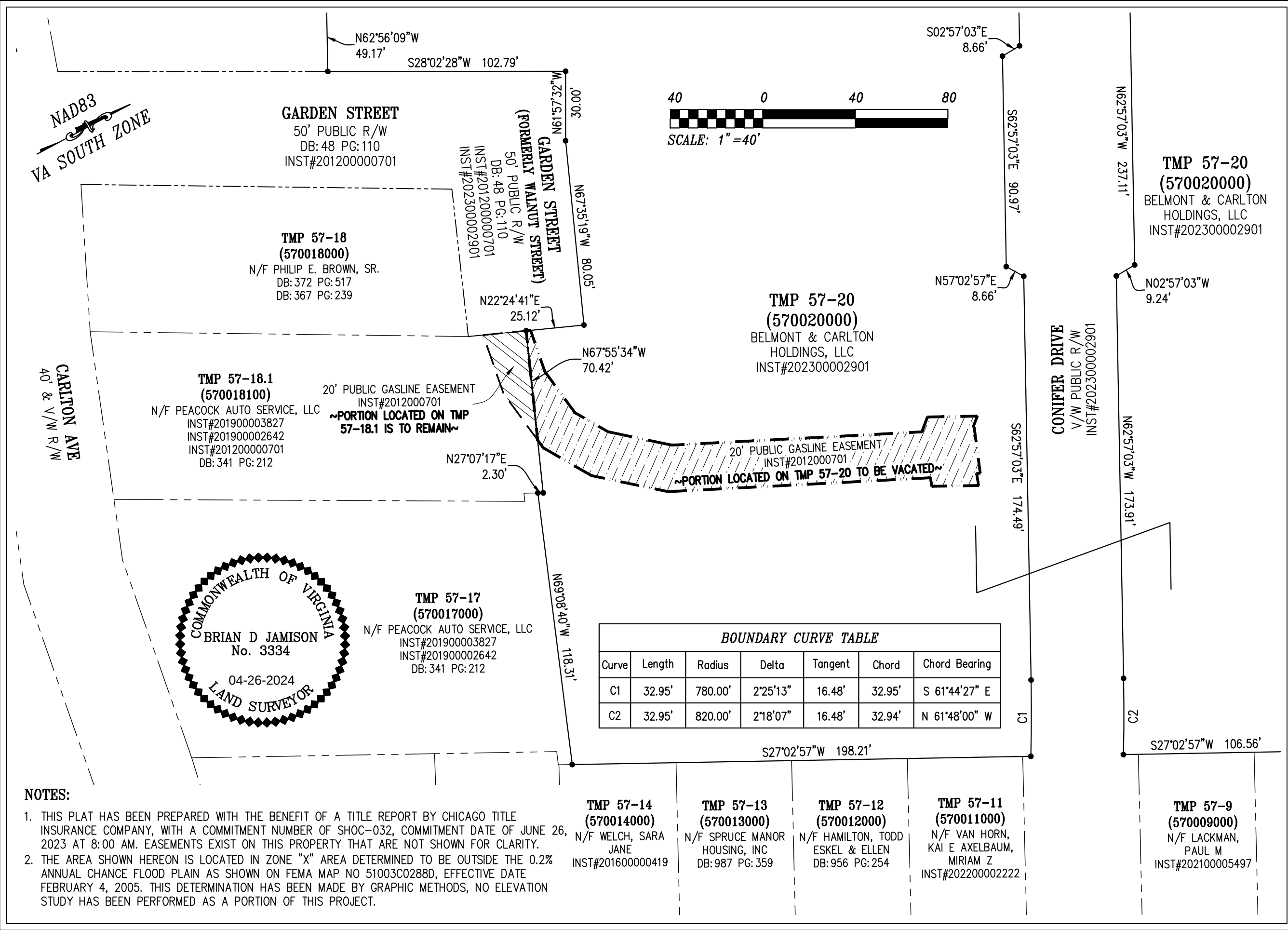




**ROUDABUSH, GALE & ASSOC., INC.**
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND ST. SE.
CHARLOTTEVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM

DATE:	04-26-2024	SCALE:	1"=40'
REV.:		JOB:	19.0212
REV.:		FILE:	TMPROJ
REV.:			

EXHIBIT SHOWING
PORTION OF 20' PUBLIC GASLINE EASEMENT TO BE VACATED
& WATERLINE EASEMENT TO BE VACATED
TAX MAP 57 PARCEL 20
CITY OF CHARLOTTEVILLE, VA

EXISTING GASLINE EASEMENT

N62°56'09"W
49.17'
S28°02'28"W 102.79'

GARDEN STREET
50' PUBLIC R/W
DB: 48 PG: 110
INST#201200000701

**TMP 57-18
(570018000)**
N/F PHILIP E.
BROWN, SR.
DB: 372 PG: 517
DB: 367 PG: 239

**TMP 57-18.1
(570018100)**
N/F PEACOCK AUTO SERVICE, LLC
INST#201900003827
INST#201900002642
INST#201200000701
DB: 341 PG: 212

**TMP 57-17
(570017000)**
N/F PEACOCK AUTO SERVICE, LLC
INST#201900003827
INST#201900002642
DB: 341 PG: 212

**TMP 57-15
(570015000)**
N/F GLASGOW, DIANA
DB: 952 PG: 797

**TMP 57-14
(570014000)**
N/F WELCH, SARA
JANE
INST#201600000419

**TMP 57-13
(570013000)**
N/F SPRUCE MANOR
HOUSING, INC
DB: 987 PG: 359

**TMP 57-12
(570012000)**
N/F HAMILTON, TODD
ESKEL & ELLEN
DB: 956 PG: 254

**TMP 57-11
(570011000)**
N/F VAN HORN,
KAI E AXELBAUM,
MIRIAM Z
INST#202200002222

**TMP 57-9
(570009000)**
N/F LACKMAN,
PAUL M
INST#202100005497

**TMP 57-9.001
(570009001)**
N/F PARROTT,
CHARLES W &
CHRISTINE D
INST#202100005789

**TMP 57-9.1
(570009100)**
N/F JENSEN, MARY E
& KEITH F CHEELY
DB: 1012 PG: 866

**TMP 57-8
(570008000)**
N/F THEISEN,
KEVIN JUINN
INST#202200001478
INST#201900002620
DB: 509 PG: 745

20' PUBLIC WATERLINE EASEMENT
INST#201200000701
~TO BE VACATED~

**TMP 57-20
(570020000)**
BELMONT & CARLTON
HOLDINGS, LLC
INST#202300002901

S02°57'03"E
8.66'

CONIFER DRIVE
V/W PUBLIC R/W
INST#2023000002901

N57°02'57"E
8.66'

**TMP 57-20
(570020000)**
BELMONT & CARLTON
HOLDINGS, LLC
INST#202300002901

N02°57'03"W
9.24'

N62°57'03"W 173.91'

S62°57'03"E 174.49'

20' PUBLIC WATERLINE EASEMENT
INST#201200000701
~TO BE VACATED~

N69°08'40"W 118.31'

N22°24'41"E
25.12'

N67°55'34"W
70.42'

N27°07'17"E
2.30'

BOUNDARY CURVE TABLE

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	32.95'	780.00'	2°25'13"	16.48'	32.95'	S 61°44'27" E
C2	32.95'	820.00'	2°18'07"	16.48'	32.94'	N 61°48'00" W

S27°02'57"W 198.21'

S27°02'57"W 106.56'

S26°51'08"W 50.05'

S29°45'10"W 74.56'



NAD83
VA SOUTH ZONE

ROUDABUSH, GALE & ASSOC., INC.

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& WATERLINE EASEMENT TO BE VACATED

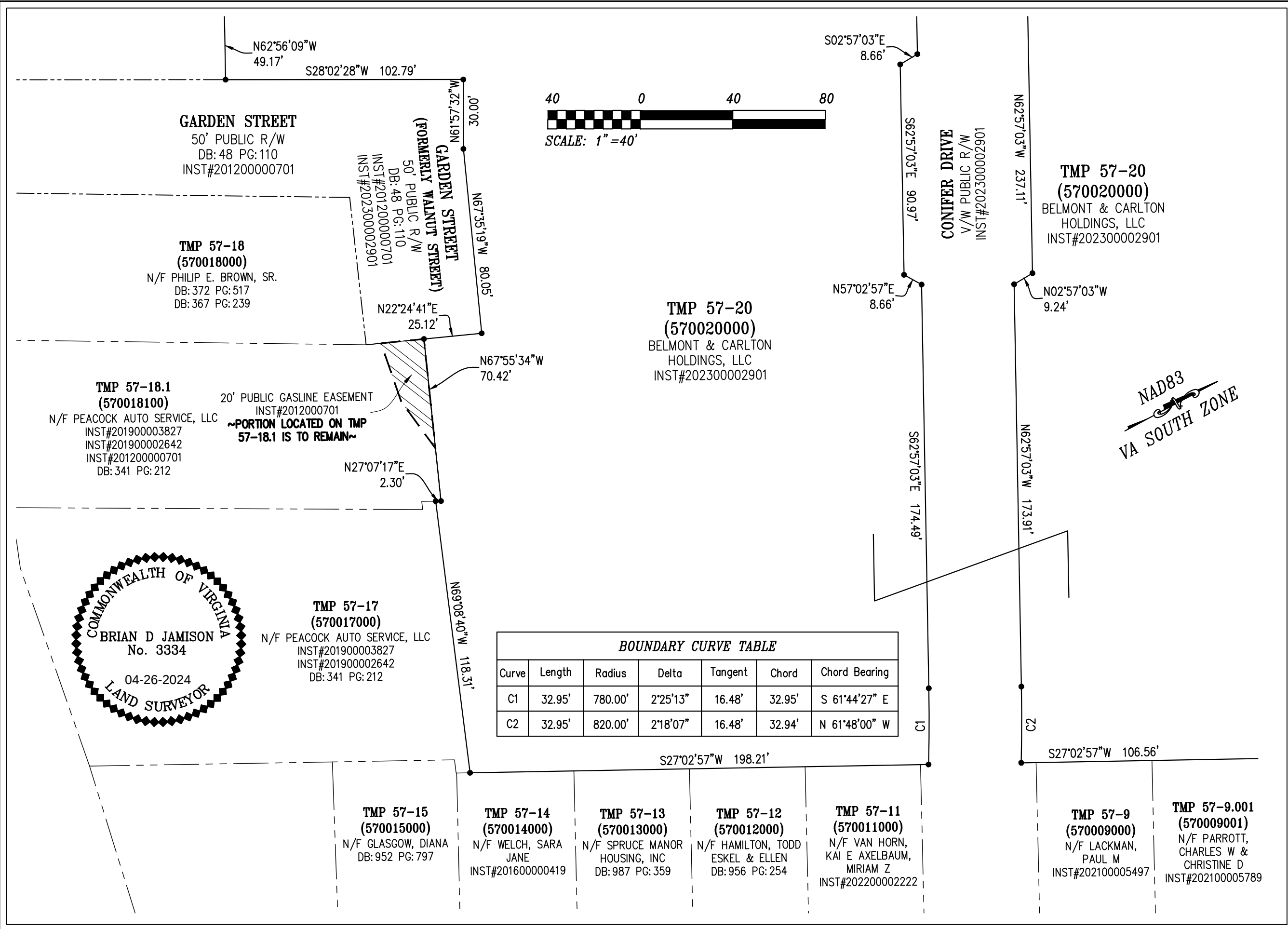
TAX MAP 57 PARCEL 20
CITY OF CHARLOTTESVILLE, VA

EXISTING WATERLINE EASEMENT

SHEET:

V2

OF V3



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PORTION OF 20' PUBLIC GASLINE EASEMENT TO BE VACATED
& WATERLINE EASEMENT TO BE VACATED
TAX MAP 57 PARCEL 20
CITY OF CHARLOTTESVILLE, VA

AREA FOLLOWING EASEMENT VACATION

SHEET:

V3

OF V3