

VICINITY MAP  
SCALE: 1" = 2000'

**STATEMENT OF CONSENT**

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, KNOWN AS TAX MAP 46B5-1C IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

COUNTY OF ALBEMARLE (AGENT/REPRESENTATIVE) \_\_\_\_\_

PRINTED NAME AND TITLE OF SIGNER \_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
COUNTY/CITY OF \_\_\_\_\_  
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
\_\_\_\_\_ NO. \_\_\_\_\_

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

**NOTES:**

- 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.
- ALL DEED AND PLAT REFERENCES SHOWN ARE RECORDED IN THE OFFICE OF THE ALBEMARLE COUNTY CIRCUIT COURT CLERK.
- THIS PLAT HAS BEEN PREPARED FROM ACTUAL FIELD SURVEYS, USING MONUMENTS FOUND TO EXIST AT THE TIME OF SURVEY, THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, SUBJECT TO NOTE 1.
- 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 51003C0280D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
- TMP 46B5-1C IS ZONED PUD AND IS SUBJECT TO THE PROFFERS OF ZMA-1996-00012. ALL OTHER PARCELS ARE ZONED NEIGHBORHOOD MODEL DISTRICT (NMD) AND ARE SUBJECT TO THE CODE OF DEVELOPMENT OF ZMA201500007, THE PROFFERS OF ZMA201800011, AND SP201500025.
- PER GIS AT THE TIME OF PLATTING, TMP 46B5-1C IS IN THE AIRPORT IMPACT AREA, ENTRANCE CORRIDOR, AND CONTAINS AREAS OF MANAGED STEEP SLOPES.
- PER GIS INFORMATION AT THE TIME OF THIS PLAT, THE PROPERTY DOES NOT LIE WITHIN AN AGRICULTURAL-FORRESTAL DISTRICT OR A WATER SUPPLY WATER PROTECTION AREA.
- NO EVIDENCE OF GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF SURVEY.
- SUBJECT PARCEL IS SERVED BY PUBLIC WATER AND SEWER SERVICE.

**OWNER AND SOURCE OF TITLE**

COUNTY OF ALBEMARLE  
C/O FINANCE ADMINISTRATION RM 149  
401 MCINTIRE ROAD  
CHARLOTTESVILLE VA, 22902  
TITLE: DB 1973 PG 437  
PLAT: DB 1973 PG 437  
PLAT: INST NO 202400005656

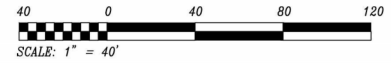
**COUNTY APPROVAL**

AGENT FOR THE BOARD OF SUPERVISORS DATE \_\_\_\_\_

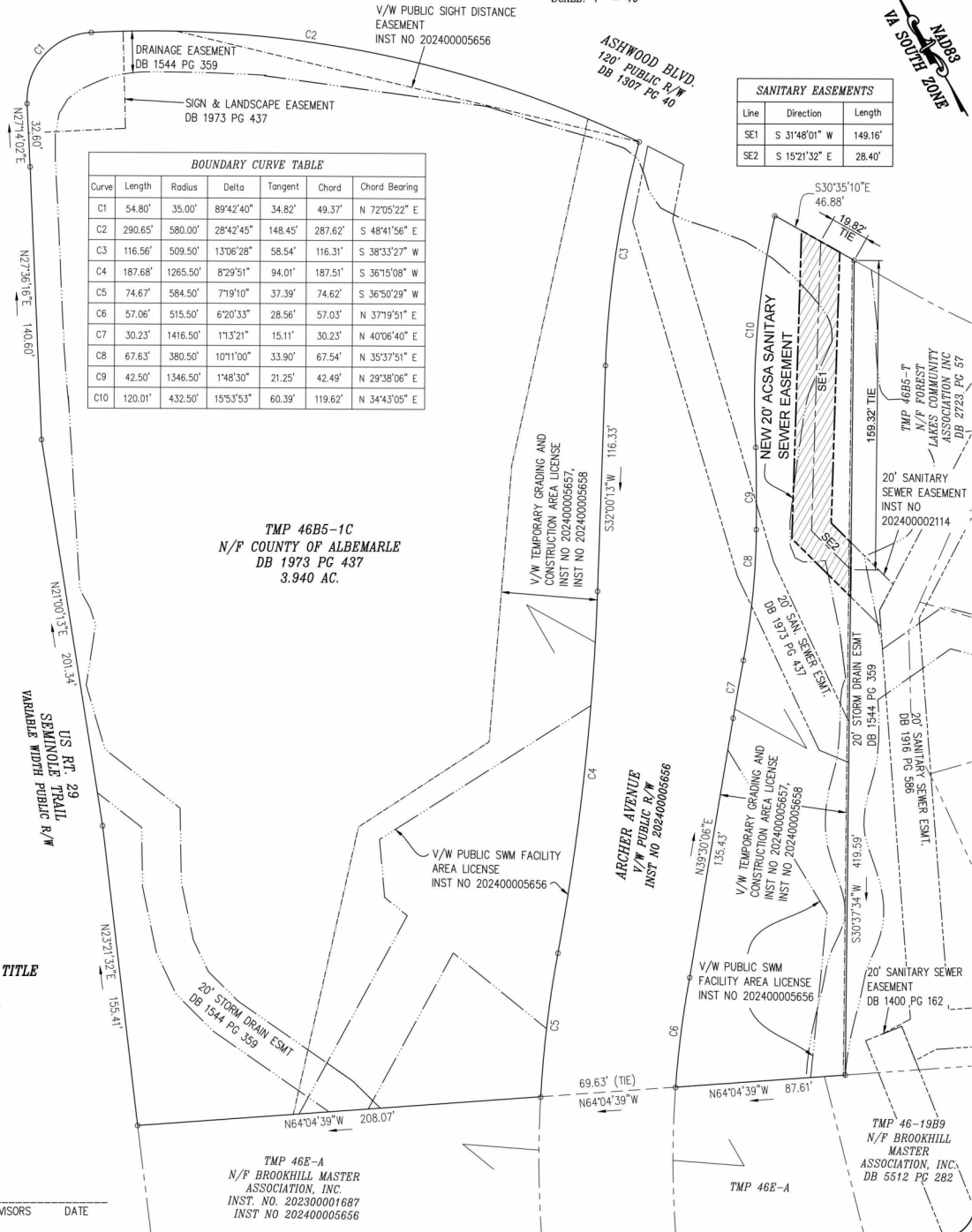
**TMP 46B5-1C**  
**N/F COUNTY OF ALBEMARLE**  
**DB 1973 PC 437**  
**3.940 AC.**

US RT. 29  
SEMINOLE TRAIL  
VARIABLE WIDTH PUBLIC R/W

BOUNDARY CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	54.80'	35.00'	89°42'40"	34.82'	49.37'	N 72°05'22" E
C2	290.65'	580.00'	28°42'45"	148.45'	287.62'	S 48°41'56" E
C3	116.56'	509.50'	13°06'28"	58.54'	116.31'	S 38°33'27" W
C4	187.68'	1265.50'	8°29'51"	94.01'	187.51'	S 36°15'08" W
C5	74.67'	584.50'	7°19'10"	37.39'	74.62'	S 36°50'29" W
C6	57.06'	515.50'	6°20'33"	28.56'	57.03'	N 37°19'51" E
C7	30.23'	1416.50'	1°13'21"	15.11'	30.23'	N 40°06'40" E
C8	67.63'	380.50'	10°11'00"	33.90'	67.54'	N 35°37'51" E
C9	42.50'	1346.50'	1°48'30"	21.25'	42.49'	N 29°38'06" E
C10	120.01'	432.50'	15°53'53"	60.39'	119.62'	N 34°43'05" E



SANITARY EASEMENTS		
Line	Direction	Length
SE1	S 31°48'01" W	149.16'
SE2	S 15°21'32" E	28.40'



ROUDABUSH, GALE & ASSOC., INC.  
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999 SECOND STREET SE  
CHARLOTTESVILLE, VA 22902  
PHONE 634-877-0205 WWW.ROUDABUSH.COM

DATE	REVISIONS
NO.	DESCRIPTION
OCTOBER 30, 2024	

**REVIEW COPY**

PLAT CREATING A 20' ACSA EASEMENT  
"PARCEL A"  
A PORTION OF FOREST LAKES SOUTH  
TAX MAP 46B5 PARCEL 1C  
RIVANNA MAGISTERIAL DISTRICT,  
COUNTY OF ALBEMARLE, VIRGINIA

SCALE: 1" = 40'  
JOB: 24.4083  
FILE: 8587

**V1** OF 01