

LINE TABLE		
Line	Direction	Length
L1	N 48°55'41" W	24.36'
L2	S 41°14'19" E	24.59'
L3	N 43°46'17" E	205.82'

CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	37.04'	671.00'	3°09'46"	18.52'	37.03'	N 47°20'49" W
C2	292.25'	1402.50'	11°56'20"	146.65'	291.72'	N 49°44'27" E

TMP 62-2A
N/F BELVEDERE LONG
HOLDINGS, LLC
INST. NO. 202200010538

15' GAS EASEMENT
DB 5127 PG 140
CROSSHATCHED
PORTION TO BE
VACATED

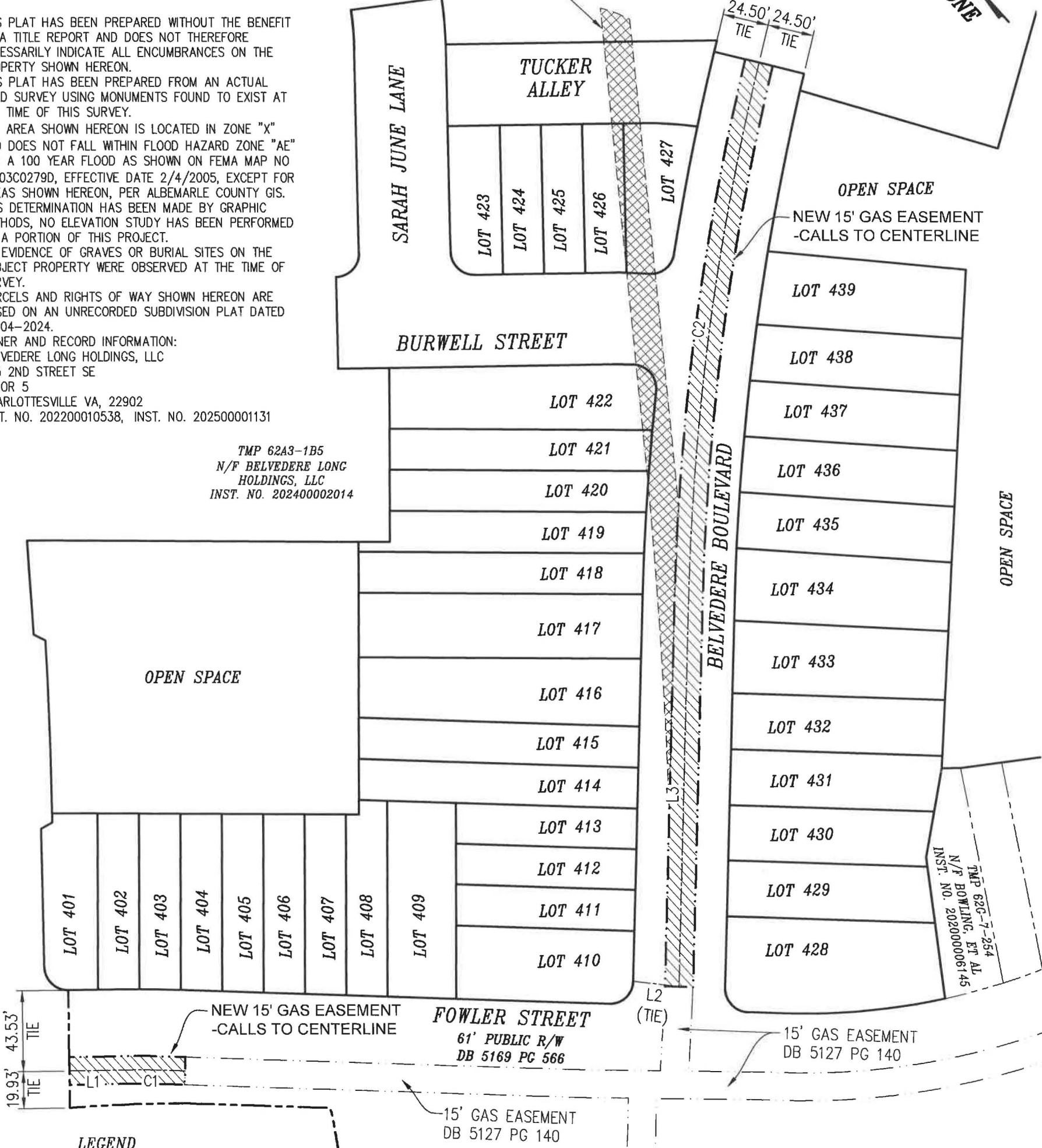
FUTURE
DEVELOPMENT



NOTES:

- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
- THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
- THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AND DOES NOT FALL WITHIN FLOOD HAZARD ZONE "AE" FOR A 100 YEAR FLOOD AS SHOWN ON FEMA MAP NO 51003C0279D, EFFECTIVE DATE 2/4/2005, EXCEPT FOR AREAS SHOWN HEREON, PER ALBEMARLE COUNTY GIS. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
- NO EVIDENCE OF GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF SURVEY.
- PARCELS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON AN UNRECORDED SUBDIVISION PLAT DATED 11-04-2024.
- OWNER AND RECORD INFORMATION:
BELVEDERE LONG HOLDINGS, LLC
455 2ND STREET SE
FLOOR 5
CHARLOTTESVILLE VA, 22902
INST. NO. 202200010538, INST. NO. 202500001131

TMP 62A3-1B5
N/F BELVEDERE LONG
HOLDINGS, LLC
INST. NO. 202400002014



LEGEND



NEW GAS EASEMENT



PORTION OF EASEMENT TO BE VACATED



SCALE: 1" = 60'

SHEET:

V1

OF 01

PLAT VACATING
A PORTION OF AN EXISTING GAS EASEMENT &
CREATING A 15' GAS EASEMENT ALONG
FOWLER STREET &
BELVEDERE BOULEVARD
BELVEDERE SUBDIVISION
PHASE 4B
RIO MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VA



ROUDABUSH, GALE & ASSOC., INC.

A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956

999 SECOND ST. SE
CHARLOTTESVILLE, VA 22902

PHONE 434-977-0205 WWW.ROUDABUSH.COM

DATE:	02-17-2025	SCALE:	1" = 60'
REV.:		JOB:	24.4382
REV.:		FILE:	8438