

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PARCEL C, PARCEL D AND PARCEL E, A DIVISION OF T.M.86-17C, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETORS, AND/OR TRUSTEES, IF ANY.

FOR
REVIEW

FOR: ISRAEL'S GAP COMMUNITY FUND LLC

CITY/COUNTY OF _____
STATE OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____
2020. BY _____
FOR: ISRAEL'S GAP COMMUNITY FUND LLC

FOR
REVIEW

NOTARY PUBLIC _____ # _____
MY COMMISSION EXPIRES : _____

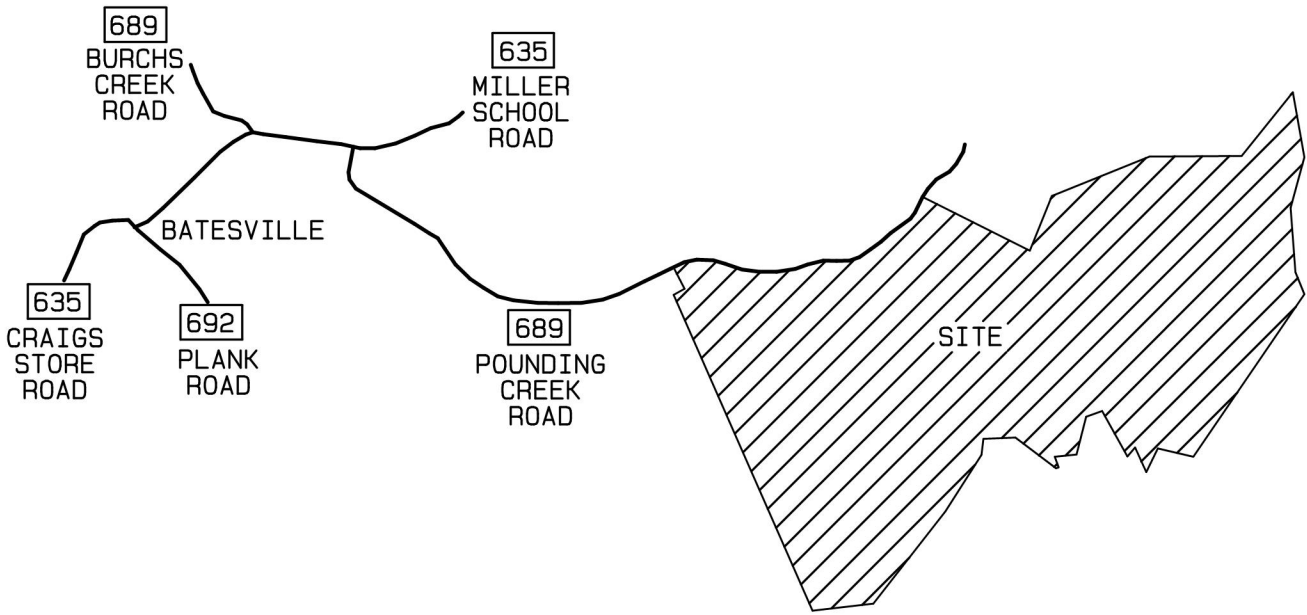
NOTARY SEAL

APPROVED FOR RECORDATION

FOR
REVIEW

AGENT FOR THE BOARD
OF SUPERVISORS

DATE



VICINITY MAP - SCALE: 1" = 2000' +/-

THE LAND USE NOTES SHOWN ON THIS PLAT ARE IMPOSED AT THE REQUEST OF THE DIRECTOR OF PLANNING. BY PLACING HIS/HER SIGNATURE ON THIS PLAT HE/SHE HAS DEEMED THAT THEY ARE CORRECT AND IN ACCORDANCE WITH THE ALBEMARLE COUNTY ZONING ORDINANCE IN EFFECT THIS DATE. THESE NOTES ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH. ANY REFERENCE TO FUTURE DEVELOPMENT RIGHTS SHOWN HEREON IS THEORETICAL ONLY.

- A. T.M.86-17C IS ZONED RA (LOD2018-9).
- B. PARCEL C, PARCEL D AND PARCEL E ARE ASSIGNED ONE DEVELOPMENT RIGHT EACH AND MAY BE FURTHER DIVIDED. WHEN USED THEY SHALL NOT TOTAL MORE THAN 6.10 ACRES EACH.
- C. ACCORDING TO THE COUNTY OF ALBEMARLE GIS DATA, PARCEL C, PARCEL D AND PARCEL E, EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4-2-1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
- D. SETBACK REQUIREMENTS:
FRONT= 75' (ALONG STATE ROUTE 689)
SIDES= 25'
REAR= 35'
- E. THIS PROPERTY LIES WITHIN THE SOUTH FORK RIVANNA RESERVOIR WATER SUPPLY WATERSHED.
- F. ACCORDING TO THE COUNTY OF ALBEMARLE GIS DATA, THIS PROPERTY DOES NOT LIE WITHIN AN AG-FORESTAL DISTRICT.
- G. UNDER CURRENT COUNTY POLICY, PUBLIC WATER AND/OR SEWER SERVICE WILL NOT BE AVAILABLE TO THIS PROPERTY.
- H. THE APPROXIMATE LOCATION OF THE STREAMS AND STREAM BUFFERS SHOWN HEREON WERE TAKEN FROM THE COUNTY OF ALBEMARLE GIS DATA AND SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.

NOTES:

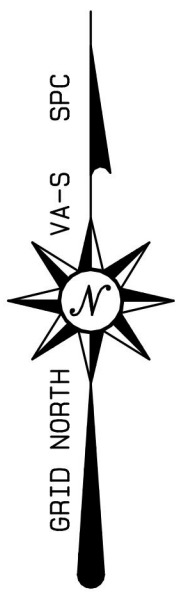
- OWNER(S), ADDRESS & LEGAL REFERENCES:
ISRAEL'S GAP COMMUNITY FUND LLC
2100 DROVERS LANE, NORTH GARDEN, VIRGINIA 22959

T.M.86-17C
D.B.5206-16, 22 & 23 PLAT
D.B.5036-495 & D.B.1349-231 & 232 PLAT
- THE BOUNDARY DATA SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.
- NO TITLE REPORT FURNISHED. ALL EASEMENTS KNOWN BY ME ARE SHOWN OR NOTED HEREON. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL CONDITIONS, UTILITIES, EASEMENTS, AND/OR COVENANTS THAT MAY EXIST.
- ACREAGE OF T.M.86-17C BEFORE THIS RURAL SUBDIVISION PLAT: 415.01 ACRES.

RURAL SUBDIVISION PLAT
PARCEL C, CONTAINING 100.00 ACRES,
PARCEL D, CONTAINING 190.01 ACRES,
AND PARCEL E, CONTAINING 125.00 ACRES
A DIVISION OF TAX MAP 86 PARCEL 17C
THE PROPERTY OF ISRAEL'S GAP COMMUNITY FUND LLC
LOCATED ON STATE ROUTE 689 (POUNDING CREEK ROAD)
ABOUT ONE MILE EAST OF BATESVILLE
SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1"= 300' DATE: JUNE 4, 2020

FOR
ISRAEL'S GAP COMMUNITY FUND LLC

ROGER W. RAY & ASSOC., INC.
663 BERKMAR COURT
CHARLOTTESVILLE, VIRGINIA 22901
TELEPHONE: (434) 293-3195
RAYSURVEYING.COM



LEGEND:

IF IRON FOUND
IS IRON SET
MF MONUMENT FOUND
P POLE
PF PIPE FOUND

CURVE DATA - BOUNDARY LINES ALONG THE CENTERLINE OF STATE ROUTE 689

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	49°32'23"	395.54	342.00	182.51	331.44	N89°09'55"E
C2	19°56'46"	387.11	134.76	68.07	134.08	S76°02'17"E
C3	18°45'19"	807.61	264.36	133.37	263.18	N84°36'41"E
C4	0°32'14"	807.61	7.57	3.79	7.57	N74°57'55"E
C5	7°23'58"	1246.86	161.02	80.62	160.91	N78°23'47"E
C6	11°29'10"	379.72	76.12	38.19	76.00	N87°50'21"E
C7	41°01'53"	486.34	348.29	181.99	340.89	N73°03'59"E
C8	11°56'53"	300.00	62.56	31.39	62.45	N47°33'36"E
C9	11°56'53"	300.00	62.56	31.39	62.45	N35°36'42"E
C10	4°42'09"	1394.89	114.48	57.27	114.45	N31°59'20"E

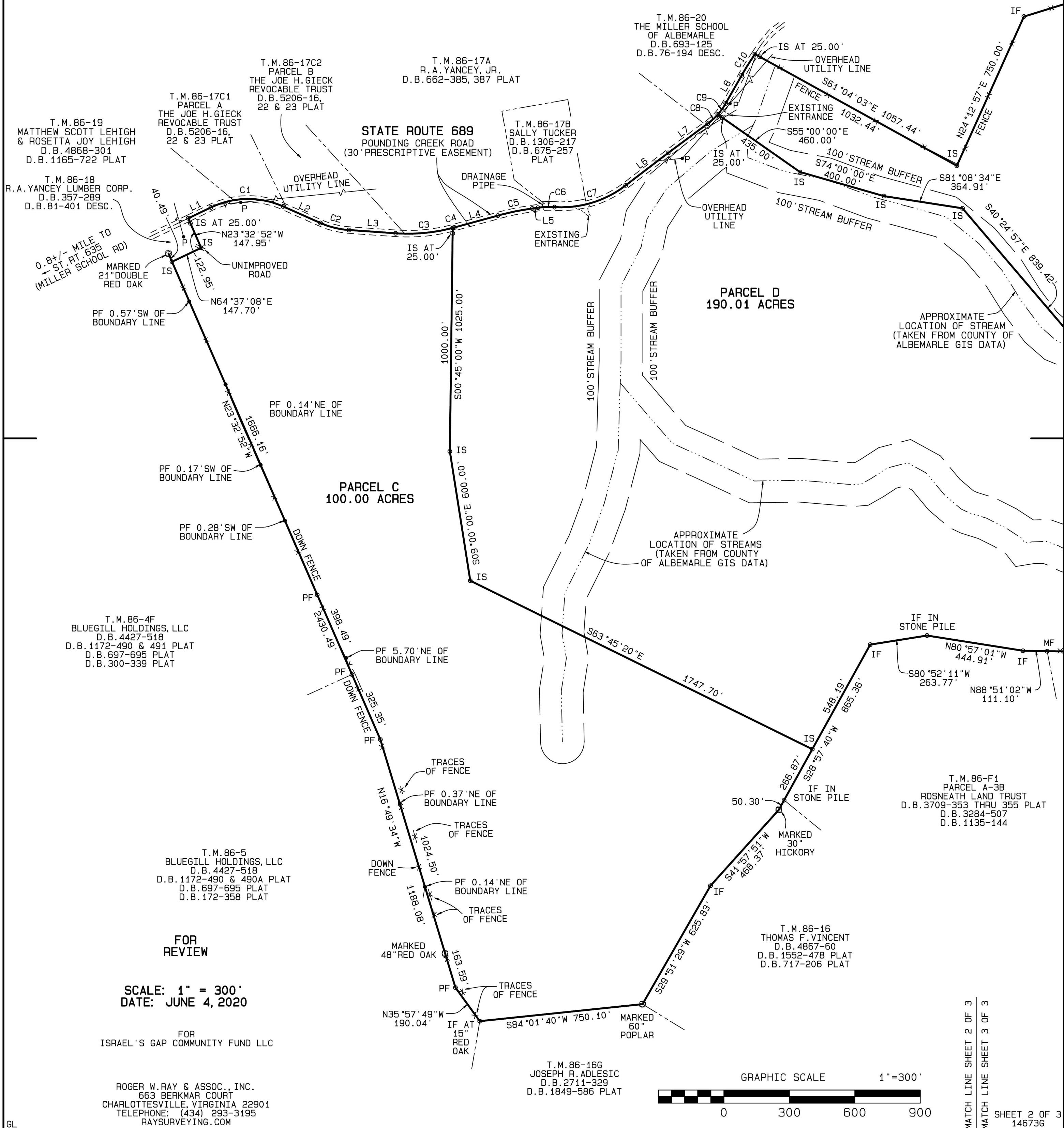
BOUNDARY LINES ALONG THE CENTERLINE OF STATE ROUTE 689

LINE	BEARING	DISTANCE
L1	N64°23'43"E	114.90
L2	S66°03'53"E	187.14
L3	S86°00'40"E	214.70
L4	N74°41'48"E	206.72
L5	N82°05'45"E	26.24
L6	N52°33'03"E	245.80
L7	N53°32'03"E	225.04
L8	N29°38'16"E	148.17

T.M. 72-32A
H & S PROPERTIES, LLC
D.B. 2898-566
D.B. 208-435 PLAT
D.B. 204-52 PLAT

MATCH LINE SHEET 2 OF 3

MATCH LINE SHEET 3 OF 3



FOR
ISRAEL'S GAP COMMUNITY FUND LLC

SCALE: 1" = 300'
DATE: JUNE 4, 2020

FOR
REVIEW

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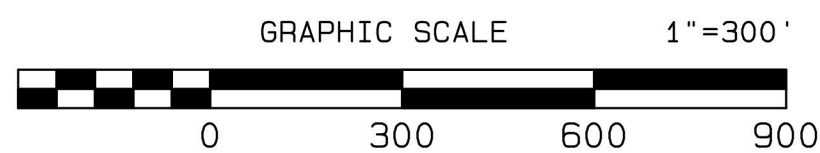
T.M. 86-166
JOSEPH R. ADLESIC
D.B. 2711-329
D.B. 1849-586 PLAT

GRAPHIC SCALE
1"=300'
0 300 600 900

MATCH LINE SHEET 2 OF 3

MATCH LINE SHEET 3 OF 3

SHEET 2 OF 3
146736



LEGEND:

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IF      IRON FOUND
IS      IRON SET
MF      MONUMENT FOUND
P       POLE
PF      PIPE FOUND
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T.M. 72-32A
H & S PROPERTIES, LLC
D.B. 2898-566
D.B. 208-435 PLAT
D.B. 204-52 PLAT

T.M. 86-21
TODD M. FOREST REVOCABLE TRUST
D.B. 3889-431
D.B. 337-250 PLAT

T.M.86-37
REVISED LOT A8, BUNDORAN FARM
WOODLAND FARMS OF VIRGINIA, LLC
D.B.4870-723
D.B.4773-705, 706 PLAT
D.B.3486-117 PLAT

T.M. 86-38
REVISED LOT A9, BUNDORAN FARM
ROBERT R. JOHNSON & HEIDI JOHNSON
D.B. 4775-223
D.B. 4773-705, 706 PLAT
D.B. 3486-117 PLAT

T.M.86-39
REVISED LOT A10, BUNDORAN FARM
CORE BUNDORAN LLC
D.B.5045-782
D.B.4756-436 THRU 440 PLAT

T.M.86-40
LOT A11, BUNDORAN FARM
BRIAN A.POLLOCK & AMY B.POLLOCK
D.B.4673-13
D.B.3486-97 THRU 154 PLAT

T.M.86-57
LOT B11, BUNDORAN FARM
FREDERIC W.SCOTT REVOCABLE TRUST
D.B.3943-421
D.B.3486-97 THRU 154 PLAT

PARCEL E
25.00 ACRES

PARCEL D
190.01 ACRES

FOR
REVIEW

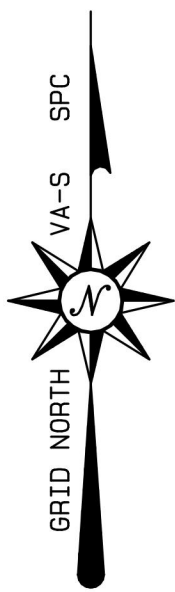
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SHEET 3 OF 3 14673G

GL



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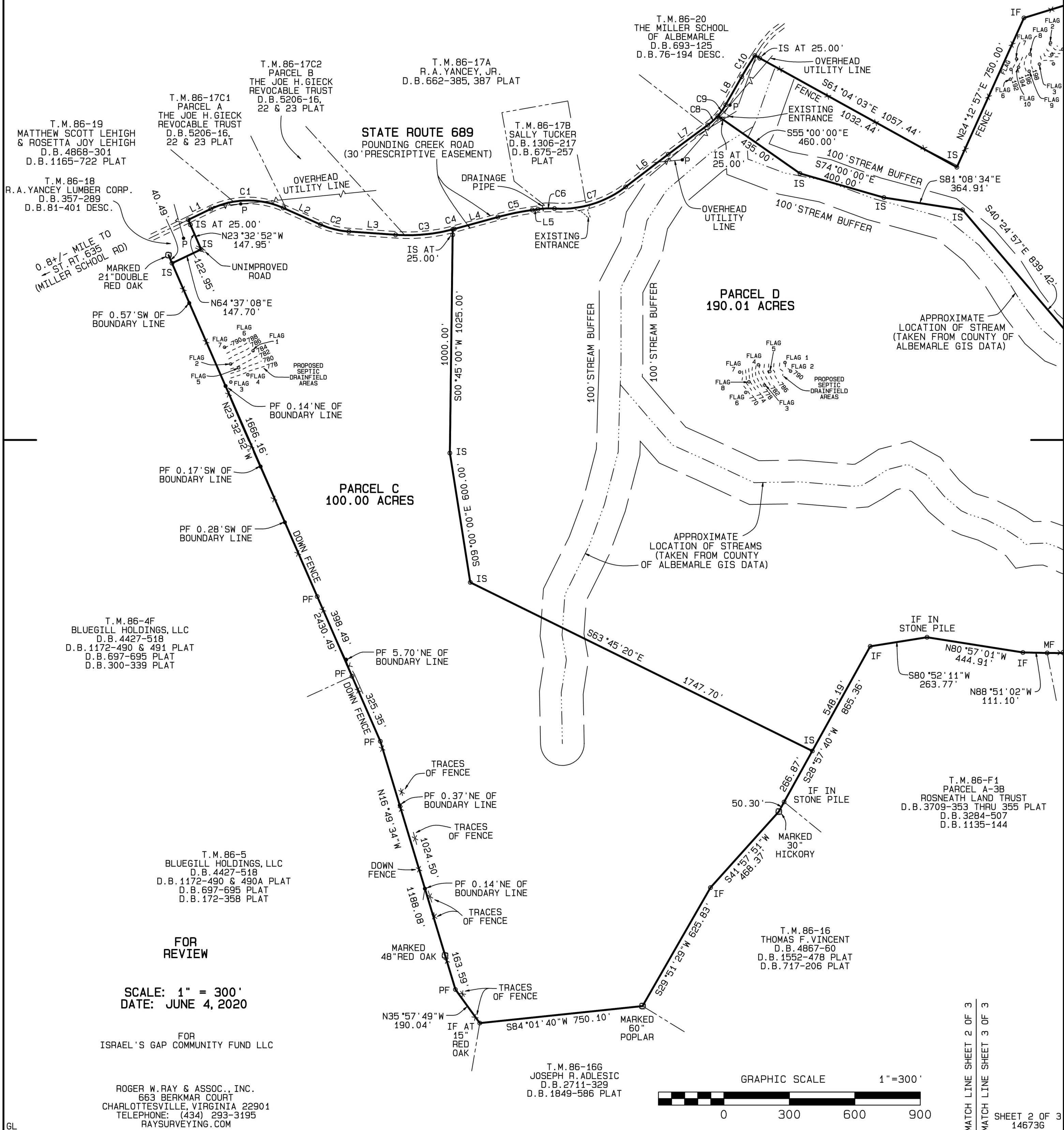
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MATCH LINE SHEET 3 OF 3

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D.B. 208-435 PLAT
D.B. 204-52 PLAT

HEALTH DEPARTMENT COPY
NOT FOR RECORDATION



FOR
REVIEW

SCALE: 1" = 300'
DATE: JUNE 4, 2020

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GRAPHIC SCALE

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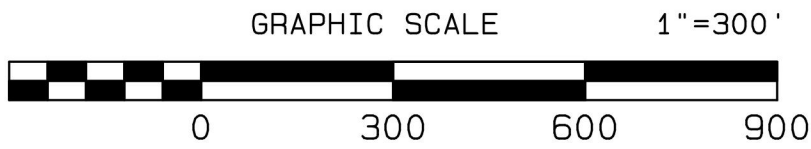


MATCH LINE SHEET 2 OF 3

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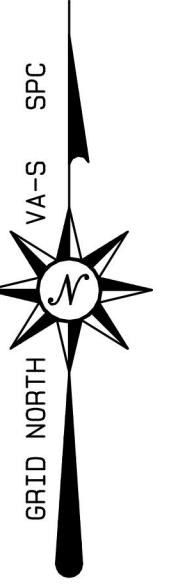
SHEET 2 OF 3
146736

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MATCH LINE SHEET 3 OF 3



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D.B. 208-435 PLAT
D.B. 204-52 PLAT

IF
FLAG 1
FLAG 2
FLAG 3
FLAG 4
FLAG 5
FLAG 6
FLAG 7
FLAG 8
FLAG 9
FLAG 10
PROPOSED SEPTIC DRAINFIELD AREAS

PARCEL E
125.00 ACRES

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D.B. 3889-431
D.B. 337-250 PLAT

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D.B. 3943-421
D.B. 3486-97 THRU 154 PLAT

T.M. 86-F1
PARCEL A-3B
ROSNEATH LAND TRUST
D.B. 3709-353 THRU 355 PLAT
D.B. 3284-507
D.B. 1135-144

T.M. 86-48
LOT B2, BUNDORAN FARM
DAVID C. WEYHER & LISA C. WHITE
D.B. 5304-101
D.B. 5262-208
D.B. 3486-97 THRU 154 PLAT

T.M. 86-47
LOT B1, BUNDORAN FARM
MICHAEL T. HENRY &
DEBORAH M. HENRY
D.B. 5131-128
D.B. 3486-97 THRU 154 PLAT

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