

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

TAX MAP 16-4
OWNER: WOODROW APARTMENTS, LLC, SUCCESSOR BY CONVERSION
TO STADIUM ROAD LIMITED PARTNERSHIP
REFERENCE: DEED BOOK 460, PAGE 740 & DEED BOOK 696, PAGE 879
TAX MAP NUMBER: 16-4 (160004000)
PROPERTY ADDRESS: 100 STADIUM ROAD
AREA: 0.322 AC. (AS SURVEYED)
ZONED: PUD (PLANNED UNIT DEVELOPMENT)

2. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY TIMMONS GROUP COMPLETED ON DECEMBER 8, 2022. BEARINGS AND DISTANCES ARE SHOWN AS MEASURED.

3. HORIZONTAL DATUM IS BASED ON NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE. DATUM ESTABLISHED THROUGH GPS (LEICA SmartNET) OBSERVATIONS.

4. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0267D, PANEL 267 OF 575, EFFECTIVE DATE FEBRUARY 4, 2005, THE PROPERTIES SHOWN HEREON LIE IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. THIS PLAT WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY:

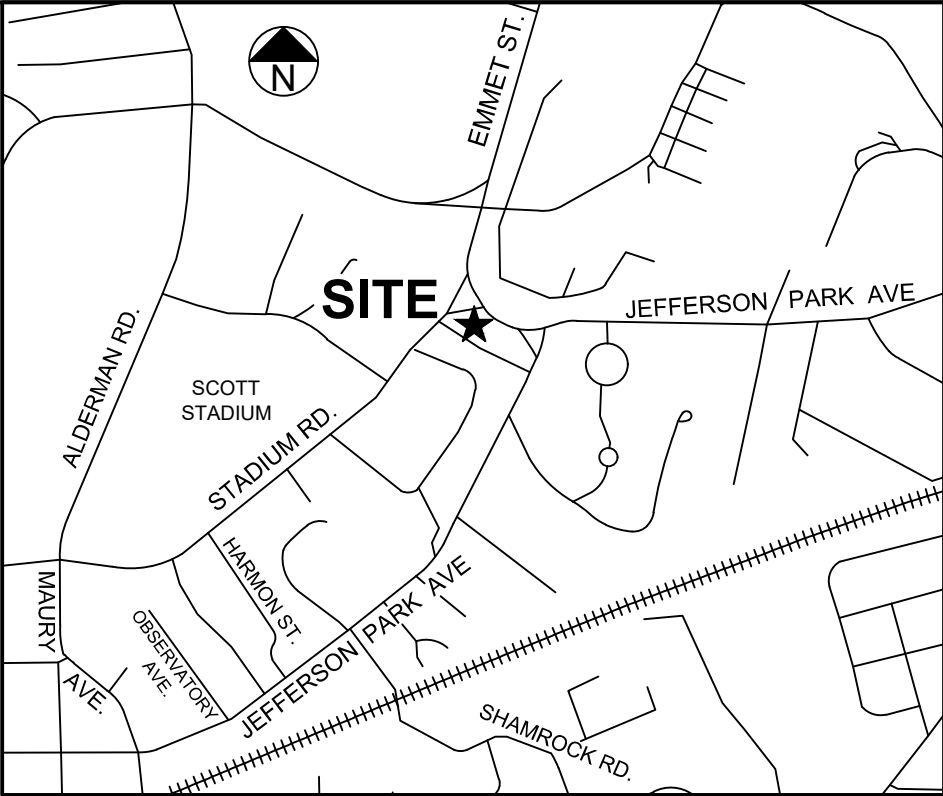
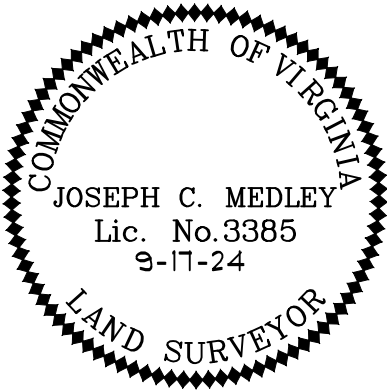
- COMMITMENT NO. NCS-1151403A-STLO DATED JUNE 17, 2024 AT 8:00 A.M.

LEGEND

⊙ (F)	PROPERTY CORNER FOUND, AS NOTED
● (S)	PROPERTY CORNER SET, AS NOTED
▲	CALCULATED POINT
AC.	ACRES
APPROX.	APPROXIMATE
C/L	CENTERLINE
D.B.	DEED BOOK
LOC.	LOCATION
PG.	PAGE
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
VAR.	VARIABLE

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND ALL THE REQUIREMENTS SET FORTH REGARDING THE PLATTING OF LAND IN THE CITY OF CHARLOTTESVILLE, VIRGINIA HAVE BEEN COMPLIED WITH.



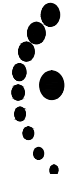
VICINITY MAP 1" = 1,000'

PLAT SHOWING
VACATION OF CITY OF
CHARLOTTESVILLE STORM
EASEMENT

ACROSS THE LAND OF
WOODROW APARTMENTS, LLC
TAX MAP PARCELS 16-4
WHITE HALL MAGISTERIAL DISTRICT
CITY OF CHARLOTTESVILLE, VIRGINIA

Date: Sept. 17, 2024	Scale: 1" = 40'
Sheet: 1 of 2	J.N.: 56566
Drawn by: TEB	Checked by: JCM
LAST REVISED:	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 540.885.0786 www.timmons.com

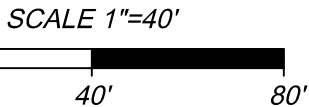
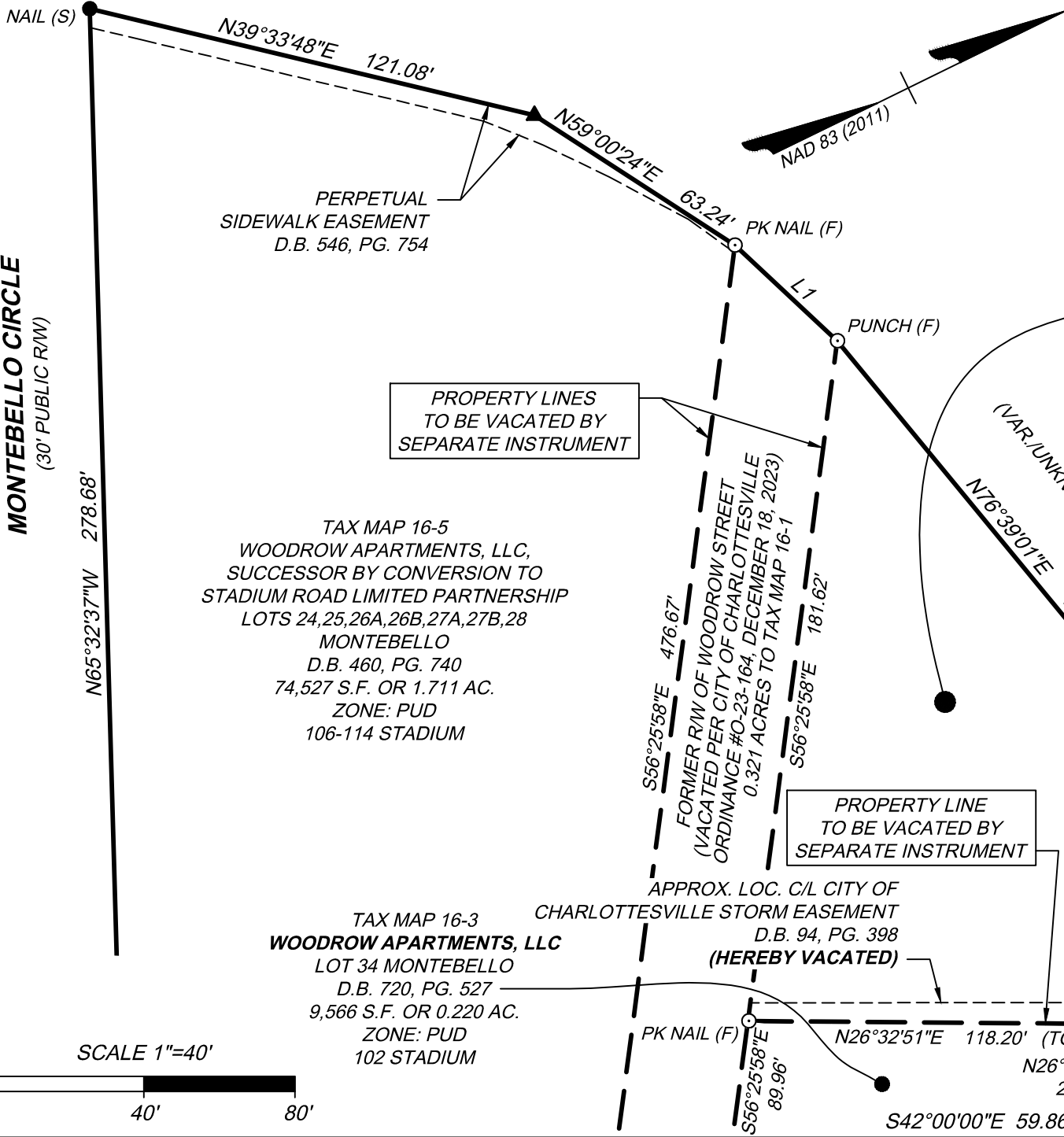


TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

Y:\904156566\Woodrow_Apts_Redevelop\DWG\56566-904V-XPESMT.dwg | Plotted on 9/24/2024 10:40 AM | by Joe Medley

MONTEBELLO CIRCLE
(30' PUBLIC R/W)



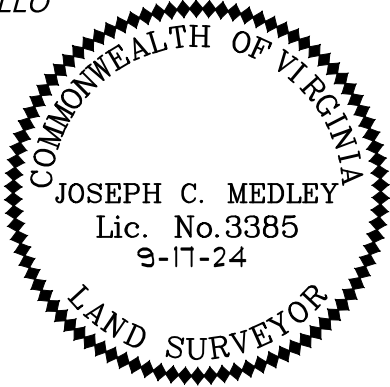
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	30.11'	28.25'	15.26'	53°44'49"	S76°28'34"E	27.22'

LINE TABLE

LINE	BEARING	LENGTH
L1	N69°12'51"E	37.06'

TAX MAP 16-4
**WOODROW APARTMENTS, LLC,
SUCCESSOR BY CONVERSION TO
STADIUM ROAD LIMITED PARTNERSHIP**
LOT 33 & PARCEL X MONTEBELLO
D.B. 696, PG. 879
14,026 S.F. OR 0.322 AC.
ZONE: PUD
100 STADIUM



PLAT SHOWING
**VACATION OF CITY OF
CHARLOTTESVILLE STORM
EASEMENT**
ACROSS THE LAND OF
WOODROW APARTMENTS, LLC
TAX MAP PARCELS 16-4
WHITE HALL MAGISTERIAL DISTRICT
CITY OF CHARLOTTESVILLE, VIRGINIA

Date: Sept. 17, 2024	Scale: 1" = 40'
Sheet: 2 of 2	J.N.: 56566
Drawn by: TEB	Checked by: JCM
LAST REVISED:	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 540.885.0786 www.timmons.com

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.