

**BOUNDARY ADJUSTMENT PLAT OF  
LOTS 52 THROUGH 54  
SECTION II  
ROSEMONT  
SAMUEL MILLER DISTRICT  
ALBEMARLE COUNTY, VIRGINIA**

SCALE: 1" = 300' MARCH 28, 2007

LEGEND:

AIF = ANGLE IRON FOUND  
IF = IRON FOUND  
PF = PIPE FOUND

IRONS TO BE SET AT ALL NEW  
LOT CORNERS.

TMP 74-66  
HARRY BOWEN, JR. AND  
ANABEL S. BOWEN CO-TRUSTEES  
D.B. 1947 P. 271  
D.B. 1270 P. 144  
D.B. 1250 P. 666 PLAT

LOT 46  
SECTION II  
ROSEMONT

50' PRIVATE  
ACCESS EASEMENT  
D.B. 1250 P. 664 PLAT  
D.B. 999 P. 431 PLAT  
D.B. 636 P. 393

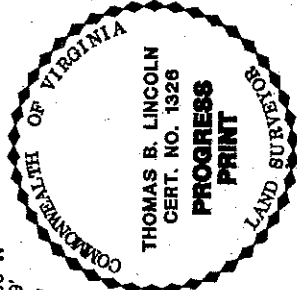
JOINT ACCESS EASEMENT  
D.B. 1250 P. 664 PLAT

CUL-DE-SAC  
D.B. 1250 P. 666 PLAT

TMP 74-28  
JAMES H. AND  
NATHALIE H. ANDREWS  
D.B. 2703 P. 114  
D.B. 1423 P. 671  
D.B. 836 P. 86

**TOMAS B. LINCOLN LAND SURVEYOR, INC.**  
2 BERKMAR CIRCLE  
HARLOTTESVILLE, VIRGINIA 22901  
4-974-1417

ODEL SERVER1 DATA9\ 90\ 90009343.PRO 90-0093-43



*John*

CURVE DATA FROM POINT "A"  
TO POINT "B" ALONG CENTERLINE  
OF NEWCOMB MOUNTAIN LANE  
(40' ACCESS AND UTILITY EASEMENT):  
R=45.00', A=66.86', T=41.34', C=60.89',  
CB=S24°3'04"W, DELTA= 85°09'06"  
R=150.00', A=25.28', T=12.67', C=25.25',  
CB=S13°31'46"E, DELTA=9°39'26"  
R=600.00', A=178.68', T=90.01', C=178.02',  
CB=S17°13'56"E, DELTA=17°03'46"  
R=137.50', A=47.90', T=24.20', C=47.66',  
CB=S16°47'01"E, DELTA=19°57'36"

TMP 74-19  
ROCK MILLS LAND TRUST  
D.B. 1043 P. 258

ROSEMONT  
SECTION II

TMP 74-73

**NEW LOT 53**  
24.022 AC.

NEWCOMB  
MOUNTAIN LANE  
40' ACCESS AND  
UTILITY EASEMENT  
D.B. XXXX  
P. XXX-XXX PLAT

POINT "A"  
POINT "B"

TMP 74-74  
**NEW LOT 54**  
22.003 AC.

N 46278-98839  
E 49506-93316

TMP 74-19  
ROCK MILLS LAND TRUST  
D.B. 1043 P. 258

TMP 74-18  
THE ROCKS, LLC  
D.B. 2453 P. 204  
D.B. 2435 P. 350  
D.B. 1656 P. 199

TMP 74-24  
M/L CLEMENTS ESTATE  
C/O GROVER CLEMENTS  
D.B. XXXX P. XXX, XXX PLAT  
D.B. 294 P. 530

EXISTING  
LOT 3

TMP 74-18C2  
EXISTING  
LOT 2

TMP 74-18C1  
EXISTING  
LOT 1

NEW LOT 55  
EXISTING  
LOT 4

NEW LOT 56  
EXISTING  
LOT 1