

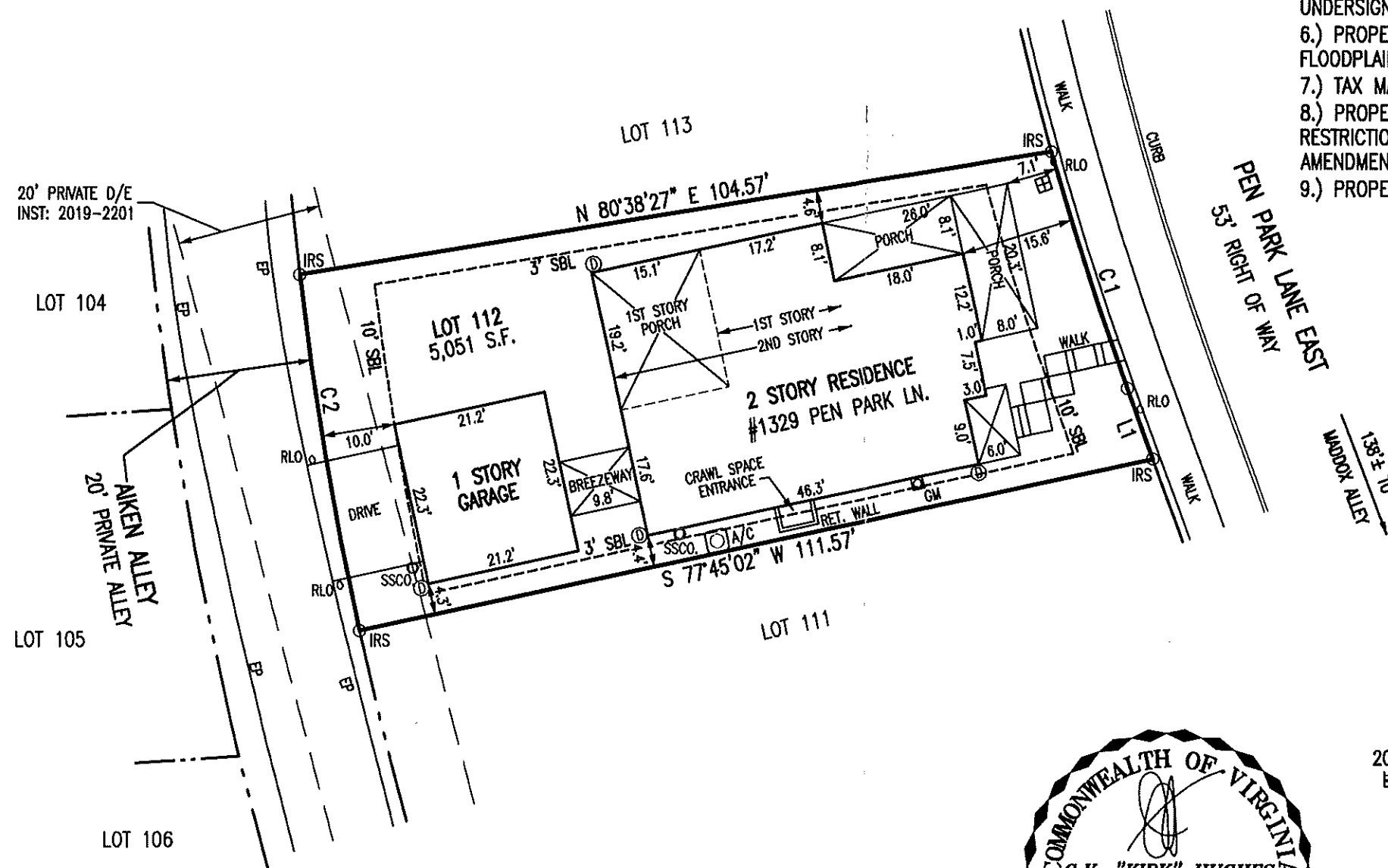
INST: 2019-2201

LEGEND:

SBL = SETBACK LINE  
D.B. = DEED BOOK  
PG. = PAGE  
IRS = IRON SET  
A/C = AIR CONDITIONER  
GM = GAS METER  
SSCO = SANITARY SEWER CLEANOUT  
RET. = RETAINING  
⊙ = DRAIN SPOUT  
RLO = ROOF LEADER OUTFALL  
⊞ = WATER METER

NOTES:

- THE UNDERSIGNED, BEING A LICENSED LAND SURVEYOR OF THE STATE OF VIRGINIA (LIC. NO. 1458) DOES HEREBY CERTIFY TO ARCADIA BUILDERS, INC. AS FOLLOWS:
- 1.) THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS AND PROCEDURES FOR SURVEYS DETERMINING THE LOCATION OF PHYSICAL IMPROVEMENTS" ADOPTED BY THE STATE OF VIRGINIA.
  - 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.) THIS PLAT CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, IF ANY, SITUATED ON THE PROPERTY SHOWN HEREON.
  - 4.) THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY CONVEYED TO ARCADIA BUILDERS, INC BY DEED RECORDED IN INSTRUMENT NO. 2020-3625 AND AS SHOWN ON PLAT RECORDED IN INSTRUMENT NO. 2019-2201.
  - 5.) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE EASEMENTS, DISCREPANCIES, CONFLICTS, FENCES, STREAMS, RIVERS, ROADS, OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
  - 6.) PROPERTY LIES WITHIN FLOOD ZONE "X"; NOT A F.E.M.A. DEFINED 100-YEAR FLOODPLAIN.
  - 7.) TAX MAP AND PARCEL ID: 48A040041
  - 8.) PROPERTY SUBJECT TO THE LOCHLYN HILL DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 201600003813 AND ANY OTHER AMENDMENTS THERETO.
  - 9.) PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS OF RECORD.

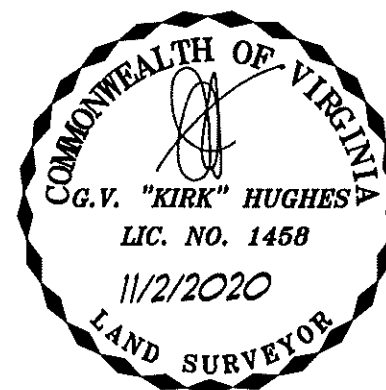
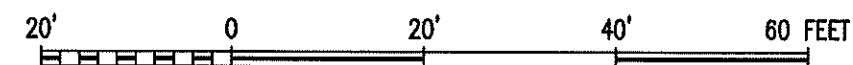


PHYSICAL SURVEY

LOT 112  
LOCHLYN HILL, PHASE III  
BEING  
#1329 PEN PARK LN.

CITY OF CHARLOTTESVILLE, VIRGINIA  
NOVEMBER 2, 2020

SCALE: 1" = 20'



KIRK HUGHES & ASSOCIATES  
LAND SURVEYORS AND PLANNERS  
220 EAST HIGH STREET  
CHARLOTTESVILLE, VA. 22902  
(434) 296-6942

C:\UDD\SURVEYS\LOCHLYN HILL\LOT\_112\LH-112.DWG

FILE: 2020-135, W.O. 2020-135

PLOTTED: 11/3/2020

CURVE DATA:

NO.	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
C1	04°34'49"	426.50'	34.09'	17.06'	N 17°55'51" W	34.09'
C2	05°46'59"	490.00'	49.46'	24.75'	S 09°33'04" E	49.44'