

**VICINITY MAP**  
SCALE: 1" = 2,000'

**SHEET INDEX**

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- V2 NEW UTILITY EASEMENT
- V3 NEW UTILITY EASEMENT

**COUNTY APPROVAL**

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

**NOTES:**

1. 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.
2. ALL DEED AND PLAT REFERENCES SHOWN ARE RECORDED IN THE OFFICE OF THE ALBEMARLE COUNTY CIRCUIT COURT CLERK.
3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY USING MONUMENTS FOUND TO EXIST AT THE TIME OF SURVEY, THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, SUBJECT TO NOTE 1.
4. THE PORTION OF TMP 62-2C SHOWN ON THIS PLAT FALLS ENTIRELY WITHIN FLOOD HAZARD ZONE "AE" FOR A 100-YEAR FLOOD. THESE DETERMINATIONS ARE AS SHOWN ON FEMA MAP NO 51003C0279D, EFFECTIVE DATE 2/4/2005 AND HAVE BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
5. TMP 62-2C IS ZONED NMD (NEIGHBORHOOD MODEL DISTRICT) AND IS PROFFERED (ZMA 200400007, ZMA201800007). ENTIRE PORTION SHOWN ON THIS PLAT FALLS WITHIN THE FLOOD HAZARD OVERLAY DISTRICT, AND CONTAINS AREAS OF PRESERVED STEEP SLOPES.
6. PER CURRENT GIS, SUBJECT PROPERTY DOES NOT LIE WITHIN AN AGRICULTURAL / FORESTAL DISTRICT NOR DOES IT LIE WITHIN A WATER SUPPLY PROTECTION AREA.
7. PER CURRENT GIS, THE PORTION OF TMP 62-2C SHOWN ON THIS PLAT LIES ENTIRELY WITHIN THE STATE DAM BREAK INUNDATION ZONE.
8. NO EVIDENCE OF GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY NO EVIDENCE OF GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF SURVEY.
9. SUBJECT PARCEL IS SERVED BY PUBLIC WATER SUPPLY AND PUBLIC SEWER SYSTEM.
10. THE STREAM BUFFER(S) SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.

**STATEMENT OF CONSENT**

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, KNOWN AS PARCEL ID NUMBER 062000000002C0 PER CURRENT COUNTY RECORDS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

\_\_\_\_\_  
COUNTY OF ALBEMARLE (AUTHORIZED REPRESENTATIVE)  
401 MCINTIRE RD.  
CHARLOTTESVILLE, VA 22902-4596

COMMONWEALTH OF VIRGINIA, COUNTY (OR CITY) OF \_\_\_\_\_,  
\_\_\_\_\_, I, \_\_\_\_\_, A  
NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, AND  
COUNTY (OR CITY) AFORESAID, DO CERTIFY THAT  
\_\_\_\_\_, WHOSE NAME (OR NAMES)  
IS (OR ARE) SIGNED TO THE WRITING ABOVE, BEARING DATE ON THE  
\_\_\_\_ DAY OF \_\_\_\_\_, HAS (OR HAVE) ACKNOWLEDGED THE SAME  
BEFORE ME IN MY COUNTY (OR CITY) AFORESAID. GIVEN UNDER MY  
HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

REG. NO.: \_\_\_\_\_

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

**ROUDABUSH, GALE & ASSOC., INC.**  
A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1956

999 SECOND ST. SE.  
CHARLOTTESVILLE, VA 22902

PHONE 434-977-0205 WWW.ROUDABUSH.COM

DATE:	08-06-2025	SCALE:	N/A
REV.:	12-10-2025	JOB:	8438
REV.:	12-18-2025	FILE:	KWINTERS

**REVIEW COPY**

PLAT SHOWING A NEW  
ACSA UTILITY EASEMENT ON  
**TAX MAP 62 PARCEL 2C FOR  
BELVEDERE SUBDIVISION  
RIO MAGISTERIAL DISTRICT,  
ALBEMARLE COUNTY, VA**

COVER SHEET

SHEET: **V1** OF 03

**EASEMENT HOLDERS**

-VEGETATIVE PRESERVATION EASEMENT, DB 5277 PG 305

BELVEDERE LONG HOLDINGS, LLC  
455 2ND STREET SE, FLOOR 5  
CHARLOTTESVILLE VA, 22902

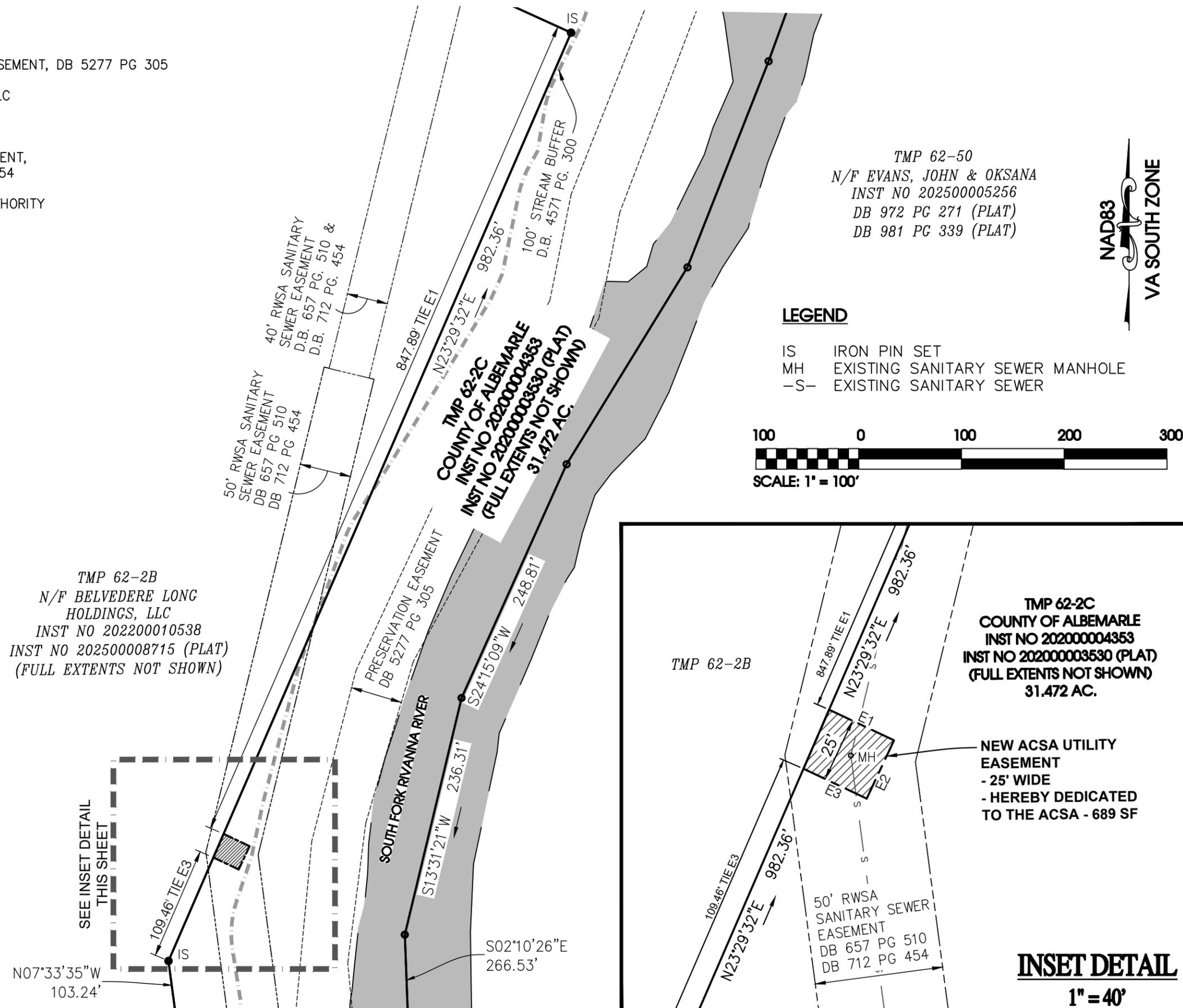
-RWSA SANITARY SEWER EASEMENT,  
DB 657 PG 510, DB 712 PG 454

RIVANNA WATER & SEWER AUTHORITY  
695 MOORES CREEK LN.  
CHARLOTTESVILLE, VA 22902

**EASEMENT LINE TABLE**

Line	Direction	Length
E1	S 64°46'16" E	27.93'
E2	S 25°13'44" W	25.00'
E3	N 64°46'16" W	27.18'

TMP 62-2B  
N/F BELVEDERE LONG  
HOLDINGS, LLC  
INST NO 202200010538  
INST NO 202500008715 (PLAT)  
(FULL EXTENTS NOT SHOWN)

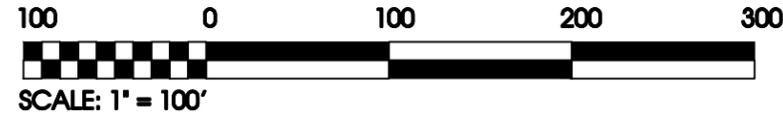


TMP 62-50  
N/F EVANS, JOHN & OKSANA  
INST NO 202500005256  
DB 972 PG 271 (PLAT)  
DB 981 PG 339 (PLAT)

NAD83  
VA SOUTH ZONE

**LEGEND**

- IS IRON PIN SET
- MH EXISTING SANITARY SEWER MANHOLE
- S- EXISTING SANITARY SEWER



SEE INSET DETAIL  
THIS SHEET

TMP 62-2C  
COUNTY OF ALBEMARLE  
INST NO 202000004353  
INST NO 202000003530 (PLAT)  
(FULL EXTENTS NOT SHOWN)  
31.472 AC.

NEW ACSA UTILITY  
EASEMENT  
- 25' WIDE  
- HEREBY DEDICATED  
TO THE ACSA - 689 SF

**INSET DETAIL**

1" = 40'

REVIEW  
COPY

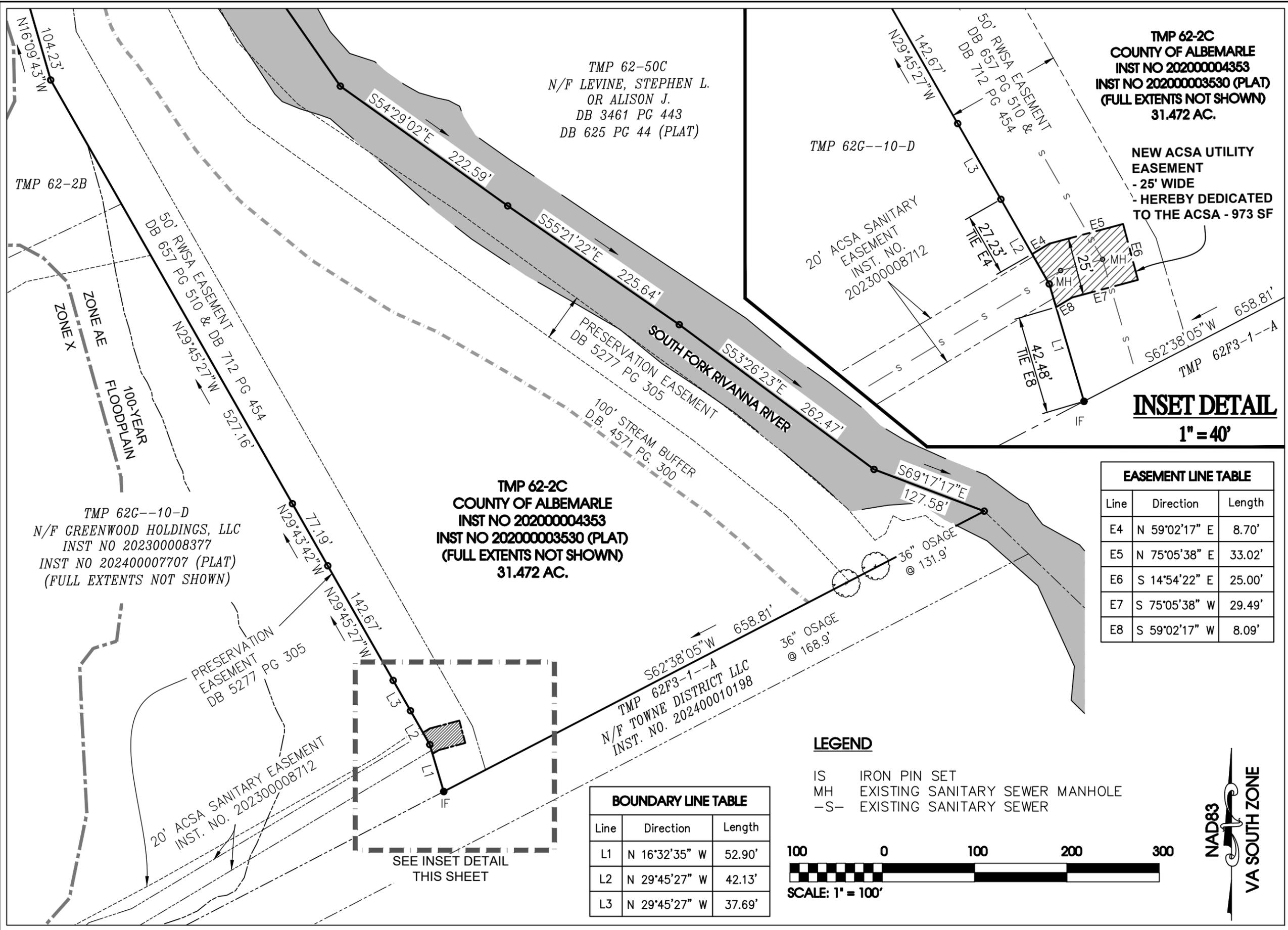
PLAT SHOWING A NEW  
ACSA UTILITY EASEMENT ON  
TAX MAP 62 PARCEL 2C FOR  
BELVEDERE SUBDIVISION  
RIO MAGISTERIAL DISTRICT,  
ALBEMARLE COUNTY, VA  
NEW UTILITY EASEMENT

SHEET: **V2** OF 03

**ROUDABUSH, GALE & ASSOC., INC.**  
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**REVIEW COPY**

PLAT SHOWING A NEW ACSA UTILITY EASEMENT ON TAX MAP 62 PARCEL 2C FOR BELVEDERE SUBDIVISION, RIO MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VA

**NEW UTILITY EASEMENT**

SHEET: **V3** OF 03