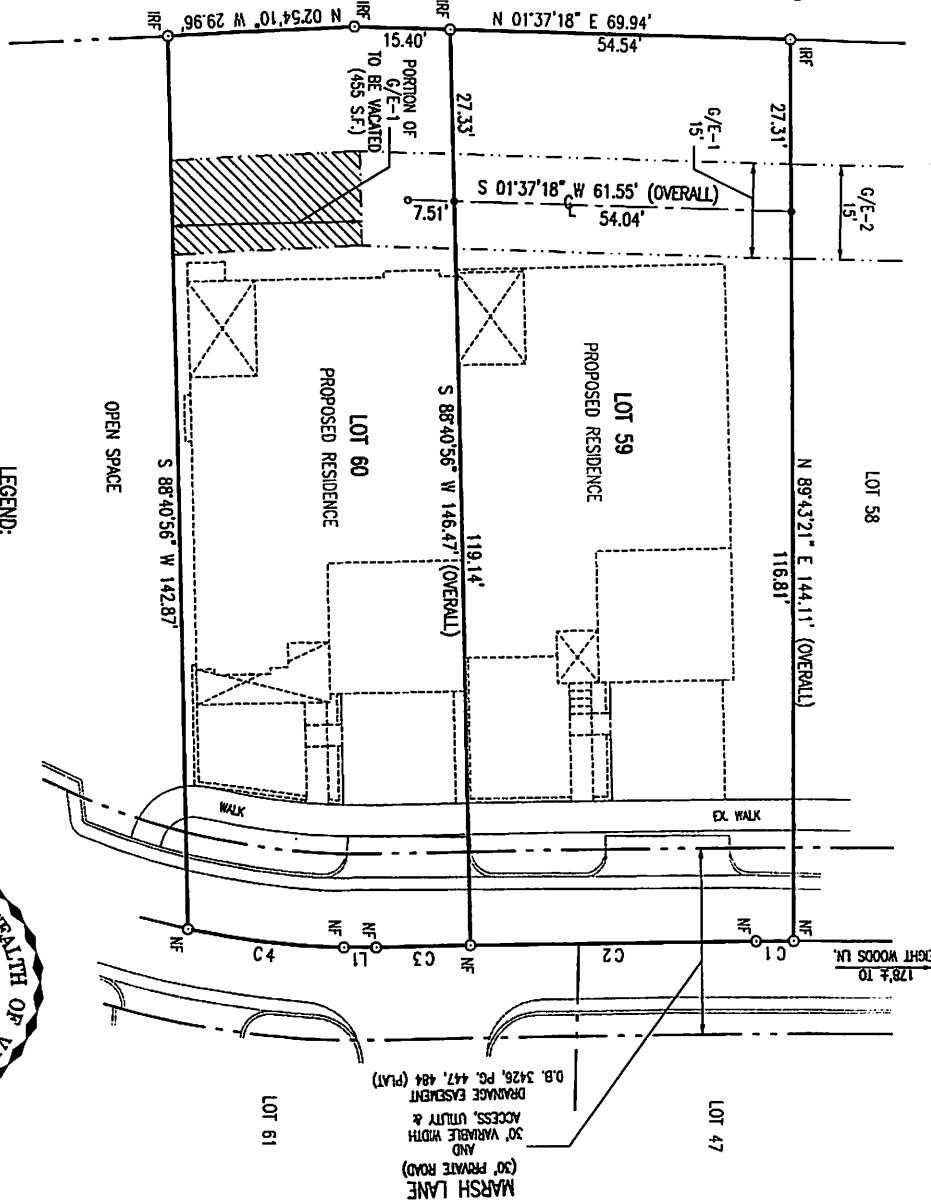


D.B. 3426, PG. 447, 484 (PLAT)

IVY ROAD
PROPERTIES, LLC
D.B. 2554 PG. 400
TAX PCL: 06000-00-00-02800



CURVE DATA:					
NO.	DELTA	RADIUS	ARC	TANGENT CH. BEARING	CHORD
C1	00°10'20"	2000.00'	6.02'	S 00°21'49" E 6.02'	6.02'
C2	00°43'40"	3608.66'	45.84'	S 00°55'35" E 45.84'	45.84'
C3	00°14'28"	3608.66'	15.19'	S 01°24'39" E 15.19'	15.19'
C4	11°07'33"	130.00'	25.24'	S 06°37'30" W 25.20'	25.20'

LEGEND:
IRF = IRON ROD FOUND
NF = NAIL FOUND
D.B. = DEED BOOK
PG. = PAGE
C/E-1 = 15' CHARLOTTESVILLE GAS EASEMENT
D.B. 3527, PG. 34, 39 (PLAT)
C/E-2 = 15' CHARLOTTESVILLE GAS EASEMENT
D.B. 3540, PG. 99, 104 (PLAT)



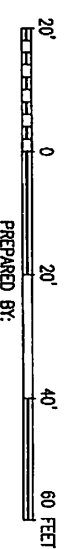
- NOTES:
- 1.) PREPARED FOR CRAIG ENTERPRISES, INC.
 - 2.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
 - 3.) TITLE SOURCE: KENNETH AND BARBARA ANN SCHROEDER TRUSTEES SCHROEDER FAMILY TRUST UNDER AGREEMENT DATED MAY 3, 2000 DEED BOOK 5654, PAGE 218 DEED BOOK 3426, PAGE 447, 484 (PLAT)
 - 4.) TWP: 060K0-00-00-05900 AND 060K0-00-00-06000
 - 5.) PROPERTY LIES WITHIN FLOOD ZONE "X", NOT A F.E.M.A. DENIED 100-YEAR FLOODPLAIN.
 - 6.) MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS OF RECORD.

SURVEY SHOWING
PORTION OF A 15' CITY OF
CHARLOTTESVILLE GAS EASEMENT
ACROSS
LOT 60, KENRIDGE
HEREBY VACATED

SAMUEL MILLER MASTERIAL DISTRICT
ALBERMARLE COUNTY, VIRGINIA

APRIL 29, 2025

SCALE: 1" = 20'



PREPARED BY:
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(434) 248-6942
FILE: 2022-053, NO: 2022-053
PLOTTED: 5/5/2025