

APPROVED FOR RECORDATION

AGENT BOARD OF SUPERVISORS DATE

MAGISTERIAL DISTRICT  
SCOTTSVILLE MAGISTERIAL DISTRICT

ZONING

NEIGHBORHOOD MODEL DISTRICT (NMD). IN ACCORDANCE WITH THE CODE OF DEVELOPMENT AND PROFFERS ASSOCIATED FROM ZMA2001-8 AND ZMA2013-12 AND THIS PROPERTY LIES WITHIN AN ENTRANCE CORRIDOR OVERLAY DISTRICT (EC).

RESERVOIR/WATERSHED

THIS SITE LIES WITHIN A WATER SUPPLY PROTECTION AREA AND SPECIFICALLY IS WITHIN THE MIDDLE RIVANNA WATER SUPPLY WATERSHED. THE SITE DOES NOT LIE WITHIN A RESERVOIR WATERSHED.

AGRICULTURAL-FORESTAL DISTRICT

THIS SITE DOES NOT LIE WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.

OWNER:

TMP 93A1-00-00-00200  
COUNTY OF ALEBEMARLE (TENANTS IN COMMON)  
401 MCINTIRE ROAD  
CHARLOTTESVILLE, VA 22902

EAST RIVANNA VOLUNTEER FIRE COMPANY, INC.  
(TENANTS IN COMMON)  
3501 STEAMER DRIVE  
KESWICK, VIRGINIA 22947

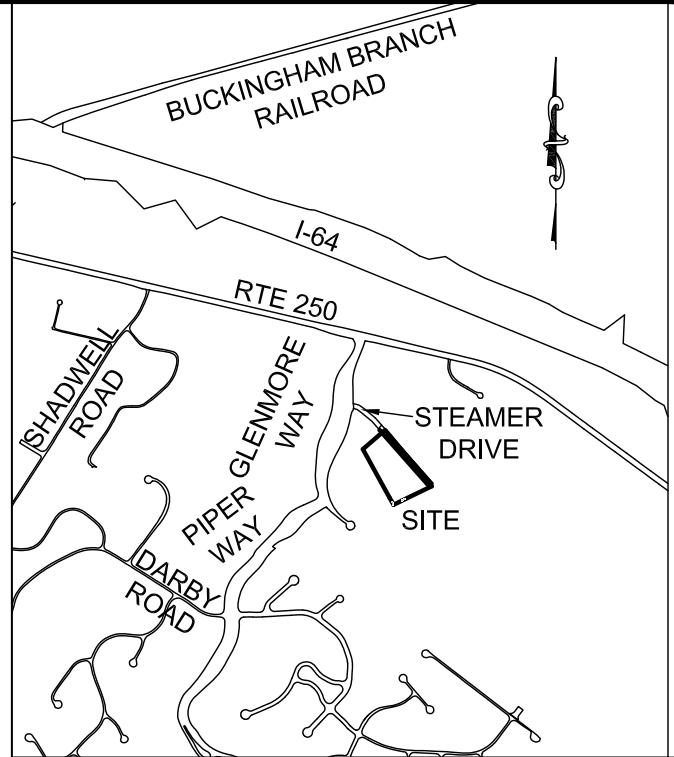
SOURCE OF TITLE/PLAT REFERENCES:  
DB 1204 PG 201 (DEED OF GIFT)  
DB 1161 PG 313

SHEET INDEX

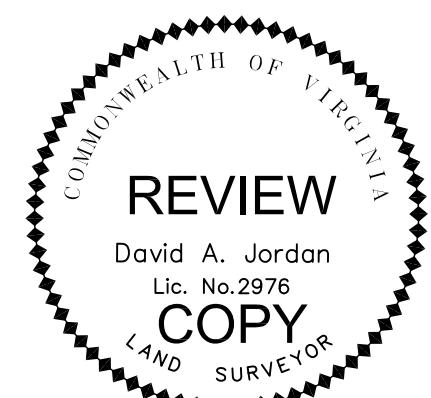
SHEET 1 - COVER SHEET  
SHEET 2 - SIGNATURE PANEL AND TABLES  
SHEET 3 - EASEMENT PLAT

NOTES

1. THE PROPERTIES SHOWN HEREON APPEAR TO BE SITUATED IN FLOOD ZONE X (UNSHADDED); AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER COMMUNITY PANEL 51003C0450D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. UTILITIES AND EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
3. THE NEW 60' CONSTRUCTION, GRADING, DRAINAGE, SWM/BMP, TRAILS, AND LANDSCAPING EASEMENT AND THE NEW 20' CONSTRUCTION, GRADING, DRAINAGE, AND LANDSCAPING EASEMENT SHOWN HEREON ARE BEING CREATED FOR THE BENEFIT OF THE PROPERTIES OF RIVANNA VILLAGE LLC WHICH ARE IDENTIFIED AS TAX MAP PARCEL 07900-00-00-025A0, 08000-00-00-04600, 08000-00-00-046A0, 08000-00-00-046C0, 08000-00-00-046D0, 08000-00-00-046E0, 08000-00-00-05000, 08000-00-00-05100, 08000-00-00-05200, 08000-00-00-052A0, 08000-00-00-055A0, 093A1-00-00-00300, AND 093A1-00-00-00400.
4. ROUDABUSH GALE & ASSOCIATES HAS NO KNOWLEDGE OF ANY CEMETERIES, GRAVE MARKERS OR BURIAL PLOTS KNOWN TO EXIST OR TO BE SITUATED ON THE SUBJECT PROPERTY.



VICINITY MAP  
SCALE: 1" = 2000'



EASEMENT PLAT  
TMP 093A1-00-00-00200  
PROPERTY OF EAST RIVANNA  
VOLUNTEER FIRE CO.  
INCORPORATED  
SCOTTSVILLE DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

COVER SHEET

ROUDABUSH, GALE & ASSOCIATES, INC.  
ENGINEERS, SURVEYORS AND LAND PLANNERS

A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1956  
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902  
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM



JULY 30, 2015  
SHEET 1  
SCALE: N/A  
FILE: 387

REVISED: FEBRUARY 2, 2016

**OWNERS APPROVAL**

TMP 93A1-00-00-00200

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, EASEMENT  
PLAT TMP 093A1-00-00-00200 PROPERTY OF EAST RIVANNA VOLUNTEER FIRE CO.  
INCORPORATED, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE  
DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

AGENT FOR COUNTY OF ALBEMARLE DATE

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, EASEMENT  
PLAT TMP 093A1-00-00-00200 PROPERTY OF EAST RIVANNA VOLUNTEER FIRE CO.  
INCORPORATED, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE  
DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

EAST RIVANNA VOLUNTEER FIRE COMPANY, INC. DATE

**NOTARY PUBLIC**

CITY/COUNTY OF \_\_\_\_\_

COMMONWEALTH OF VIRGINIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
THOMAS C. FOLEY, COUNTY EXECUTIVE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

NOTARY PUBLIC'S SIGNATURE

NOTARY REGISTRATION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_, \_\_\_\_\_

**NOTARY PUBLIC**

CITY/COUNTY OF \_\_\_\_\_

COMMONWEALTH OF VIRGINIA

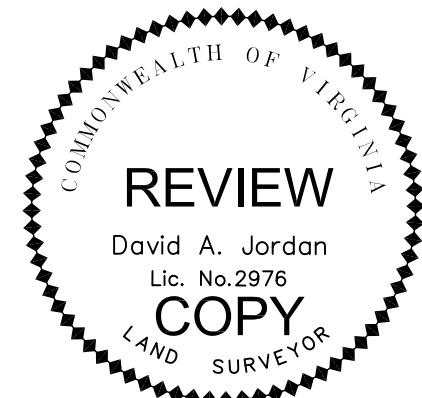
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

ON BEHALF OF THE EAST RIVANNA VOLUNTEER FIRE COMPANY, INC.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

**EASEMENT TABLE**

LINE	BEARING	DISTANCE
L1	S 62°17'46" E	80.46'
L2	N 59°18'23" E	129.22'
L3	S 30°41'45" E	10.00'
L4	N 59°18'15" E	77.54'
L5	S 44°08'19" E	10.27'



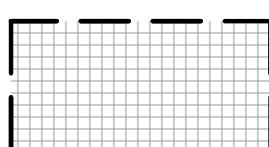
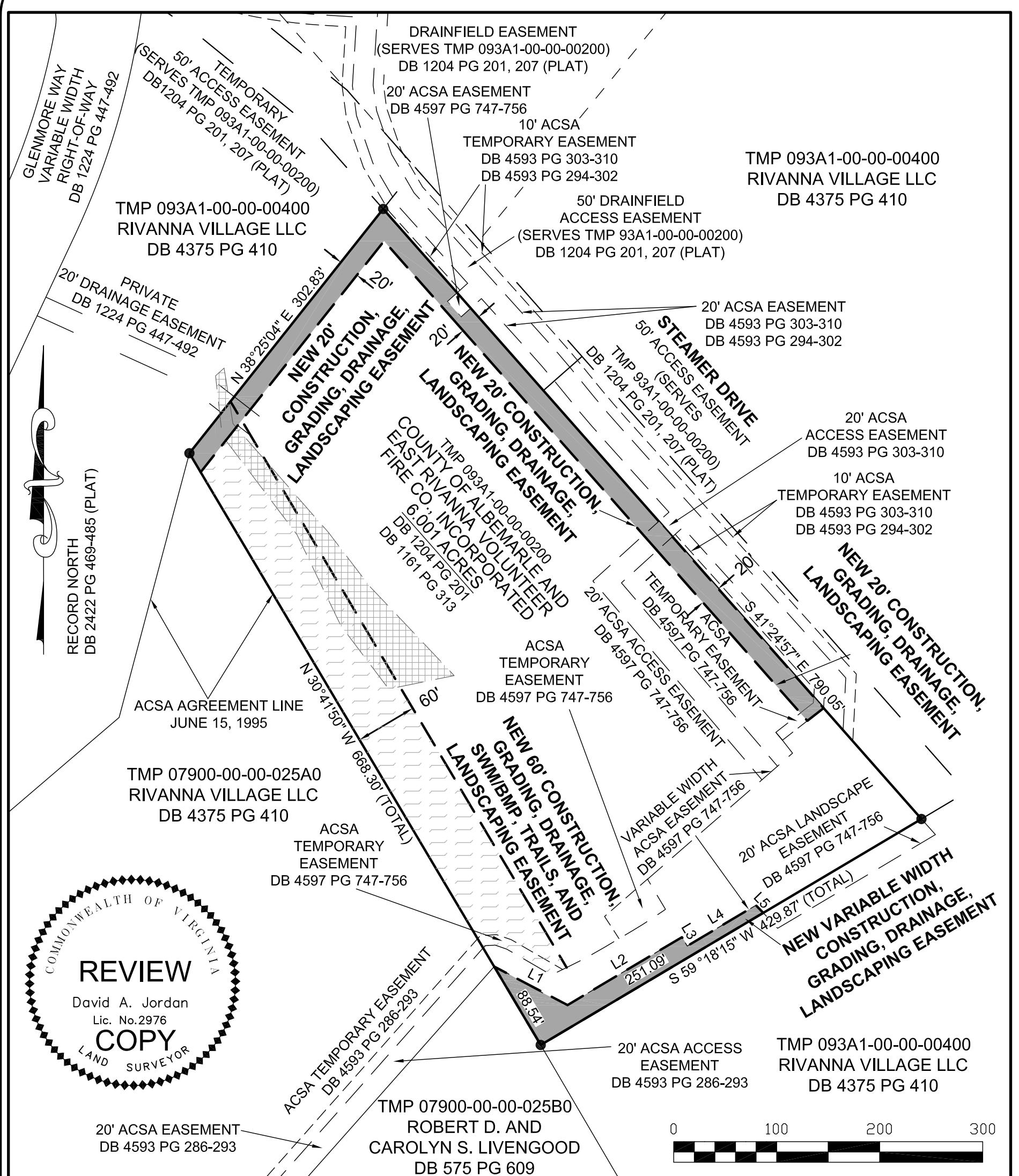
EASEMENT PLAT  
TMP 093A1-00-00-00200  
PROPERTY OF EAST RIVANNA  
VOLUNTEER FIRE CO.  
INCORPORATED  
SCOTTSVILLE DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

**SIGNATURE PANEL  
AND TABLES****ROUDABUSH, GALE & ASSOCIATES, INC.**

ENGINEERS, SURVEYORS AND LAND PLANNERS

A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1956  
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902  
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COMJULY 30, 2015  
SHEET 2  
SCALE: N/A  
FILE: 387

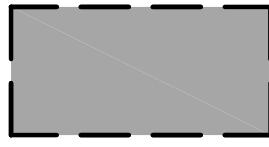
REVISED: FEBRUARY 2, 2016



DENOTES APPROXIMATE LOCATION OF MANAGED CRITICAL SLOPES PER ALBEMARLE COUNTY GIS.



DENOTES NEW 60' CONSTRUCTION, GRADING, DRAINAGE,  
SWM/BMP, TRAILS, AND LANDSCAPING EASEMENT  
CREATED FOR PROPERTIES OF RIVANNA VILLAGE LLC  
(SEE NOTE 3 FOR TAX MAP AND PARCEL NUMBERS)



DENOTES NEW VARIABLE WIDTH AND 20' CONSTRUCTION,  
GRADING, DRAINAGE, AND LANDSCAPING EASEMENT  
CREATED FOR PROPERTIES OF RIVANNA VILLAGE LLC  
(SEE NOTE 3 FOR TAX MAP AND PARCEL NUMBERS)

- THE NEW EASEMENTS BEING CREATED AND SHOWN HEREON TERMINATE AT ALL EXISTING ACSA EASEMENTS.

EASEMENT PLAT  
TMP 093A1-00-00-00200  
PROPERTY OF EAST RIVANNA  
VOLUNTEER FIRE CO.  
INCORPORATED  
SCOTTSVILLE DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

## EASEMENT PLAT

# ROUDABUSH, GALE & ASSOCIATES, INC.

ENGINEERS, SURVEYORS AND LAND PLANNERS



**A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1956**  
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902

914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902  
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL [INFO@ROUDABUSH.COM](mailto:INFO@ROUDABUSH.COM)



REVISED: FEBRUARY 2, 2016

JULY 30, 2015  
SHEET 3  
CALE: 1" = 100'  
FILE: 387