTRUCTED, AS-BUILT LOCATION OF THE WATERLINE UTILITY.

NEW 20' ACSA WATERLINE EASEMENT
(HEREBY GRANTED)

BEGIN C/L NEW 20' ACSA
WATERLINE EASEMENT
N=3915102.05
E=11425997.76

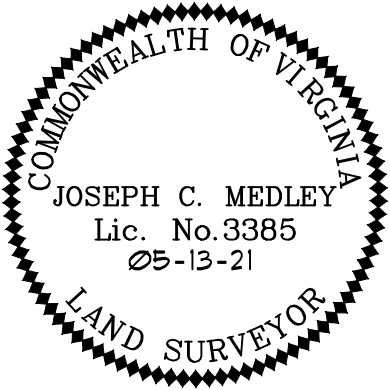
EX. 20' WATERLINE
EASEMENT FOR
ALBEMARLE COUNTY
SERVICE AUTHORITY
DB. 1163, PG. 28

TMP 56-64E
COUNTY SCHOOL BOARD OF
ALBEMARLE COUNTY, VIRGINIA
DB. 1044, PG. 498
DB. 1098, PG. 703
ZONED: RA (RURAL AREAS)

FOR CLARITY, ONLY
EXISTING & NEW
WATERLINE EASEMENTS
SHOWN THIS SHEET

SCALE 1"=60'

0 60' 120'



PLAT SHOWING
WATERLINE EASEMENT
FOR
**ALBEMARLE COUNTY SERVICE AUTHORITY
& PORTION OF EXISTING
WATERLINE EASEMENT TO BE VACATED**
ON THE LANDS OF
COUNTY SCHOOL BOARD OF
ALBEMARLE COUNTY, VIRGINIA
TAX MAP PARCEL 56-64E
WHITE HALL MAGISTERIAL DISTRICT
COUNTY OF ALBEMARLE, VIRGINIA

Date: May 13, 2021

Scale: 1" = 60'

Sheet: 2 of 2

J.N.: 44694.001

Drawn by: JCM

Checked by: JCM

- LEGEND**
- ESMT. EASEMENT
ACSA ALBEMARLE COUNTY
SERVICE AUTHORITY
DB. DEED BOOK
PG. PAGE
⊙ PROPERTY MONUMENT
FOUND (AS NOTED)
△ COMPUTED POINT ON
BOUNDARY

LINE TABLE

LINE	BEARING	LENGTH
E1	N3°27'00"W	19.07'
E2	N85°32'28"E	53.82'
E3	S49°27'32"E	43.21'
E4	N86°33'00"E	87.59'

(E4 ALONG EX. 20'
ESMT. CENTER)

N84°17'58"E 561.66'

(C/L 20'
ESMT.TYP.)

20'

10'

S81°23'02"E 238.08'
TIE C/L ESMT.

N11°20'54"W 416.56'
STATE ROUTE 810 ~ CROZET AVENUE
(VAR. WIDTH R/W)
DB. 1096, PG. 741

IRON (F)

THIS DRAWING PREPARED AT THE
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TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.