

LEGEND

BSL BUILDING SETBACK LINE
V/W VARIABLE WIDTH

PLAT NORTH

INST#202200011969



EASEMENT LEGEND

- (A) V/W WATER EASEMENT
DB:5074 PG:234
- (B) 20' SANITARY
EASEMENT (ACSA)
DB:4704 PG:389
- (C) V/W ACSA EASEMENT
- (D) PRIVATE DRAINAGE
EASEMENT
- (E) 10' LANDSCAPE
EASEMENT
- (F) 5' SIDEWALK
EASEMENT
- (G) V/W STORM
EASEMENT
DB:5074 PG:234

FENNEL ROAD
V/W PRIVATE ROW



OLD TRAIL DRIVE
V/W PUBLIC ROW

+/- 320' TO
ASHLAR AVE

BOUNDARY CURVE TABLE

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	97.98'	1517.50'	3°41'58"	49.01'	97.96'	S 24°06'26" E

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 SURVEY COMPLETED FEBRUARY 01, 2023, USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
- THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO. 51003C02370, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
- STRUCTURE IS INCOMPLETE. DIMENSIONS ARE FROM EXTERIOR OF FOUNDATION WALLS.
- SUBJECT PARCEL IS ZONED NMD (NEIGHBORHOOD MODEL DISTRICT)
SETBACKS: FRONT-5 FEET, 25 FEET(MAX), SIDE-0 FEET, REAR-0 FEET
- ALL EASEMENTS RECORDED IN INST#202200011969 UNLESS OTHERWISE NOTED.
- OWNER OF RECORD: SOUTHERN PROPERTY, LLC.
- SOURCE OF TITLE: INST#202200013827(TITLE),
INST#202200011969(PLAT)



DATE:	02-03-2023
REV:	
REV:	
REV:	
SCALE:	1"=20'
JOB:	8053
FILE:	
SHEET:	01 OF 01

FOUNDATION SURVEY
TAX MAP 55E-01-7C PARCELS
27-30
BLOCK 7C, LOTS 27-30
OLD TRAIL VILLAGE
WHITE HALL MAGISTERIAL DISTRICT,
ALBEMARLE COUNTY, VIRGINIA

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