

**SURVEY NOTES:**

**1. PROPERTY & ZONING INFORMATION:**

OWNER: MARCH MOUNTAIN PROPERTIES, LLC  
 REFERENCE: D.B. 2233, PG. 389  
 TAX MAP PARCEL: 55E-01-A3 (055E0-01-10-000A3)  
 PROPERTY ADDRESS: NOT ASSIGNED  
 AREA: 20.385 ACRES ORIGINAL  
 ZONED: NEIGHBORHOOD MODEL DISTRICT  
 ZMA-2015-00001  
 ENTRANCE CORRIDOR ZONING OVERLAY

PROPOSED USE: RESIDENTIAL DEVELOPMENT,  
 SINGLE FAMILY DETACHED UNITS

**2. BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM THE FOLLOWING:**

- a) LAND RECORDS OBTAINED (& REFERENCED) FROM THE CLERK'S OFFICE OF ALBEMARLE COUNTY, VA;
- b) FIELD RUN RECOVERY AND VERIFICATION OF EXISTING PROPERTY MONUMENTS.

**3. DIMENSIONAL ZONING REGULATIONS (ZMA 2015-00001)**

**BLOCK 24 SETBACKS:**

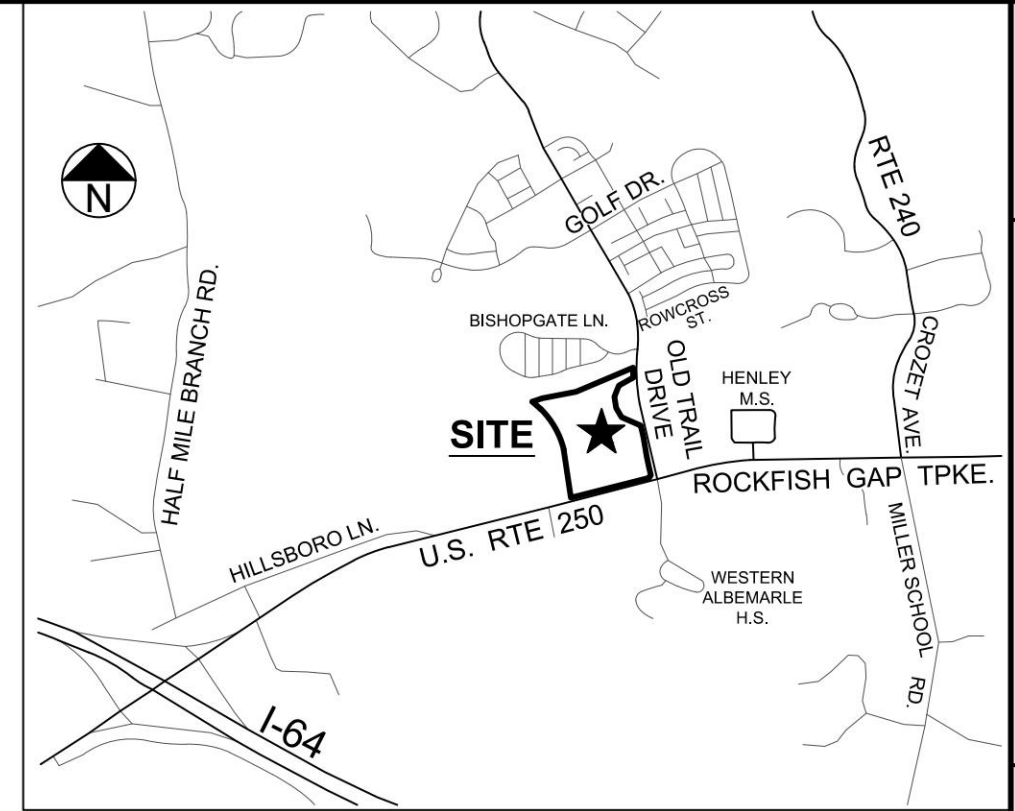
FRONT YARD: 5 FEET MINIMUM, 25 FEET MAXIMUM  
 SIDE YARD: 5 FEET MINIMUM  
 REAR YARD: 5 FEET MINIMUM

**BLOCKS 33 & 34 SETBACKS:**

FRONT YARD: 7.5 FEET MINIMUM, 30 FEET MAXIMUM  
 SIDE YARD: 7.5 FEET MINIMUM  
 REAR YARD: 7.5 FEET MINIMUM

- 4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
- 5. BASIS OF HORIZONTAL DATUM IS NAD83 (NA 2011), VIRGINIA STATE GRID, SOUTH ZONE.
- 6. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE LICKINGHOLE CREEK WATERSHED; PROPERTY IS LOCATED WITHIN A WATER SUPPLY PROTECTION AREA.
- 7. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.
- 9. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 'ENTRANCE CORRIDOR' ZONING OVERLAY.

- 10. MANAGED STEEP SLOPES DO EXIST ON THE SUBJECT PROPERTY.
- 11. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A DAM BREAK INUNDATION ZONE.
- 12. STREAM BUFFERS ARE LOCATED WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND PROJECT.
- 13. ACSA EASEMENTS SHOWN HEREON SHALL BE CENTERED ON THE FINAL, AS-BUILT LOCATION OF THE CONSTRUCTED UTILITY.
- 14. THIS SUBDIVISION AND LOTS SHOWN HEREON ARE SERVED BY PUBLIC WATER & PUBLIC SEWER.
- 15. UNLESS SPECIFICALLY DENOTED AS PUBLIC, THE STREETS AND OTHER REQUIRED IMPROVEMENTS IN THIS SUBDIVISION ARE PRIVATE IN NATURE AND WILL NOT BE MAINTAINED BY EITHER THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR ANY OTHER PUBLIC AGENCY. THE MAINTENANCE THEREOF IS THE MUTUAL OBLIGATION OF THE AFFECTED LOT OWNERS. FAILURE TO MAINTAIN THE IMPROVEMENTS IN SUBSTANTIALLY THE SAME CONDITION AS ORIGINALLY APPROVED BY THE COUNTY MAY CONSTITUTE A VIOLATION OF COUNTY ORDINANCE(S).
- 16. VDOT WILL ONLY MAINTAIN WITHIN THE DRAINAGE EASEMENTS TO THE EXTENT NECESSARY TO PROTECT THE ROADWAY FROM FLOODING OR DAMAGE.
- 17. ALL PROPOSED LANDSCAPING OUTSIDE OF THE PUBLIC RIGHT OF WAY, IF ANY, SHALL BE OWNED / MAINTAINED BY THE HOA.



VICINITY MAP

1" = 2,000'

**OWNER'S APPROVAL :**

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, 'PLAT OF SUBDIVISION, OLD TRAIL BLOCKS 24, 33 AND 34' IN THE WHITE HALL MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA' IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

FOR: MARCH MOUNTAIN PROPERTIES, LLC

BY: \_\_\_\_\_ DATE \_\_\_\_\_

(PRINT NAME)

STATE OF: \_\_\_\_\_

COUNTY OR CITY OF: \_\_\_\_\_

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER(S) ADDRESS:  
 MARCH MOUNTAIN PROPERTIES, LLC  
 1005 HEATHERCROFT CIRCLE  
 SUITE 100  
 CROZET, VA 22932

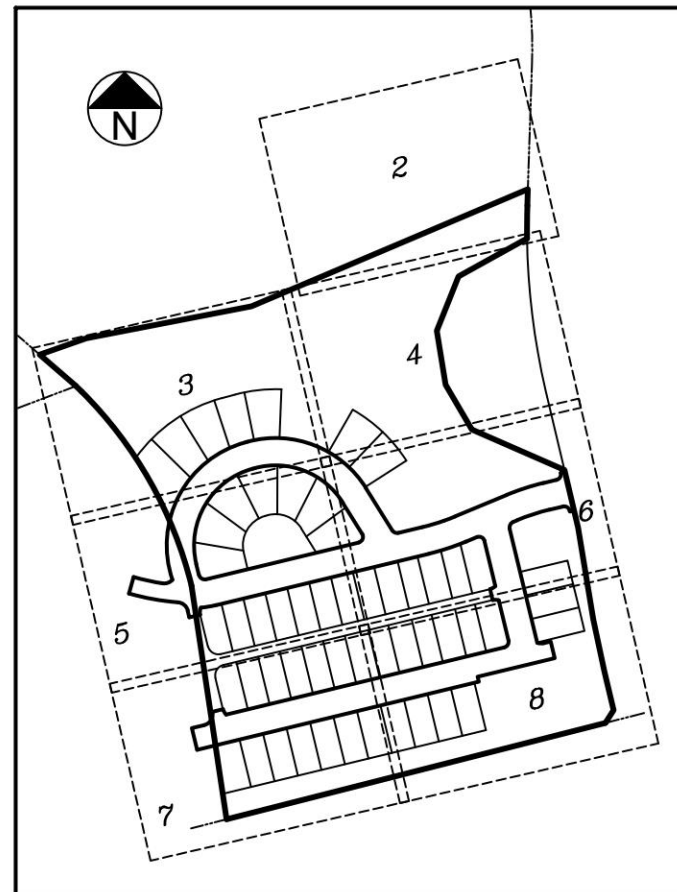
COUNTY OF ALBEMARLE  
 BOARD OF SUPERVISORS  
 \_\_\_\_\_  
 DESIGNATED AGENT  
 \_\_\_\_\_  
 DATE

**AREA TABULATION (55E-1-A3):**

ORIGINAL TMP 55E-1-A3	20.385 AC.
AREA TO LOTS 1-54	- 7.099 AC.
AREA TO RIGHT-OF-WAY	- 3.355 AC.
AREA TO OPEN SPACE 'A'	- 0.289 AC.
AREA TO OPEN SPACE 'B'	- 2.289 AC.
AREA TO 55E-01-R	- 0.002 AC.
AREA TO ROSEMARY ROW ACCESS ESMT.	- 0.329 AC.
AREA TO CARLETON GARDENS WAY ACCESS ESMT.	- 0.104 AC.
<b>REMAINDER</b>	<b>= 6.918 AC.</b>

**AREA TABULATION (55E-01-R):**

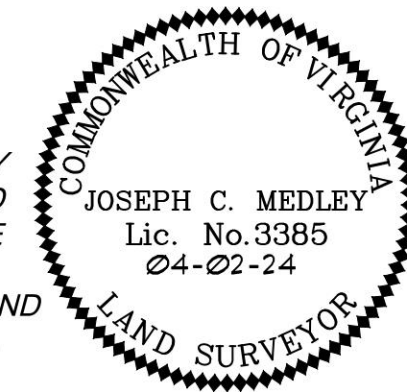
ORIGINAL TMP 55E-01-R	17.239 AC.
AREA TO RIGHT-OF-WAY	- 0.265 AC.
AREA FROM 55E-1-A3	+ 0.002 AC.
<b>ADJUSTED TMP 55E-01-R</b>	<b>= 16.978 AC.</b>



KEY MAP  
 NOT TO SCALE

**SURVEYOR'S CERTIFICATE:**

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



PLAT OF  
**SUBDIVISION**  
**OLD TRAIL BLOCKS 24,**  
**33 AND 34**

BEING  
 TAX MAP PARCEL 055E0-01-00-000A3  
 WHITE HALL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA

White Hall Mag. District	Albemarle County, VA
DATE: April 2, 2024	SCALE: N/A
SHEET 1 OF 9	J.N.: 49639
DRAWN BY: TEB	CHECK BY: JCM
Last Revised:	

THIS DRAWING PREPARED AT THE  
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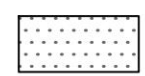
Timmons.com\gis\900\04\49639-Old\_Trail\_Final\_Block\_24-33-34\DWG\49639-V-XPSURV-SUBD\_24-33-34.dwg | Plotted on 4/2/2024 10:33 AM | by Tom Barrett


**LEGEND**

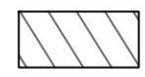
○(F) PROPERTY CORNER FOUND, AS NOTED  
 ●(F) PROPERTY CORNER SET

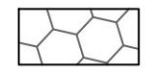
ESMT. EASEMENT  
 VAR. VARIABLE  
 TMP. TAX MAP PARCEL  
 DB. DEED BOOK  
 PG. PAGE  
 AC. ACRES  
 SF. SQUARE FOOTAGE  
 ACSA. ALBEMARLE COUNTY SERVICE AUTHORITY

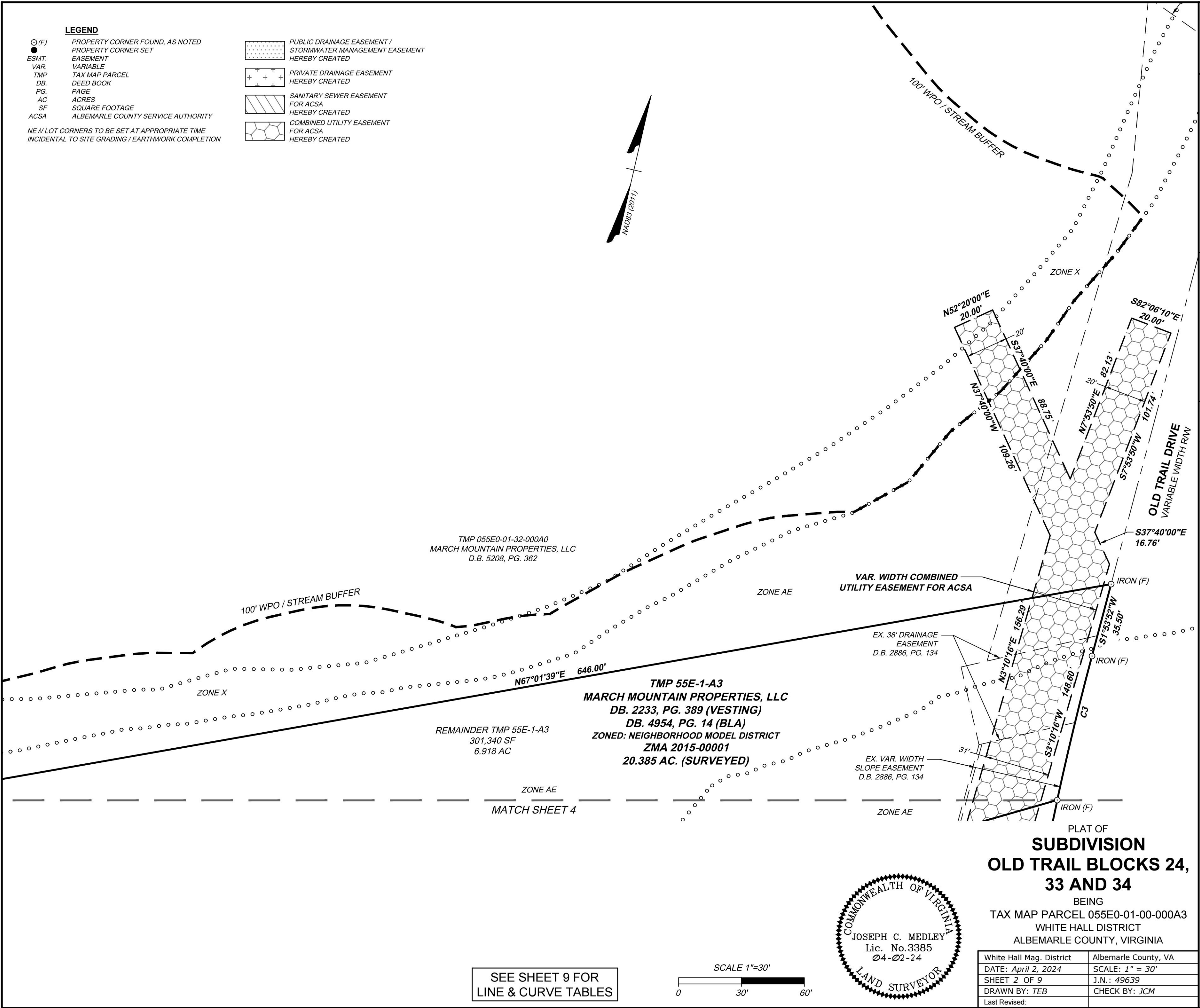
NEW LOT CORNERS TO BE SET AT APPROPRIATE TIME  
 INCIDENTAL TO SITE GRADING / EARTHWORK COMPLETION

 PUBLIC DRAINAGE EASEMENT / STORMWATER MANAGEMENT EASEMENT HEREBY CREATED

 PRIVATE DRAINAGE EASEMENT HEREBY CREATED

 SANITARY SEWER EASEMENT FOR ACSA HEREBY CREATED

 COMBINED UTILITY EASEMENT FOR ACSA HEREBY CREATED



TMP 055E0-01-32-000A0  
 MARCH MOUNTAIN PROPERTIES, LLC  
 D.B. 5208, PG. 362

REMAINDER TMP 55E-1-A3  
 301,340 SF  
 6.918 AC

**TMP 55E-1-A3**  
**MARCH MOUNTAIN PROPERTIES, LLC**  
**DB. 2233, PG. 389 (VESTING)**  
**DB. 4954, PG. 14 (BLA)**  
**ZONED: NEIGHBORHOOD MODEL DISTRICT**  
**ZMA 2015-00001**  
**20.385 AC. (SURVEYED)**

VAR. WIDTH COMBINED  
 UTILITY EASEMENT FOR ACSA

EX. 38' DRAINAGE  
 EASEMENT  
 D.B. 2886, PG. 134

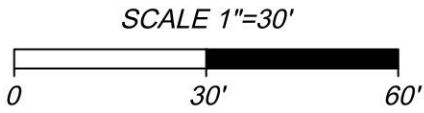
EX. VAR. WIDTH  
 SLOPE EASEMENT  
 D.B. 2886, PG. 134

PLAT OF  
**SUBDIVISION**  
**OLD TRAIL BLOCKS 24,**  
**33 AND 34**

BEING  
 TAX MAP PARCEL 055E0-01-00-000A3  
 WHITE HALL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA



SEE SHEET 9 FOR  
 LINE & CURVE TABLES



White Hall Mag. District	Albemarle County, VA
DATE: April 2, 2024	SCALE: 1" = 30'
SHEET 2 OF 9	J.N.: 49639
DRAWN BY: TEB	CHECK BY: JCM
Last Revised:	

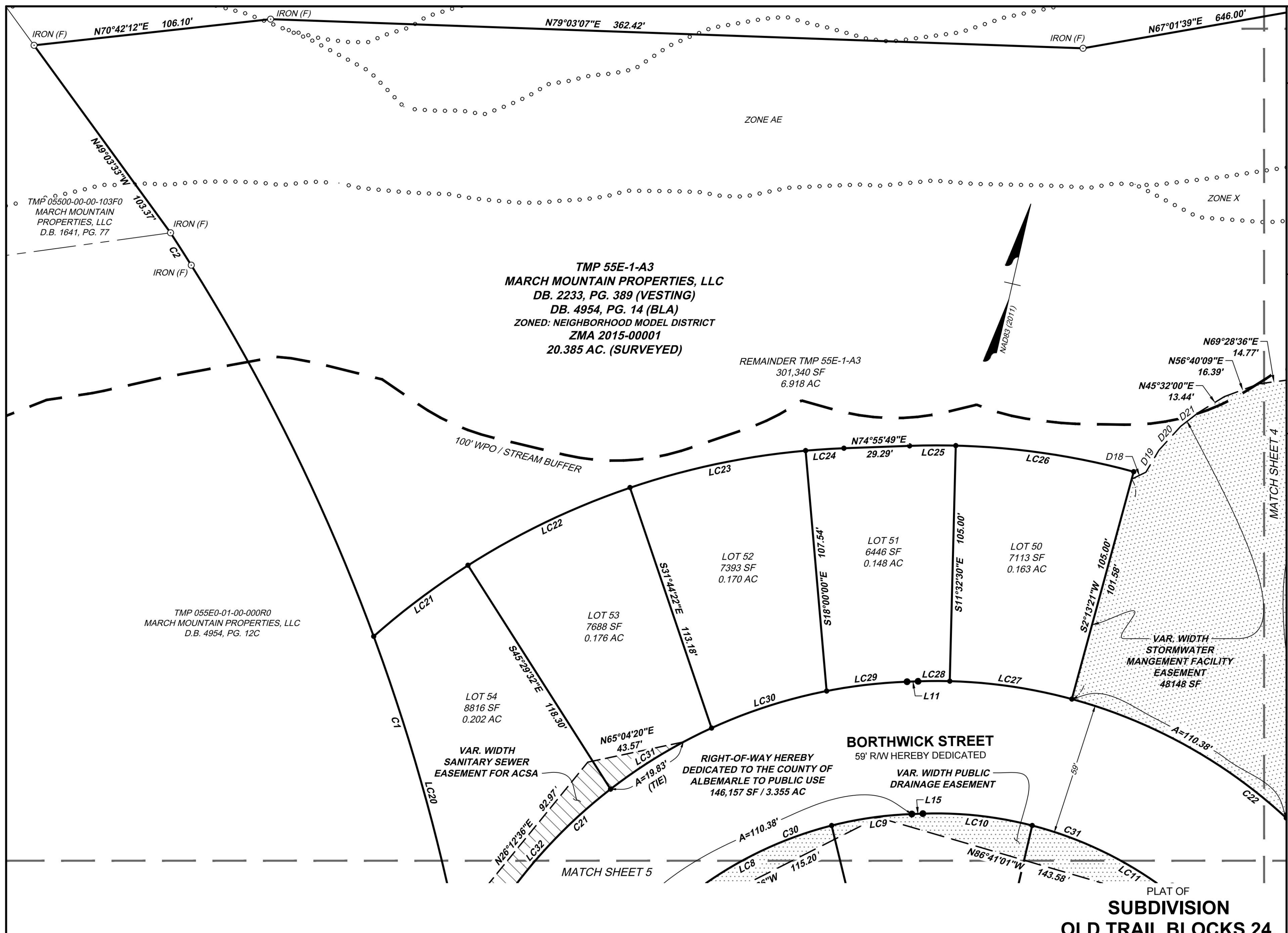
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Timmons.com\gis\900\04\46639-Old\_Trail\_Final\_Block\_24-33-34\DWG\46639-V.XPSURV-SUBD\_24-33-34.dwg | Plotted on 4/2/2024 10:33 AM | by Tom Barrett



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**LEGEND**

○(F) PROPERTY CORNER FOUND, AS NOTED  
 ●(F) PROPERTY CORNER SET

ESMT. EASEMENT  
 VAR. VARIABLE  
 TMP TAX MAP PARCEL  
 DB. DEED BOOK  
 PG. PAGE  
 AC ACRES  
 SF SQUARE FOOTAGE  
 ACSA ALBEMARLE COUNTY SERVICE AUTHORITY

NEW LOT CORNERS TO BE SET AT APPROPRIATE TIME  
 INCIDENTAL TO SITE GRADING / EARTHWORK COMPLETION

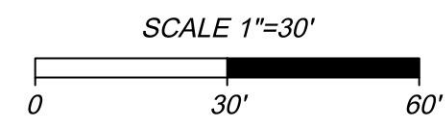
Public Drainage Easement / Stormwater Management Easement Hereby Created

Private Drainage Easement Hereby Created

Sanitary Sewer Easement for ACSA Hereby Created

Combined Utility Easement for ACSA Hereby Created

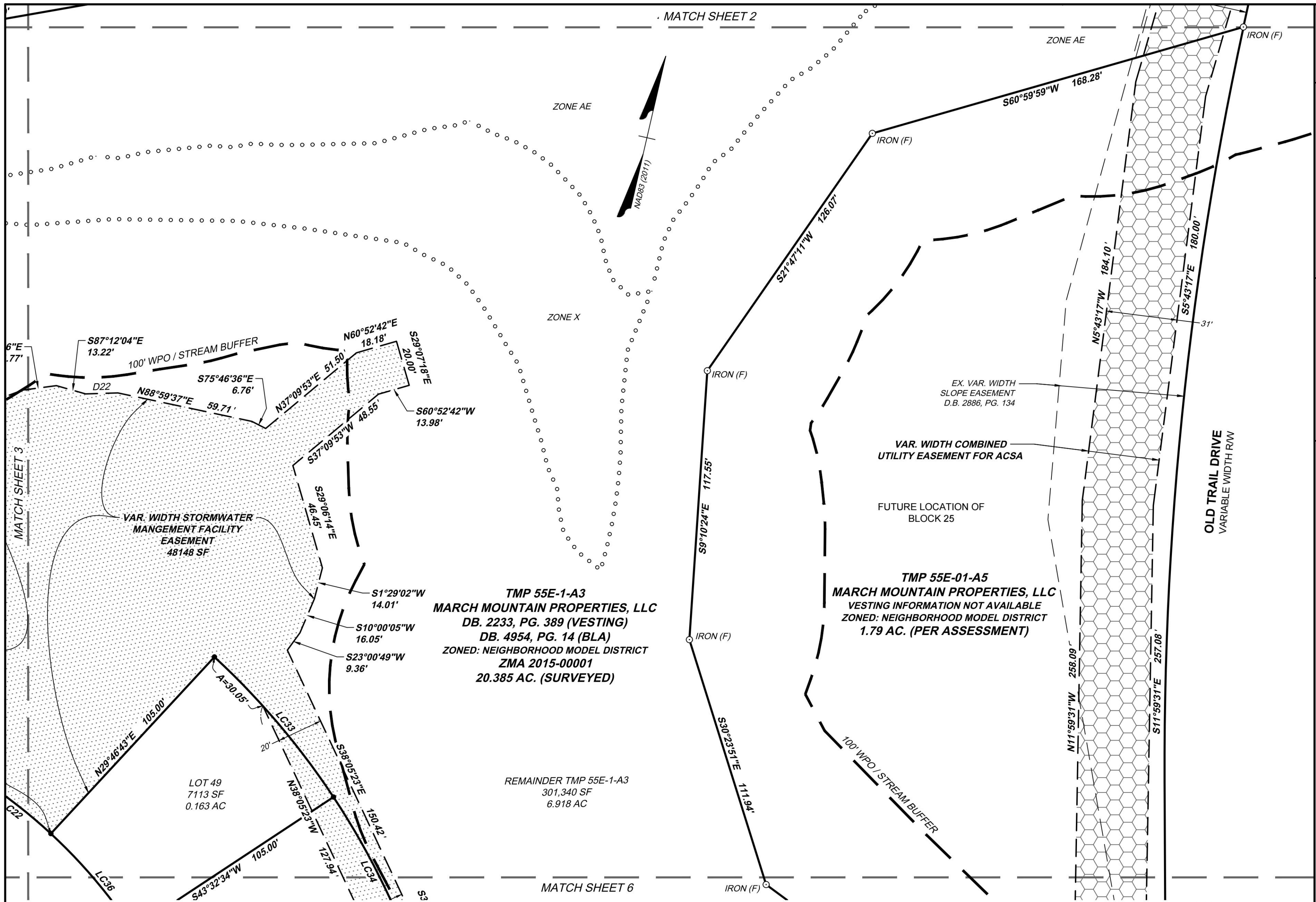
SEE SHEET 9 FOR  
 LINE & CURVE TABLES



**PLAT OF**  
**SUBDIVISION**  
**OLD TRAIL BLOCKS 24,**  
**33 AND 34**  
 BEING  
 TAX MAP PARCEL 055E0-01-00-000A3  
 WHITE HALL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA

White Hall Mag. District	Albemarle County, VA
DATE: April 2, 2024	SCALE: 1" = 30'
SHEET 3 OF 9	J.N.: 49639
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Last Revised:	

Timmons.com\gis\900\04\46639-Old\_Trail\_Final\_Block\_24-33-34\DWG\46639-V-XPSURV-SUBD\_24-33-34.dwg | Plotted on 4/2/2024 10:33 AM | by Tom Barrett



MATCH SHEET 2

ZONE AE

ZONE AE

ZONE X

MATCH SHEET 6

TMP 55E-1-A3  
MARCH MOUNTAIN PROPERTIES, LLC  
DB. 2233, PG. 389 (VESTING)  
DB. 4954, PG. 14 (BLA)  
ZONED: NEIGHBORHOOD MODEL DISTRICT  
ZMA 2015-00001  
20.385 AC. (SURVEYED)

REMAINDER TMP 55E-1-A3  
301,340 SF  
6.918 AC

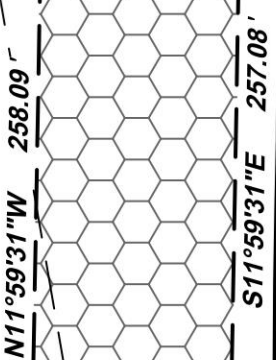
TMP 55E-01-A5  
MARCH MOUNTAIN PROPERTIES, LLC  
VESTING INFORMATION NOT AVAILABLE  
ZONED: NEIGHBORHOOD MODEL DISTRICT  
1.79 AC. (PER ASSESSMENT)

EX. VAR. WIDTH  
SLOPE EASEMENT  
D.B. 2886, PG. 134

VAR. WIDTH COMBINED  
UTILITY EASEMENT FOR ACSA

FUTURE LOCATION OF  
BLOCK 25

OLD TRAIL DRIVE  
VARIABLE WIDTH R/W

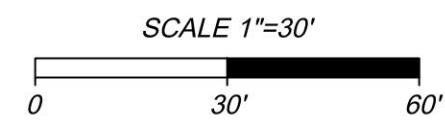


PLAT OF  
SUBDIVISION  
OLD TRAIL BLOCKS 24,  
33 AND 34  
BEING  
TAX MAP PARCEL 055E0-01-00-000A3  
WHITE HALL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

- LEGEND**
- (F) PROPERTY CORNER FOUND, AS NOTED
  - (F) PROPERTY CORNER SET
  - ESMT. EASEMENT
  - VAR. VARIABLE
  - TMP TAX MAP PARCEL
  - DB. DEED BOOK
  - PG. PAGE
  - AC ACRES
  - SF SQUARE FOOTAGE
  - ACSA ALBEMARLE COUNTY SERVICE AUTHORITY
  - NEW LOT CORNERS TO BE SET AT APPROPRIATE TIME INCIDENTAL TO SITE GRADING / EARTHWORK COMPLETION

- PUBLIC DRAINAGE EASEMENT / STORMWATER MANAGEMENT EASEMENT HEREBY CREATED
- PRIVATE DRAINAGE EASEMENT HEREBY CREATED
- SANITARY SEWER EASEMENT FOR ACSA HEREBY CREATED
- COMBINED UTILITY EASEMENT FOR ACSA HEREBY CREATED

SEE SHEET 9 FOR  
LINE & CURVE TABLES



White Hall Mag. District	Albemarle County, VA
DATE: April 2, 2024	SCALE: 1" = 30'
SHEET 4 OF 9	J.N.: 49639
DRAWN BY: TEB	CHECK BY: JCM
Last Revised:	

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**TMP 55E-01-R**  
**MARCH MOUNTAIN PROPERTIES, LLC**  
D.B. 4954, PG. 12  
ZONED: RURAL AREAS  
17.239 AC. (PER ASSESSMENT)

ADJUSTED TMP 55E-01-R SHALL HEREBY  
BE DEDICATED TO THE COUNTY OF  
ALBEMARLE TO PUBLIC USE  
9474 SF / 0.217 AC

**TMP 55E-1-A3**  
**MARCH MOUNTAIN PROPERTIES, LLC**  
DB. 2233, PG. 389 (VESTING)  
DB. 4954, PG. 14 (BLA)  
ZONED: NEIGHBORHOOD MODEL DISTRICT  
ZMA 2015-00001  
20.385 AC. (SURVEYED)

**PORTELET ROAD**  
59' RW HEREBY DEDICATED

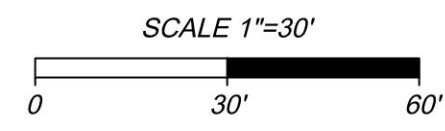
RIGHT-OF-WAY HEREBY  
DEDICATED TO THE COUNTY OF  
ALBEMARLE TO PUBLIC USE  
146,157 SF / 3.355 AC

**CARLTON GARDENS  
WAY**  
24' PRIVATE ACCESS EASEMENT  
HEREBY DEDICATED

VAR. WIDTH PUBLIC  
DRAINAGE EASEMENT

- LEGEND**
- (F) PROPERTY CORNER FOUND, AS NOTED
  - PROPERTY CORNER SET
  - ESMT. EASEMENT
  - VAR. VARIABLE
  - TMP. TAX MAP PARCEL
  - DB. DEED BOOK
  - PG. PAGE
  - AC. ACRES
  - SF. SQUARE FOOTAGE
  - ACSA. ALBEMARLE COUNTY SERVICE AUTHORITY
  - NEW LOT CORNERS TO BE SET AT APPROPRIATE TIME  
INCIDENTAL TO SITE GRADING / EARTHWORK COMPLETION
  - [Pattern] PUBLIC DRAINAGE EASEMENT /  
STORMWATER MANAGEMENT EASEMENT  
HEREBY CREATED
  - [Pattern] PRIVATE DRAINAGE EASEMENT  
HEREBY CREATED
  - [Pattern] SANITARY SEWER EASEMENT  
FOR ACSA  
HEREBY CREATED
  - [Pattern] COMBINED UTILITY EASEMENT  
FOR ACSA  
HEREBY CREATED

SEE SHEET 9 FOR  
LINE & CURVE TABLES



**PLAT OF  
SUBDIVISION  
OLD TRAIL BLOCKS 24,  
33 AND 34**

BEING  
TAX MAP PARCEL 055E0-01-00-000A3  
WHITE HALL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

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DATE: April 2, 2024	SCALE: 1" = 30'
SHEET 5 OF 9	J.N.: 49639
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Last Revised:	

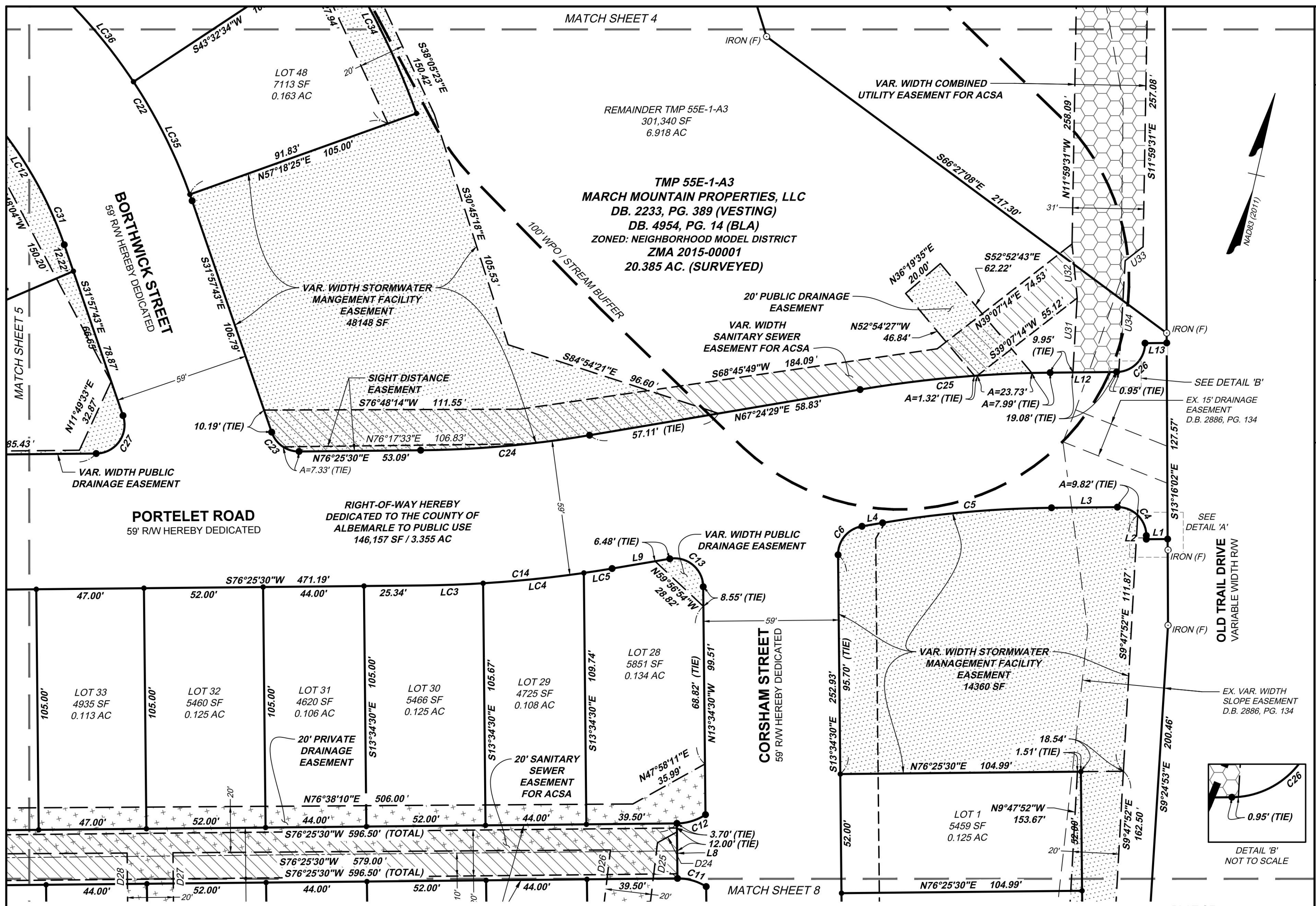


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MATCH SHEET 4

MATCH SHEET 8

TMP 55E-1-A3  
MARCH MOUNTAIN PROPERTIES, LLC  
DB. 2233, PG. 389 (VESTING)  
DB. 4954, PG. 14 (BLA)  
ZONED: NEIGHBORHOOD MODEL DISTRICT  
ZMA 2015-00001  
20.385 AC. (SURVEYED)

PORTELET ROAD  
59' RW HEREBY DEDICATED

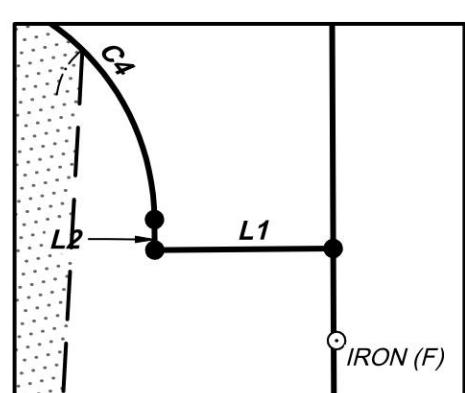
RIGHT-OF-WAY HEREBY  
DEDICATED TO THE COUNTY OF  
ALBEMARLE TO PUBLIC USE  
146,157 SF / 3.355 AC

CORSHAM STREET  
59' RW HEREBY DEDICATED

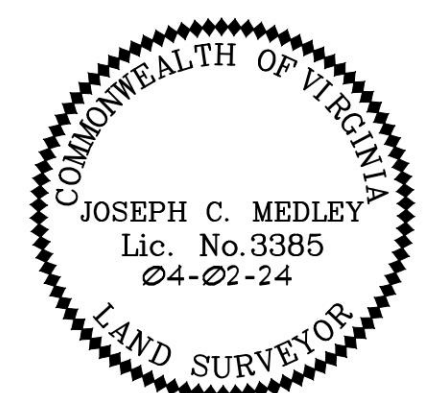
PLAT OF  
SUBDIVISION  
OLD TRAIL BLOCKS 24,  
33 AND 34  
BEING  
TAX MAP PARCEL 055E0-01-00-000A3  
WHITE HALL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

- LEGEND**
- (F) PROPERTY CORNER FOUND, AS NOTED
  - (F) PROPERTY CORNER SET
  - ESMT. EASEMENT
  - VAR. VARIABLE
  - TMP. TAX MAP PARCEL
  - DB. DEED BOOK
  - PG. PAGE
  - AC. ACRES
  - SF. SQUARE FOOTAGE
  - ACSA. ALBEMARLE COUNTY SERVICE AUTHORITY
- NEW LOT CORNERS TO BE SET AT APPROPRIATE TIME  
INCIDENTAL TO SITE GRADING / EARTHWORK COMPLETION

- PUBLIC DRAINAGE EASEMENT / STORMWATER MANAGEMENT EASEMENT HEREBY CREATED
- PRIVATE DRAINAGE EASEMENT HEREBY CREATED
- SANITARY SEWER EASEMENT FOR ACSA HEREBY CREATED
- COMBINED UTILITY EASEMENT FOR ACSA HEREBY CREATED



SEE SHEET 9 FOR  
LINE & CURVE TABLES



White Hall Mag. District	Albemarle County, VA
DATE: April 2, 2024	SCALE: 1" = 30'
SHEET 6 OF 9	J.N.: 49639
DRAWN BY: TEB	CHECK BY: JCM
Last Revised:	

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MATCH SHEET 5



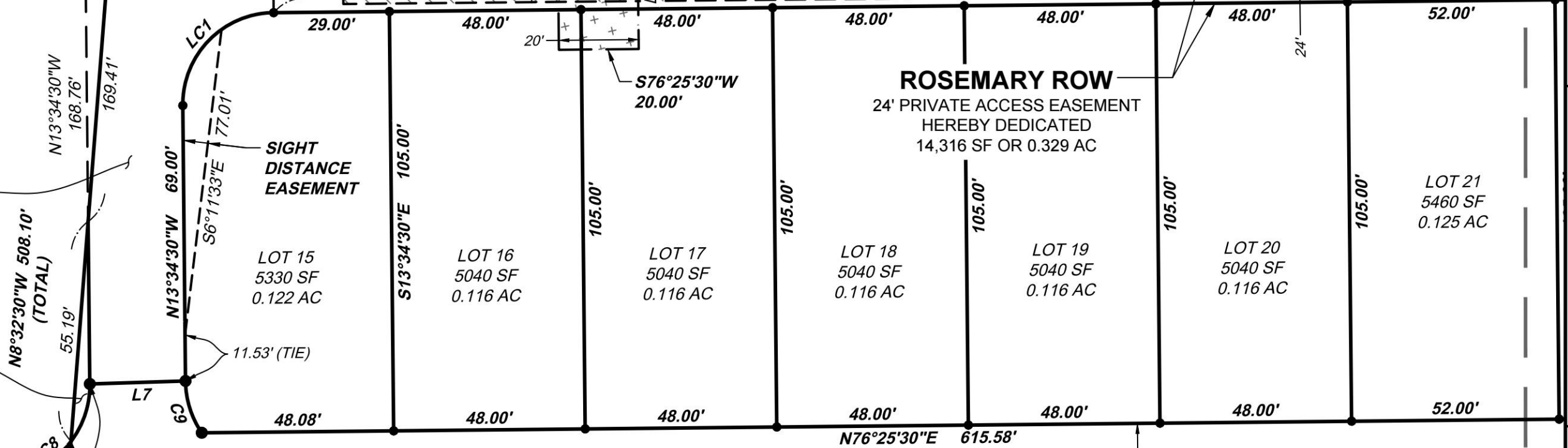
**CARLTON GARDENS WAY**  
24' PRIVATE ACCESS EASEMENT HEREBY DEDICATED

AREA TO HEREBY CONVEYED TO TMP 55E-01-R  
111 SF  
0.002 AC

ADJUSTED TMP 55E-01-R SHALL HEREBY BE DEDICATED TO THE COUNTY OF ALBEMARLE TO PUBLIC USE  
2099 SF / 0.048 AC

**TMP 55E-01-R**  
**MARCH MOUNTAIN PROPERTIES, LLC**  
D.B. 4954, PG. 12  
ZONED: RURAL AREAS  
17.239 AC. (PER ASSESSMENT)

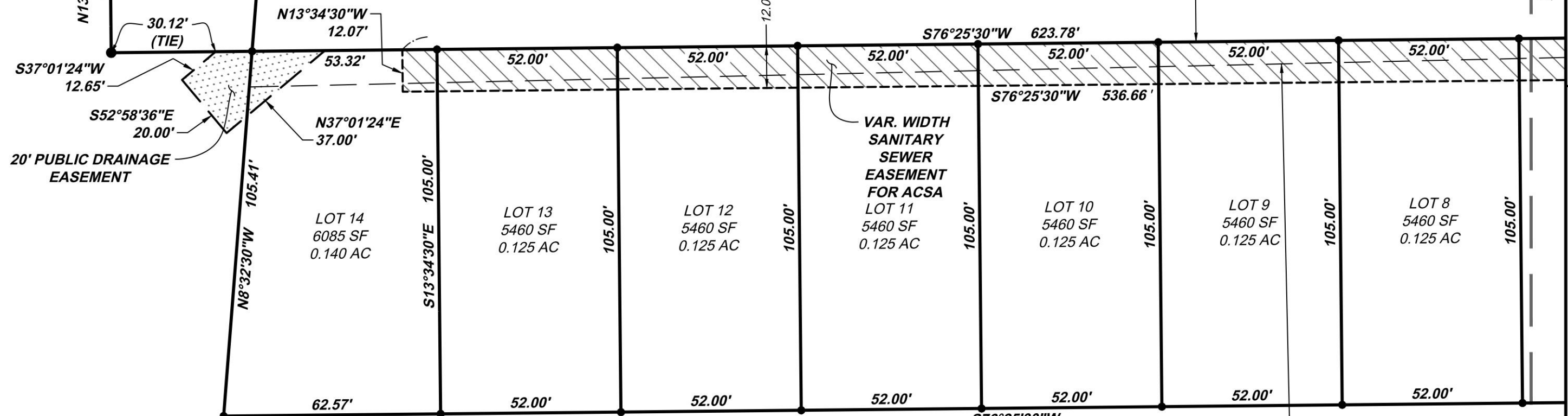
20' PUBLIC DRAINAGE EASEMENT



**ROSEMARY ROW**  
24' PRIVATE ACCESS EASEMENT HEREBY DEDICATED  
14,316 SF OR 0.329 AC

**BROADWICK STREET**  
59' RW HEREBY DEDICATED

RIGHT-OF-WAY HEREBY DEDICATED TO THE COUNTY OF ALBEMARLE TO PUBLIC USE  
146,157 SF / 3.355 AC



**TMP 55E-1-A3**  
**MARCH MOUNTAIN PROPERTIES, LLC**  
DB. 2233, PG. 389 (VESTING)  
DB. 4954, PG. 14 (BLA)  
ZONED: NEIGHBORHOOD MODEL DISTRICT  
ZMA 2015-00001  
20.385 AC. (SURVEYED)

OPEN SPACE 'B'  
(TO BE DEDICATED TO HOA)  
99,697 SF  
2.289 AC

EX. 150' FORESTED VEGETATION BUFFER

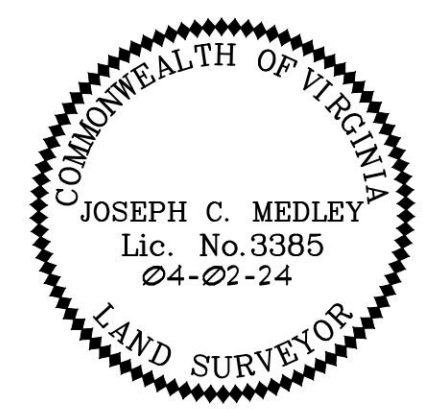
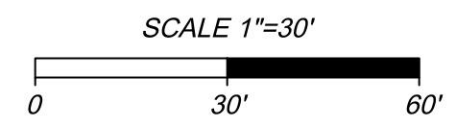
**U.S. ROUTE 250**  
**ROCKFISH GAP TURNPIKE**  
110' PUBLIC RW

**LEGEND**

- (F) PROPERTY CORNER FOUND, AS NOTED
  - PROPERTY CORNER SET
  - ESMT. EASEMENT
  - VAR. VARIABLE
  - TMP. TAX MAP PARCEL
  - DB. DEED BOOK
  - PG. PAGE
  - AC. ACRES
  - SF. SQUARE FOOTAGE
  - ACSA. ALBEMARLE COUNTY SERVICE AUTHORITY
- NEW LOT CORNERS TO BE SET AT APPROPRIATE TIME INCIDENTAL TO SITE GRADING / EARTHWORK COMPLETION

- PUBLIC DRAINAGE EASEMENT / STORMWATER MANAGEMENT EASEMENT HEREBY CREATED
- PRIVATE DRAINAGE EASEMENT HEREBY CREATED
- SANITARY SEWER EASEMENT FOR ACSA HEREBY CREATED
- COMBINED UTILITY EASEMENT FOR ACSA HEREBY CREATED

SEE SHEET 9 FOR LINE & CURVE TABLES



PLAT OF  
**SUBDIVISION**  
**OLD TRAIL BLOCKS 24,**  
**33 AND 34**

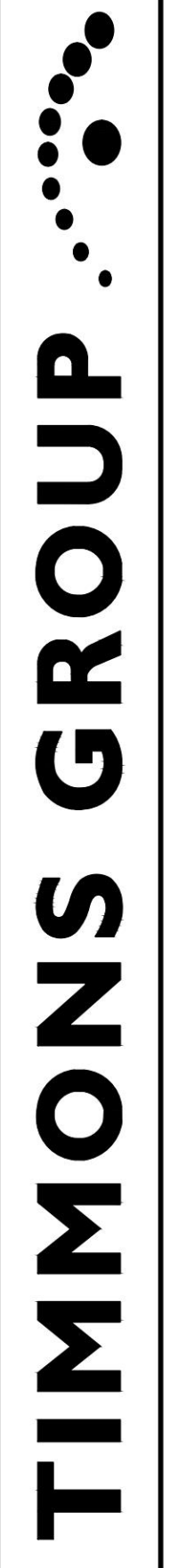
BEING  
TAX MAP PARCEL 055E0-01-00-000A3  
WHITE HALL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

White Hall Mag. District	Albemarle County, VA
DATE: April 2, 2024	SCALE: 1" = 30'
SHEET 7 OF 9	J.N.: 49639
DRAWN BY: TEB	CHECK BY: JCM
Last Revised:	

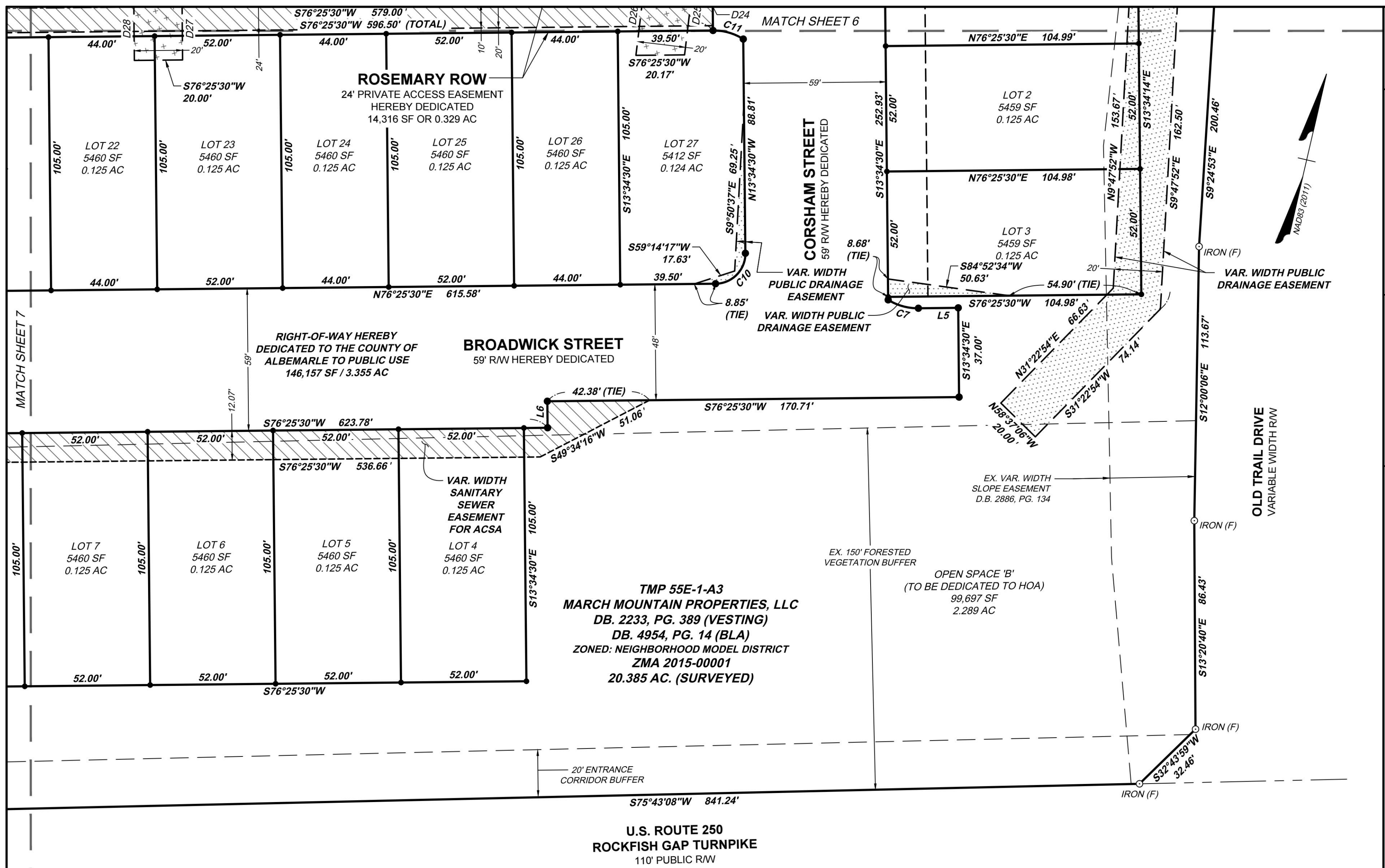
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Timmons.com\gis\900\04\46639-Old\_Trail\_Final\_Block\_24-33-34\DWG\46639-V-XPSURV-SUBD\_24-33-34.dwg | Plotted on 4/2/2024 10:34 AM | by Tom Barrett



MATCH SHEET 6  
MATCH SHEET 7

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**LEGEND**

○(F) PROPERTY CORNER FOUND, AS NOTED  
● PROPERTY CORNER SET  
ESMT. EASEMENT  
VAR. VARIABLE  
TMP TAX MAP PARCEL  
DB. DEED BOOK  
PG. PAGE  
AC ACRES  
SF SQUARE FOOTAGE  
ACSA ALBEMARLE COUNTY SERVICE AUTHORITY

NEW LOT CORNERS TO BE SET AT APPROPRIATE TIME INCIDENTAL TO SITE GRADING / EARTHWORK COMPLETION

Public Drainage Easement / Stormwater Management Easement Hereby Created  
Private Drainage Easement Hereby Created  
Sanitary Sewer Easement for ACSA Hereby Created  
Combined Utility Easement for ACSA Hereby Created

SEE SHEET 9 FOR LINE & CURVE TABLES



PLAT OF  
**SUBDIVISION**  
**OLD TRAIL BLOCKS 24,  
33 AND 34**  
BEING  
TAX MAP PARCEL 055E0-01-00-000A3  
WHITE HALL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

White Hall Mag. District	Albemarle County, VA
DATE: April 2, 2024	SCALE: 1" = 30'
SHEET 8 OF 9	J.N.: 49639
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Last Revised:	





**BLOCKS 24, 33 & 34 PERIMETER BOUNDARY**

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	892.14'	486.35'	249.38'	31°14'05"	N29°29'57"W	480.35'
C2	958.35'	17.13'	8.56'	1°01'27"	N45°39'16"W	17.13'
C3	1517.50'	70.71'	35.36'	2°40'11"	S0°33'47"W	70.70'

**PROPOSED RIGHT-OF-WAY**

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C4	12.50'	19.67'	12.54'	90°10'55"	N58°29'02"W	17.71'
C5	470.50'	74.05'	37.10'	9°01'02"	S71°54'59"W	73.97'
C6	12.50'	17.67'	10.67'	80°58'58"	S26°54'59"W	16.23'
C7	23.50'	13.17'	6.77'	32°07'12"	S87°30'54"E	13.00'
C8	23.50'	36.91'	23.50'	90°00'00"	N31°25'30"E	33.23'
C9	23.50'	13.78'	7.09'	33°35'10"	S30°22'05"E	13.58'
C10	12.50'	19.63'	12.50'	90°00'00"	N31°25'30"E	17.68'
C11	23.00'	13.22'	6.80'	32°55'15"	N87°06'53"W	13.03'
C12	23.00'	13.22'	6.80'	32°55'15"	N59°57'53"E	13.03'
C13	12.50'	21.60'	14.64'	99°01'02"	N63°05'01"W	19.01'
C14	529.50'	83.33'	41.75'	9°01'02"	S71°54'59"W	83.25'
C15	229.50'	33.29'	16.67'	8°18'36"	S80°34'48"W	33.26'
C16	23.50'	15.58'	8.09'	37°59'35"	S5°25'18"W	15.30'
C17	23.50'	29.59'	17.12'	72°08'58"	N49°38'59"W	27.68'
C18	518.50'	107.33'	53.86'	11°51'37"	N79°47'40"W	107.14'
C19	481.50'	63.83'	31.96'	7°35'45"	S77°37'57"E	63.79'
C20	23.50'	23.46'	12.81'	57°11'14"	N69°58'34"E	22.49'
C21	229.50'	375.87'	245.41'	93°50'17"	N28°00'41"E	335.25'
C22	229.50'	292.84'	170.16'	73°06'28"	S68°30'57"E	273.37'
C23	12.50'	15.62'	9.02'	71°36'47"	S67°46'06"E	14.63'
C24	470.50'	47.81'	23.93'	5°49'22"	N73°30'49"E	47.79'
C25	529.50'	83.33'	41.75'	9°01'02"	N71°54'59"E	83.25'
C26	12.50'	19.59'	12.46'	89°47'44"	N31°31'38"E	17.65'
C27	12.50'	23.65'	17.33'	108°23'13"	S22°13'54"W	20.27'
C28	170.50'	8.80'	4.40'	2°57'23"	S77°54'12"W	8.80'
C29	12.50'	18.99'	11.87'	87°02'37"	N57°05'48"W	17.22'
C30	170.50'	263.37'	166.11'	88°30'19"	N30°40'40"E	237.96'
C31	170.50'	217.55'	126.41'	73°06'28"	S68°30'57"E	203.09'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°30'40"W	9.29'
L2	N13°34'30"W	1.59'
L3	S76°25'30"W	28.75'
L4	S67°24'29"W	9.13'
L5	N76°25'30"E	16.51'
L6	S13°34'09"E	11.00'
L7	S75°13'54"W	24.01'
L8	N13°34'30"W	24.00'
L9	S67°24'29"W	25.53'
L10	S76°25'30"W	24.00'
L11	N74°55'49"E	4.92'
L12	N76°25'30"E	29.03'
L13	N76°25'30"E	9.48'
L14	N13°34'30"W	24.66'
L15	N74°55'49"E	4.92'

**PROPOSED LOT LINES**

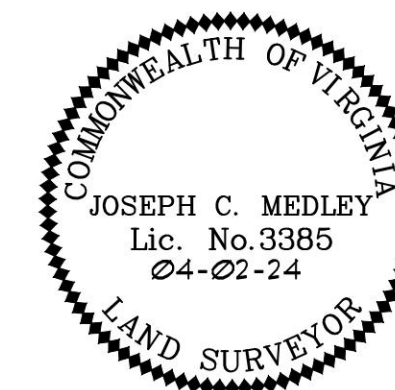
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
LC1	23.00'	36.13'	23.00'	90°00'00"	N31°25'30"E	32.53'
LC2	23.00'	36.13'	23.00'	90°00'00"	N58°34'30"W	32.53'
LC3	529.50'	26.67'	13.34'	2°53'10"	N74°58'55"E	26.67'
LC4	529.50'	44.20'	22.11'	4°46'58"	N71°08'51"E	44.19'
LC5	529.50'	12.46'	6.23'	1°20'54"	N68°04'55"E	12.46'
LC6	170.50'	46.63'	23.46'	15°40'07"	N5°44'26"W	46.48'
LC7	170.50'	90.28'	46.23'	30°20'18"	N17°15'46"E	89.23'
LC8	170.50'	90.28'	46.23'	30°20'23"	N47°36'06"E	89.23'
LC9	170.50'	36.18'	18.16'	12°09'31"	N68°51'04"E	36.11'
LC10	170.50'	49.21'	24.78'	16°32'12"	N83°11'55"E	49.04'
LC11	170.50'	90.28'	46.23'	30°20'18"	S73°21'50"E	89.23'
LC12	170.50'	78.06'	39.73'	26°13'58"	S45°04'42"E	77.38'
LC13	65.50'	21.13'	10.66'	18°28'54"	N41°12'10"W	21.04'
LC14	65.50'	41.19'	21.30'	36°01'51"	N68°27'32"W	40.51'
LC15	65.50'	21.26'	10.72'	18°35'43"	S84°13'41"W	21.16'
LC16	65.50'	15.01'	7.54'	13°07'55"	S68°21'52"W	14.98'
LC17	65.50'	41.02'	21.21'	35°53'04"	S43°51'23"W	40.36'
LC18	65.50'	41.27'	21.35'	36°06'00"	S7°51'51"W	40.59'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
LC19	65.50'	3.87'	1.94'	3°23'20"	S11°52'50"E	3.87'
LC20	916.05'	153.27'	76.81'	9°35'11"	N28°17'48"W	153.09'
LC21	334.50'	52.68'	26.39'	9°01'24"	N39°59'46"E	52.62'
LC22	334.50'	80.29'	40.34'	13°45'11"	N51°23'03"E	80.10'
LC23	334.50'	80.21'	40.30'	13°44'22"	N65°07'49"E	80.02'
LC24	334.50'	17.11'	8.56'	2°55'49"	N73°27'55"E	17.11'
LC25	334.50'	20.60'	10.30'	3°31'41"	N76°41'40"E	20.59'
LC26	334.50'	80.36'	40.37'	13°45'51"	N85°20'26"E	80.16'
LC27	229.50'	55.13'	27.70'	13°45'51"	S85°20'26"W	55.00'
LC28	229.50'	14.13'	7.07'	3°31'41"	S76°41'40"W	14.13'
LC29	229.50'	36.12'	18.10'	9°01'02"	S70°25'18"W	36.08'
LC30	229.50'	54.04'	27.14'	13°29'25"	S59°10'04"W	53.91'
LC31	229.50'	52.75'	26.49'	13°10'06"	S45°50'19"W	52.63'
LC32	229.50'	103.61'	52.70'	25°51'58"	S26°19'17"W	102.73'
LC33	334.50'	80.36'	40.37'	13°45'51"	S53°20'21"E	80.16'
LC34	334.50'	80.36'	40.37'	13°45'51"	S39°34'31"E	80.16'
LC35	234.62'	55.13'	27.69'	13°27'44"	N39°34'31"W	55.00'
LC36	229.50'	55.13'	27.70'	13°45'51"	N53°20'21"W	55.00'

LINE TABLE		
LINE	BEARING	LENGTH
L15	N74°55'49"E	4.92'

**ACCESS EASEMENT LINE**

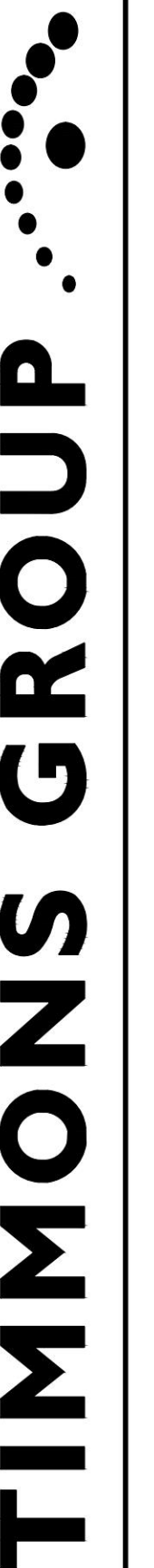
LINE TABLE		
LINE	BEARING	LENGTH
E1	S13°34'30"E	24.00'



PLAT OF  
**SUBDIVISION**  
**OLD TRAIL BLOCKS 24,**  
**33 AND 34**  
 BEING  
 TAX MAP PARCEL 055E0-01-00-000A3  
 WHITE HALL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA

White Hall Mag. District	Albemarle County, VA
DATE: April 2, 2024	SCALE: N/A
SHEET 9 OF 9	J.N.: 49639
DRAWN BY: TEB	CHECK BY: JCM
Last Revised:	

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