

NOTES:  
 ALL PUBLIC STREETS HAVE A RIGHT-OF-WAY  
 WIDTH OF 80'.  
 THERE IS A 80 FOOT WIDE DRAINAGE AND  
 OR UTILITY EASEMENT ALONG THE FRONT AND REAR  
 OF ALL LOTS AND ALSO CENTERED ON THE SIDES  
 OF ALL LOTS FOR THE USE OF THE DEVELOPER.  
 ANY UTILITY, PUBLIC OR PRIVATE, OR VDOT

SETBACKS:  
 FRONT = 80 FEET  
 SIDE = 10 FEET  
 REAR = 80 FEET

RESERVED AREA A SHALL BE RESERVED FOR FUTURE  
 DEDICATION FOR PUBLIC USE UPON DEMAND BY THE  
 COUNTY OF ALBEMARLE.

BK 2084 P60738 FREE STATE ROAD

RESERVED AREA A  
 0.143 ACRES  
 SEE NOTE THIS PAGE



PLAT SHOWING  
**PHASE 4B RIVER CREEK**  
**9 9 9 9 9**  
 ALBEMARLE COUNTY, VIRGINIA

**B. AUBREY HUFFMAN AND ASSOCIATES, LTD.**  
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING  
 CHARLOTTESVILLE, VIRGINIA  
 JUNE 1, 2001

