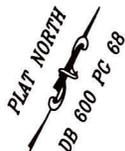


**LEGEND**

- BSL BUILDING SETBACK LINE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ET ELECTRIC TRANSFORMER
- GEN GENERATOR
- HVAC HEAT, VENT, AIR CONDITIONING
- LP PROPANE TANK
- HP HEAT PUMP
- TP TELEPHONE PEDESTAL

7.5' DRAINAGE AND UTILITY EASEMENT

IPF 330.45'  
IPF 876.26'  
N2822.44' W



LOT 23

TMP 44-34A  
EURE FAMILY LLC  
WES EURE  
DB 2461 PG 408  
&  
TMP 44-34A1  
SACA  
COMMUNICATIONS OF  
CHARLOTTEVILLE  
DB 2461 PG 408



S2822.44' E 384.52'

25' BSL

ET

IPF

TP

C1

60' R/W

LAMBS ROAD  
60' R/W

LOT 24  
2.378 ACRES

1 1/2 STORY  
BRICK AND FRAME  
ON BASEMENT  
#1760

Well

30' FRONT BSL  
DB 600 PG 68

30' FRONT BSL  
DB 600 PG 68

IPSMICH PLACE  
5.0' R/W  
(SEE NOTE 6)  
C3

IPF  
N36.52.00" W  
77.29'  
IPF BENT

35' BSL

N34°15'56" E 417.85'

73.5'

90.4'

34.3'

24.1'

83.1'

HVAC

GEN

LPx2

PAVED DRIVE

39.1'

12.2'

20.0'

120.7'

6.8'

18.7'

14.5'

12.4'

12.2'

27.0'

39.0'

6.0'

12.4'

28.8'

127.2'

**Curve Table**

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	289.00'	2446.40'	6°46'07"	144.67'	288.83'	S 58°14'20" W
C2	54.13'	35.00'	88°36'43"	34.16'	48.89'	N 80°50'22" W
C3	108.91'	325.00'	19°12'11"	54.98'	108.41'	N 46°08'05" W

**NOTES:**

1. 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 AND SAID PROPERTY MAY BE SUBJECT TO INFORMATION DISCLOSED ON A TITLE REPORT BY A LICENSED ATTORNEY.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY. THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
3. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AND DOES NOT FALL WITHIN FLOOD HAZARD ZONE "A" FOR A 100 YEAR FLOOD AS SHOWN ON FEMA MAP NO 51003C0260D. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
4. ALL EASEMENTS ARE RECORDED IN DB 600 PG 68 UNLESS NOTED OTHERWISE.
5. PROPERTY IS ZONED RA (RURAL AREAS).
6. RECORD PLAT HAS AN APPARENT TYPOGRAPHICAL ERROR SHOWN FOR CURVE C3. ARC LENGTH IS SHOWN AS 102.91', BUT LOT CLOSURES WITH DISTANCE OF 108.91'.

DRAWN BY: BRV

CHECKED BY: KCW

SHEET: V1

1 OF 1

PROJECT NO: 14.0037

PHYSICAL SURVEY  
**TMP 44-99**  
1760 LAMBS ROAD  
IVY FARM, PHASE TWO, LOT 24  
JACK JOUETT DISTRICT, ALBEMARLE COUNTY, VA

DATE	REVISION	DATE	REVISION
04-04-14			



**Dominion Engineering**

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