



**CITY COUNCIL AGENDA**  
**Tuesday, January 2, 2018**

**6:00 p.m.** **Closed session as provided by Section 2.2-3712 of the Virginia Code**  
*NDS Conference Room (Boards & Commissions)*

**7:00 p.m.** **Regular Meeting - CALL TO ORDER**  
*Council Chambers*

**PLEDGE OF ALLEGIANCE**  
**ROLL CALL**

**ORGANIZATIONAL MEETING** Council Election of Mayor and Vice Mayor

**AWARDS/RECOGNITIONS &  
ANNOUNCEMENTS**

**CITY MANAGER RESPONSE TO MATTERS BY THE PUBLIC**

**MATTERS BY THE PUBLIC** Public comment is provided for up to 15 speakers at the beginning of the meeting (limit 3 minutes per speaker.) Pre-registration is available for up to 10 spaces, and pre-registered speakers are announced by noon the day of the meeting. The number of speakers is unlimited at the end of the meeting.

**1. CONSENT AGENDA\*** (Items removed from consent agenda will be considered at the end of the regular agenda.)

**Bellamy/Signer 5-0**

a. Minutes for December 18, 2017

b. **APPROPRIATION:** Insurance Settlement for Damaged Police Car – \$6,294.95 (2<sup>nd</sup> of 2 readings)

c. **APPROPRIATION:** Local Emergency Management Performance Grant (LEMPG) – \$7,500 (2<sup>nd</sup> of 2 readings)

d. **APPROPRIATION:** Appropriation of Funds to the Charlottesville Affordable Housing Fund as partial fulfillment of the Water Street Promenade PUD proffer – \$45,883.26 (1<sup>st</sup> of 2 readings)

e. **APPROPRIATION:** Housing Opportunities for People with AIDS/H.I.V. – \$213,012 (1<sup>st</sup> of 2 readings)

f. **ORDINANCE:** Conveyance of Portions of Cleveland Avenue Right of Way (Johnson Village, Phase 3) (2<sup>nd</sup> of 2 readings)

**2. PUBLIC HEARING/  
ORDINANCE\*:** Proposed Amendments to City Code Chapter 18 – Permits for Special Event and Demonstrations (2<sup>nd</sup> of 2 readings)

**OTHER BUSINESS**  
**MATTERS BY THE PUBLIC**

**APPROPRIATION**

**Insurance Settlement for Damaged Police Car**

\$6,294.95

**WHEREAS**, the City of Charlottesville, through the Police Department, has received Insurance Settlements in the amount of \$6,294.95 to the vehicle replacement fund for expenses associated with replacing an unmarked Police car.

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville is hereby appropriated in the following manner:

**Revenue**

\$6,294.95      Fund: 106      Cost Center: 3101001001      G/L Account: 451110

**Expenditures**

\$6,294.95      Fund: 106      Cost Center: 3101001001      G/L Account: 541040

**APPROPRIATION**  
**2017 Local Emergency Management Performance Grant (LEMPG)**  
**\$7,500**

**WHEREAS**, the City of Charlottesville has received funds from the Virginia Department of Emergency Management in the amount of \$7,500 in federal pass through funds and \$7,500 in local in-kind match, provided by the Charlottesville-U.V.A.-Albemarle Emergency Communications Center Office of Emergency Management; and

**WHEREAS**, the funds will be used to support programs provided by the Office of Emergency Management; and

**WHEREAS**, the grant award covers the period from July 1, 2017 through June 30, 2018;

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that the sum of \$7,500 is hereby appropriated in the following manner:

**Revenue – \$7,500**

\$7,500          Fund: 209          I/O: 1900294          G/L: 430120 State/Fed pass thru

**Expenditures - \$7,500**

\$7,500          Fund: 209          I/O: 1900294          G/L: 510010 Salaries

**BE IT FURTHER RESOLVED**, that this appropriation is conditioned upon the receipt of \$7,500 from the Virginia Department of Emergency Management, and the matching in-kind funds from the Charlottesville-U.V.A.-Albemarle Emergency Communications Center Office of Emergency Management.

**AN ORDINANCE  
AUTHORIZING THE EXCHANGE OF PORTIONS OF THE CLEVELAND AVENUE  
AND FIFTH STREET, S.W. RIGHTS-OF-WAY FOR PARCELS OF LAND  
OWNED BY FIFTH STREET ASSOCIATES, LLC ALONG  
CLEVELAND AVENUE AND FIFTH STREET, S.W.**

**WHEREAS**, Fifth Street Associates, LLC has submitted a site plan for a planned unit development called Johnson Village, Phase 3 (The Beacon on 5<sup>th</sup>), encompassing property along Cleveland Avenue and 5<sup>th</sup> Street, S.W.; and

**WHEREAS**, the site plan proposes certain improvements to the existing Cleveland Avenue and 5<sup>th</sup> Street, S.W. by dedicating two (2) parcels of land (Parcel B, 1,864 square feet, and Parcel C, 1,812 square feet) to the City of Charlottesville in exchange for conveyance of three (3) parcels of City land (Parcel A, 5,163 square feet; Parcel D, 77 square feet; and Parcel E, 110 square feet) to Fifth Street Associates, as shown on a plat dated October 19, 2017 by Roudabush, Gale & Associates, Inc. (the "Plat"); and

**WHEREAS**, Parcels B and C shown on the Plat would be dedicated as City right-of-way along Cleveland Avenue and 5<sup>th</sup> Street, S.W.; Parcel A would be combined with Tax Map Parcel 22B350000; and Parcels D and E would be combined with Tax Map Parcel 22B179000; and

**WHEREAS**, the conveyance of the City-owned rights-of-way (Parcels A, D and E) will promote certain elements of City Council's Strategic Plan (Quality Housing Opportunities); and

**WHEREAS**, in accordance with Virginia Code Section 15.2-1800(B), a public hearing was held to give the public an opportunity to comment on the proposed conveyance of the City property; and,

**WHEREAS**, the Department of Neighborhood Development Services, the Public Utilities Director, and the Public Works Director have reviewed the proposed exchange of land and have no objection thereto; now, therefore,

**BE IT ORDAINED** by the Council for the City of Charlottesville, Virginia that the Mayor is authorized to execute a Deed of Exchange, in form approved by the City Attorney, to convey the above-described portions of right-of-way (Parcels A, D and E) to Fifth Street Associates, LLC, shown on the attached Plat, and to accept on behalf of the City the above-described land (Parcels B and C) to be dedicated as public right-of-way. The City Attorney is hereby authorized to take whatever steps are necessary to effect the closing of said property exchange.

This document was prepared by and upon recordation return to:  
Allison T. Domson, Esq. (VSB No. 44285)  
Williams Mullen  
200 South 10<sup>th</sup> Street, Suite 1600  
Richmond, VA 23219

Tax Map Parcels: Portion of TMP 22B179000 (Parcel B) – Assessed Value \$ \_\_\_\_\_  
Portion of TMP 22B350000 (Parcel C) – Assessed Value \$ \_\_\_\_\_

**This deed is partially exempt from state recordation taxes imposed by Virginia Code Secs. 58.1-801 and 58.1-802 pursuant to Virginia Code Secs. 58.1-811(A)(3) and 58.1-811(C)(4), respectively.**

**THIS DEED OF EXCHANGE**, made this \_\_\_\_ day of \_\_\_\_\_, 2017, by and between **FIFTH STREET ASSOCIATES, LLC**, a Virginia limited liability company, hereinafter called “Fifth Street”, GRANTOR and GRANTEE, whose address is 230 Court Square, Suite 202, Charlottesville, Virginia 22902; and **CITY OF CHARLOTTESVILLE, VIRGINIA**, a municipal corporation and political subdivision of the Commonwealth of Virginia, hereinafter called “City”, GRANTOR and GRANTEE, which has an address of P. O. Box 911, Charlottesville, Virginia 22902.

**WITNESSETH:**

**WHEREAS**, Fifth Street is the owner in fee simple of two parcels of real property located in the City of Charlottesville, Virginia (the "City"), containing approximately 10.94 acres and 0.7602 acres, more or less, respectively, each being portions of the same property acquired by Fifth Street by Deed from New Vision Holdings, LLC, dated December 15, 2015, recorded in the Clerk's Office of the Circuit Court of the City of Charlottesville, Virginia (the "Clerk's Office"), as Instrument No. 201500004617, as modified pursuant to that certain Deed of Boundary Line Adjustment and Consolidation, dated November \_\_, 2017, recorded in the Clerk's Office immediately prior hereto (together, the “Fifth Street Property”);

**WHEREAS**, Fifth Street desires to grant, convey and dedicate portions of the Fifth Street Property to the City in fee simple for public use, namely, as additional right of way along Cleveland Avenue and Fifth Street, S.W., shown on a plat dated October 19, 2017 made by Roudabush, Gale & Associates, Inc., attached hereto and made a part hereof (hereinafter, the “Plat”); and

**WHEREAS**, the City desires to grant and convey by quitclaim certain portions of City right-of-way on Cleveland Avenue and Fifth Street, S.W. to Fifth Street, shown on the attached Plat; and

**WHEREAS**, the Fifth Street Property is subject to the lien of a certain Multifamily Deed of Trust, Security Agreement, Assignment of Rents and Fixture Filing dated December 1, 2015, and recorded as Instrument No. 201500004770 in the Clerk's Office of the Circuit Court of City of Charlottesville, Virginia, as the same has been amended from time to time (collectively, the "Deed of Trust"), granted by Grantor to Harrison C. Smith, as trustee ("Trustee") for the benefit of PNC Bank, National Association (the "Lender");

**NOW, THEREFORE**, in consideration of the mutual premises, Fifth Street and the City agreed to an exchange of land, as follows:

***1. Conveyance to Fifth Street of portions of Cleveland Avenue and Fifth Street, S.W. Rights of Way (Parcels A, D and E):***

THAT FOR AND IN CONSIDERATION of the conveyance to the City of certain parcels of land shown as Parcels B and C on the Plat, and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the City does hereby REMISE, RELEASE and QUITCLAIM, unto Fifth Street, any and all interest the City may possess in the following described real property:

- (1) All that certain tract or parcel of land situated in the City of Charlottesville, Virginia, containing approximately 5,163 square feet of land (0.119 acre), more or less, located on Cleveland Avenue, said parcel being shown as "Parcel A" on the attached Plat; being a portion of the public right of way known as Cleveland Avenue. This parcel is hereby combined with Parcel 350 on City Real Estate Tax Map 22B.
- (2) All that certain tract or parcel of land situated in the City of Charlottesville, Virginia, containing approximately 77 square feet of land (0.002 acre), more or less, located on Fifth Street, S.W., said parcel being shown as "Parcel D" on the attached Plat; being a portion of the public right of way known as Fifth Street, S.W. This parcel is hereby combined with Parcel 179 on City Real Estate Tax Map 22B.
- (3) All that certain tract or parcel of land situated in the City of Charlottesville, Virginia, containing approximately 110 square feet of land (0.003 acre), more or less, located on Fifth Street, S.W., said parcel being shown as "Parcel E" on the attached Plat; being a portion of the public right of way known as Fifth Street, S.W. This parcel is hereby combined with Parcel 179 on City Real Estate Tax Map 22B.

***2. Conveyance to City of portions of TMP 22B179000 and 22B350000 (Parcels B and C):***

THAT FOR AND IN CONSIDERATION of the conveyance to Fifth Street of certain parcels of land shown as Parcels A, D and E on the attached Plat, and other good and valuable consideration,

the sufficiency and receipt of which are hereby acknowledged, Fifth Street does hereby BARGAIN, SELL, GRANT and CONVEY, unto the City, the following described real property:

- (1) All that certain tract or parcel of land situated in the City of Charlottesville, Virginia, containing approximately 1,864 square feet of land (0.043 acre), more or less, said parcel being shown as "Parcel B" on the attached Plat; being a portion of the property conveyed to Fifth Street Associates, LLC by special warranty deed dated December 15, 2015, and recorded in the Clerk's Office of the Circuit Court of Charlottesville, Virginia, as Instrument #2015004617. This parcel is hereby dedicated to the City as public right of way and made a part of Cleveland Avenue.
  
- (2) All that certain tract or parcel of land situated in the City of Charlottesville, Virginia, containing approximately 1,812 square feet of land (0.042 acre), more or less, said parcel being shown as "Parcel C" on the attached Plat; being a portion of the property conveyed to Fifth Street Associates, LLC by special warranty deed dated December 15, 2015, and recorded in the Clerk's Office of the Circuit Court of Charlottesville, Virginia, as Instrument #2015004617. This parcel is hereby dedicated to the City as public right of way and made a part of Fifth Street, S.W.

All of the foregoing conveyances shall include all appurtenances benefitting the property, and are expressly subject to all other easements, restrictions, conditions and reservations contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title to the properties hereby conveyed that have not expired by limitation of time contained therein or have not otherwise become ineffective or which are obvious upon inspection of the premises.

Trustee, as authorized to act by Lender, as shown by his execution hereof, does hereby release and discharge from the lien of the Deed of Trust that portion of the Fifth Street Property dedicated pursuant to the terms hereof.

By ordinance adopted \_\_\_\_\_, the Council for the City of Charlottesville authorized the Mayor to execute this Deed of Exchange and, pursuant to Virginia Code Section 15.2-1803, to accept the conveyance of the above-described Parcels B and C on Cleveland Avenue and Fifth Street, S.W., as evidenced by the Mayor's signature hereto and the City's recordation of this deed.

WITNESS the following signatures and seals:

**CITY OF CHARLOTTESVILLE, VIRGINIA**

By: \_\_\_\_\_ (SEAL)  
A. Michael Signer, Mayor

COMMONWEALTH OF VIRGINIA

City of Charlottesville, to-wit:

The foregoing instrument was acknowledged before me, a Notary Public in and for the aforesaid City/County and Commonwealth, by A. Michael Signer, Mayor, on behalf of the City of Charlottesville, Virginia on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public

Registration #: \_\_\_\_\_

My commission expires: \_\_\_\_\_

**FIFTH STREET ASSOCIATES, LLC**

By: CDP Fifth Street, LLC,  
a Virginia limited liability company,  
its managing member

By: Coleway Development LLC,  
a Virginia limited liability company,  
its managing member

By: \_\_\_\_\_ (SEAL)  
Andrew E. McGinty, Manager

COMMONWEALTH OF VIRGINIA  
COUNTY/CITY OF \_\_\_\_\_, to-wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017, by Andrew E. McGinty, the Manager of Coleway Development LLC, a Virginia limited liability company, managing member of CDP Fifth Street, LLC, a Virginia limited liability company, the managing member of Fifth Street Associates, LLC, on behalf of said entity.

My commission expires: \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Registration No.: \_\_\_\_\_

**TRUSTEE:**

\_\_\_\_\_(SEAL)  
HARRISON C. SMITH, TRUSTEE

STATE OF \_\_\_\_\_  
COUNTY/CITY OF \_\_\_\_\_, to-wit:

The foregoing instrument was acknowledged before me in my aforesaid jurisdiction by Harrison C. Smith, who is personally known to me.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Registration No.: \_\_\_\_\_

**LENDER:**

PNC BANK, NATIONAL ASSOCIATION,  
A national banking association

By: \_\_\_\_\_(SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY/CITY OF \_\_\_\_\_, to-wit:

The foregoing instrument was acknowledged before me in my aforesaid jurisdiction by \_\_\_\_\_, as \_\_\_\_\_ of PNC Bank, National Association, a national banking association, on its behalf.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Registration No.: \_\_\_\_\_

EXHIBIT A  
PLAT TO BE ATTACHED

34905527\_2

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**APPROVAL**

CHAIRMAN, CITY OF CHARLOTTESVILLE PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY, CITY OF CHARLOTTESVILLE PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

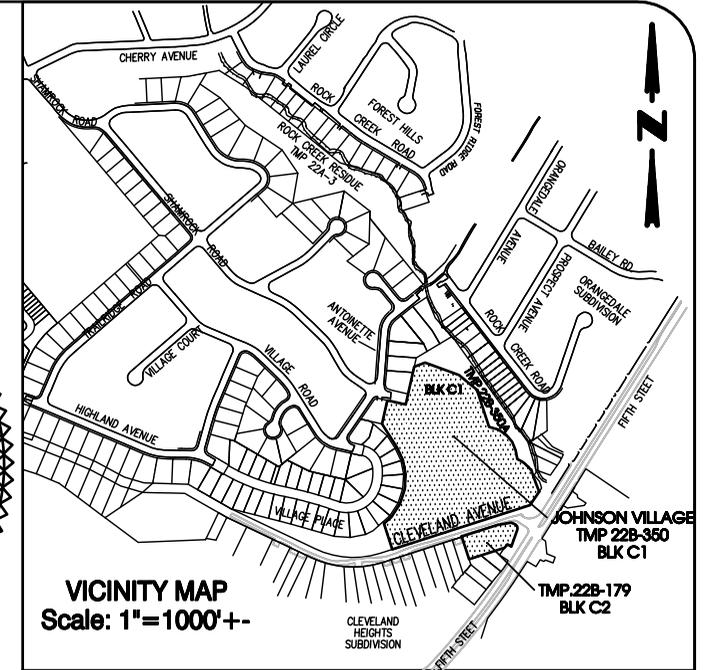
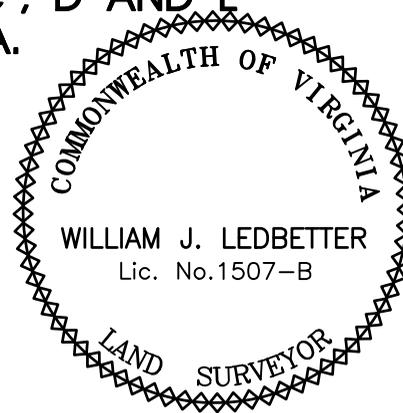
**PLAT SHOWING  
CLEVELAND AVENUE RIGHT OF WAY DEDICATION  
AND RIGHT OF WAY VACATION  
TAX MAP 22B PARCEL 179 AND  
TAX MAP 22B PARCEL 350  
CONSISTING OF AREAS 'A', 'B', 'C', 'D' AND 'E'  
CHARLOTTESVILLE, VA.**

**NOTARY PUBLIC**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

My Commission Expires \_\_\_\_\_, \_\_\_\_\_



**OWNERS APPROVAL**

The subdivision of land described herein is with the free consent and in accordance with the desire of the undersigned owners, proprietors, and trustees.

FIFTH STREET ASSOCIATES, LLC.  
(Tax Map 22B Parcels 179 & 350)

**LEGAL REFERENCE:**

TAX MAP 22B PARCEL 179 AND  
TAX MAP 22B PARCEL 350  
ZONED: PUD (Planned Unit Development With Entrance Corridor Overlay)

**FLOOD ZONE:**

\*THE PROPERTY SHOWN HEREON LIES IN FLOOD INSURANCE RATE MAP ZONE 'X' OTHER AREAS (areas determined to be outside the 0.2% annual chance floodplain.) AS SHOWN ON FIRM MAP NUMBER 51003C0288D. EFFECTIVE DATE: FEB. 04, 2005.

**OWNER**

FIFTH STREET ASSOCIATES, LLC.  
223W. MAIN STREET, SUITE B  
CHARLOTTESVILLE, VIRGINIA. 22902

**SOURCE OF TITLE**

Instr. # 2015004617 (T.M. 22B-350)  
Instr. # 2015004617 (T.M. 22B-179)

**ACREAGE SUMMARIES**

- 1). **TMP.22B-350 = 10.868 Ac. (Original Area)**  
 -0.042 Ac. Parcel 'C' (portion of TMP.22B-350)  
 +0.119 Ac. Parcel 'A' (portion of Cleveland Ave R-O-W)  
**TMP.22B-350 = 10.94 Ac. (Revised Area)**
- 2). **TMP.22B-179 = 0.760 Ac. (Original Area)**  
 -0.043 Ac. Parcel 'B' (portion of TMP.22B-179)  
 +0.002 Ac. Parcel 'D' (portion of 5th St. R-O-W)  
 +0.003 Ac. Parcel 'E' (portion of 5th St. R-O-W)  
**TMP.22B-179 = 0.722 Ac. (Revised Area)**

**PLATS OF RECORD**

Instr. # 2015004139  
Instr. # 2015004617  
Instr. # 201700????

**NOTES:**

- 1). EASEMENTS AND UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
- 2). NO TITLE REPORT USED IN THE PREPARATION OF THIS PLAT.
- 3). IF.= IRON FOUND, ISC.= IRON SET WITH CAP, PKF.= PK NAIL FOUND, PKS.= PK NAIL SET, BNF.= BRICK NAIL FOUND, BNS.= BRICK NAIL SET, GSF.= GUTTER SPIKE FOUND.
- 4). THIS PLAT IS BASED ON PLATS OF RECORD AND A CURRENT FIELD SURVEY PERFORMED OCTOBER 2017.
- 5). THE 0.119 AC. AREA LABELED AS PARCEL 'A', A PORTION OF CLEVELAND AVE. R-O-W IS HEREBY VACATED AND ADDED TO TAX MAP 22B-350.
- 6). THE 0.043 AC. AREA LABELED AS PARCEL 'B', A PORTION OF TAX MAP 22B-179, IS HEREBY DEDICATED AS CLEVELAND AVE. PUBLIC R-O-W.
- 7). THE 0.042 AC. AREA LABELED AS PARCEL 'C', A PORTION OF TAX MAP 22B-350, IS HEREBY DEDICATED AS CLEVELAND AVE PUBLIC R-O-W.
- 8). THE 0.002 AC. AREA LABELED AS PARCEL 'D', A PORTION OF FIFTH STREET R-O-W IS HEREBY VACATED AND ADDED TO TAX MAP 22B-179.
- 9). THE 0.003 AC. AREA LABELED AS PARCEL 'E', A PORTION OF FIFTH STREET R-O-W IS HEREBY VACATED AND ADDED TO TAX MAP 22B-179.
- 8). THE CITY OF CHARLOTTESVILLE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY LANDSCAPE IRRIGATION LINES OR AMMENITIES THAT LIE WITHIN THE PROPERTY DEDICATED TO THE CITY OF CHARLOTTESVILLE FOR PUBLIC USE OR PUBLIC R-O-W.

**ROUDABUSH, GALE & ASSOCIATES, INC.**

ENGINEERS, SURVEYORS AND LAND PLANNERS



A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1956



914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902  
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

**OCTOBER 19, 2017**

**REVISED  
TMP.22B-350  
10.945 Ac.**

**TMP.22B-350  
FIFTH STREET ASSOC.  
Inst.#2015:4617  
Instr.#2015:4139(plat)  
10.868 Ac.**

**DALTON LN**  
S60°25'07"E  
51.72'

Match To Sheet 3

S73°42'55"W 754.15' (total)

601.35' Parcel 'A' 0.119 Ac.(5163 sf.)

Parcel 'C'  
0.042 Ac.  
(1812 sf.)

120.79'

(tie) 32.01'

**Cleveland Ave.  
Variable Width R/W**

N73°42'34"E 130.01' (total)  
65.00' PKF. 65.00'

Parcel 'B' 0.043 Ac.(1864 sf.)

PKF.N73°43'54"E 64.91' PKF.

N81°42'40"E 72.31' (total)

Parcel 'D'  
0.002 Ac.  
(77 sf.)

**FIFTH STREET S.W.  
Variable Width R-O-W**

BNF. 6.88'  
ISC

2.92'

ISC

L7 BNS

C5

ISC

ISC

L6

ISC

L5

ISC

L4

ISC

IF. L9

ISC

S68°50'46"E  
18.57'

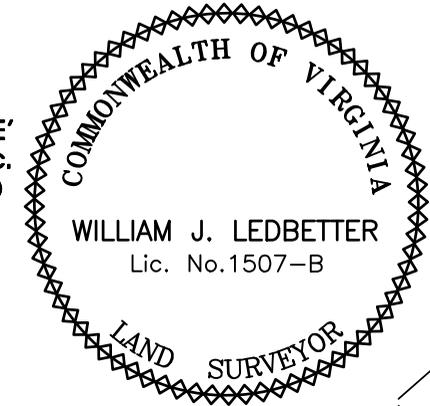
C6

IF.

**TMP.22B-179  
FIFTH STREET ASSOC.  
Inst.#2015:4617  
Instr.#2017:???(plat)  
0.760 Ac.**

**REVISED  
TMP.22B-179  
0.722 Ac.**

Parcel 'E'  
0.003 Ac.  
(110 sf.)



TMP.22B-176  
Stollings, Preston O.  
D.B. 411 p.378

N16°14'53"W 124.87' (total)

115.06'

Match To Sheet 3

IF.

S73°40'48"W  
195.10' (total)

TMP.22B-182  
Cleveland Ave. LLC  
D.B. 945 p.851

TMP.22B-181  
Cleveland Ave. LLC  
D.B. 945 p.851

Lodge Creek

VDH Mon.

Cor. in Creek

**FIFTH STREET S.W.  
Variable Width R-O-W**

L14

L13

IF.

ISC

ISC

L12

ISC

L11

ISC

IF.

S21°15'28"W 92.38' (total)

21.54'

ISC

ISC

IF.



**ROUDABUSH, GALE & ASSOCIATES, INC.**

ENGINEERS, SURVEYORS AND LAND PLANNERS



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SERVING VIRGINIA SINCE 1956



914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902

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SCALE 1" = 40'



SCALE IN FEET

**OCTOBER 19, 2017**

**SCALE: 1" = 40'**

**SHEET 2 of 3**

**FILE: 8081**

Q:\NMORRIS\TMPROJ\Johnson Village\2016 JOHNSON VILLAGE\ALTA\_SURVEY\ALTA\_PLAT.pro

TMP.22A-03-AA  
 HOMEOWNERS ASSOCIATION  
 OF CH & JV INC  
 Instr.#2011:2782

N16°17'04"W  
 141.49' (tie IF.)  
 ISC

TMP.22B-350  
 FIFTH STREET ASSOC.  
 Inst.#2015:4617  
 Instr.#2015:4139(plat)  
 10.868 Ac.

Match To Sheet 2

REVISED  
 TMP.22B-350  
 10.945 Ac.

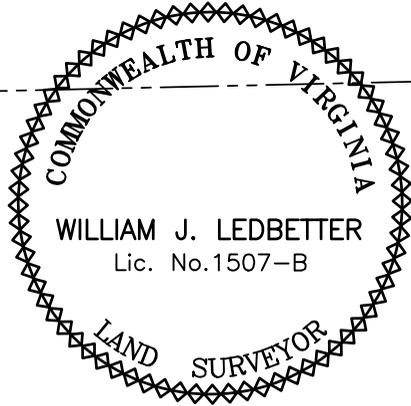
S73°42'55"W 754.15' (total)

601.35' Parcel 'A' 0.119 Ac.(5163 sf.)

N73°42'56"E 419.14'

Cleveland Ave.  
 Variable Width R/W

N73°42'34"E 130.01' (total)  
 65.00' PKF. 65.00'  
 Parcel 'B' 0.043 Ac.(1864 sf.)  
 BNF. 2.92'  
 GSF.  
 6.88' ISC L7 BNS

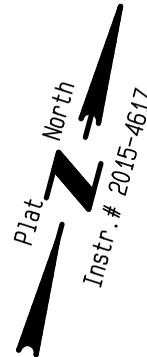


R/W LINE TABLE

LINE	BEARING	DISTANCE
L1	S16°17'05"E	9.45'
L2	N81°42'40"E	42.92'
L3	S08°17'20"E	1.74'
L4	S76°43'41"W	15.38'
L5	S51°39'53"W	5.30'
L6	S83°47'15"W	22.39'
L7	S73°42'56"W	54.74'
L8	N16°14'53"W	9.81'
L9	N77°00'00"E	14.79'
L10	S16°09'14"E	10.44'
L11	S13°54'25"E	17.73'
L12	S76°38'19"W	12.41'
L13	N55°58'20"W	23.01'
L14	S40°53'17"W	23.61'

R/W CURVE TABLE

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	1981.20'	156.64'	4°31'48"	N71°27'02"E	156.60'
C2	276.20'	25.95'	5°22'56"	N66°29'40"E	25.94'
C3	276.20'	38.70'	8°01'42"	N59°47'21"E	38.67'
C4	126.20'	55.26'	25°05'25"	N43°13'48"E	54.82'
C5	2028.75'	140.23'	3°57'37"	N71°44'07"E	140.20'
C6	25.00'	39.27'	90°00'00"	S23°44'32"E	35.36'



TMP.22B-176  
 Stallings, Preston O.  
 D.B. 411 p.378

Match To Sheet 2

115.06'  
 N16°14'53"W 124.87' (total)

TMP.22B-179  
 FIFTH STREET ASSOC.  
 Instr.#2015:4617  
 Instr.#2017:???(plat)  
 0.760 Ac.

S73°40'48"W  
 195.10' (total)

TMP.22B-182  
 Cleveland Ave./LLC  
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**ROUDABUSH, GALE & ASSOCIATES, INC.**

ENGINEERS, SURVEYORS AND LAND PLANNERS

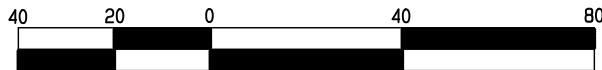


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SCALE 1" = 40'



SCALE IN FEET

OCTOBER 19, 2017

SCALE: 1" = 40'