SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

OWNER:	COUNTY OF ALBEMARLE
REFERENCE:	NO RECORD FOUND
COUNTY TAX MAP NUMBER:	61A-03-B1 (061A0-03-00-000B1)
PROPERTY ADDRESS:	N/A
OWNER ADDRESS:	401 MCINTIRE ROAD, CHARLOTTESVILLE, VA 22902
ZONED:	RESIDENTIAL R-4
APPLICABLE ZONING DISTRICTS:	PRESERVED STEEP SLOPES OVERLAY, FH FLOOD HAZARD OVERLAY, EC ENTRANCE CORRIDOR OVERLAY, AND AIA AIRPORT IMPACT AREA OVERLAY DISTRICTS

2. THE PROPERTY INFORMATION SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS AND A FIELD SURVEY BY THIS FIRM BUT DOES NOT CONSTITUTE A BOUNDARY SURVEY AS DEFINED BY DPOR & THE COMMONWEALTH OF VIRGINIA.

3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

4. HORIZONTAL DATUM IS BASED ON NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE. DATUM ESTABLISHED THROUGH NETWORK GPS (LEICA SmartNET) OBSERVATIONS.

5. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0287D, PANEL 287 OF 575, EFFECTIVE DATE FEBRUARY 4, 2005, THE LANDS SHOWN HEREON LIES IN: (1) SHADED 'ZONE AE' 1 % ANNUAL CHANCE FLOODWAY, (2) 'ZONE AE', AREAS SUBJECT TO THE 1 % ANNUAL CHANCE (100 YEAR) FLOODPLAIN AND (3) UNSHADED 'ZONE X' AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6. NO PLACES OF BURIAL WERE OBSERVED ON THE PROPERTY DURING THE COURSE OF THE SURVEY.

7. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE MEADOW CREEK WATERSHED PER COUNTY GIS.

8. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A WATER SUPPLY PROTECTION AREA.

9. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.

10. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN ENTRANCE CORRIDOR OVERLAY AREA.

11. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AIRPORT IMPACT AREA.

12. THE PROPERTY HEREON IS SUBJECT TO THE STEEP SLOPES OVERLAY DISTRICT (MANAGED & PRESERVED).

13. ACSA SANITARY SEWER EASEMENTS ARE TO BE CENTERED ON AS-BUILT LOCATIONS.

14. THE STREAM BUFFER(S) SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.

OWNER'S APPROVAL :

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, 'PLAT SHOWING 20' ACSA SANITARY SEWER EASEMENT ON THE LANDS OF COUNTY OF ALBEMARLE TAX MAP PARCEL 061A0-03-00-000B1' IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

FOR: COUNTY OF ALBEMARLE

BY: _____ DATE

_____ (PRINT NAME)

STATE OF: _____

COUNTY OR CITY OF: _____

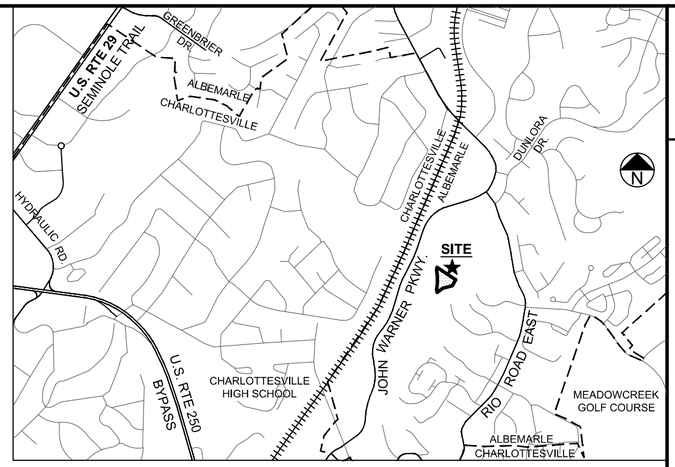
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ , 20___,
BY:

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER'S ADDRESS :

COUNTY OF ALBEMARLE
401 MCINTIRE ROAD
CHARLOTTESVILLE, VA 22902



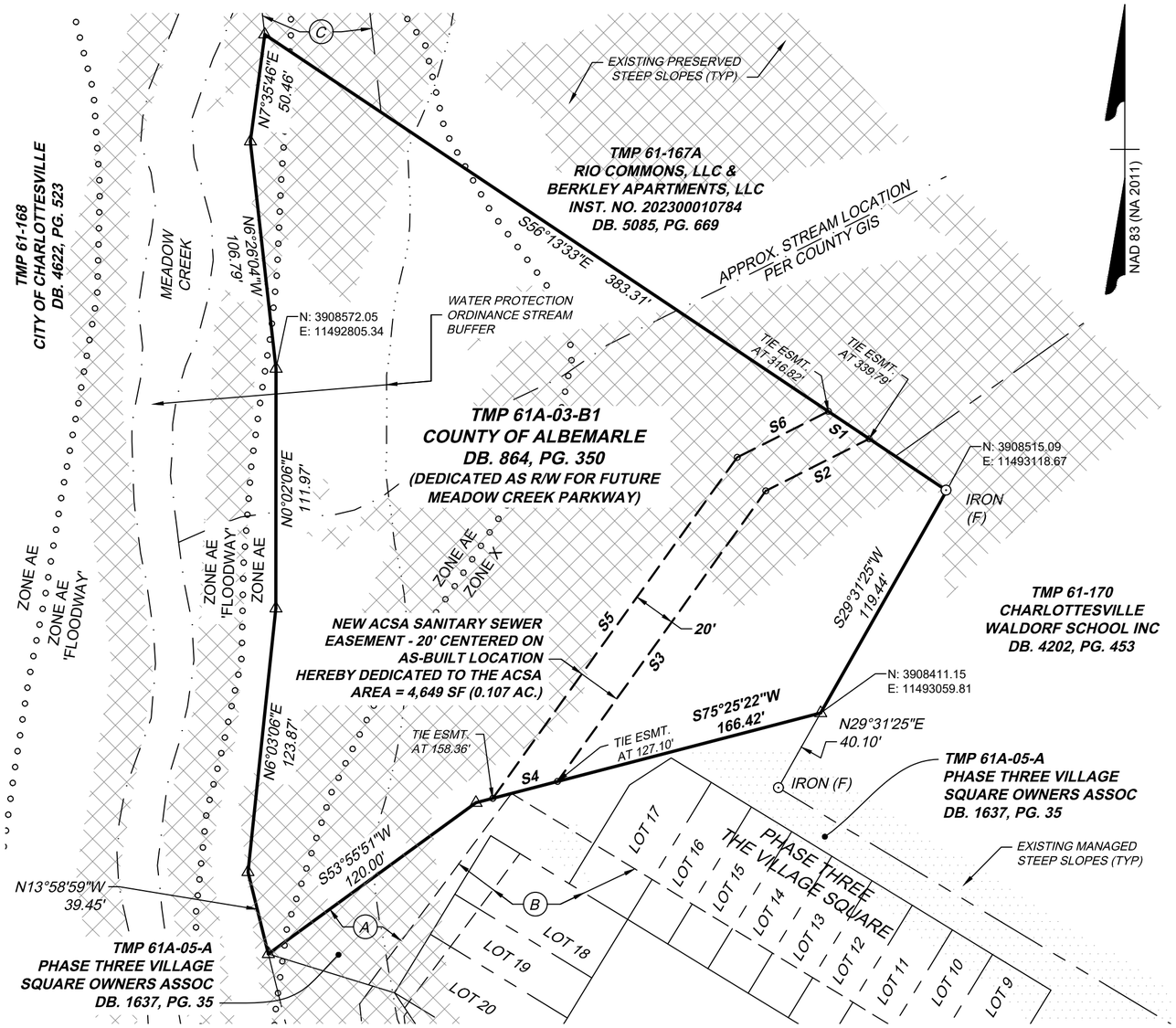
VICINITY MAP 1" = 2,000'

EASEMENT KEY

(A) EX. VARIABLE WIDTH SANITARY SEWER EASEMENT
DB. 1723, PG. 683

(B) EX. VAR. WIDTH UTILITY EASEMENT.
DB. 864, PG. 350 (PLAT)
DB. 1569, PG. 380 (ACSA SANITARY SEWER ESMT.)

(C) EX. 50' GREENWAY EASEMENT FOR ALBEMARLE COUNTY
DB. 3324, PG. 433



ACSA SEWER EASEMENT

LINE TABLE

LINE	BEARING	LENGTH
S1	S56°13'33"E	22.97'
S2	S63°14'12"W	54.12'
S3	S35°39'02"W	167.06'
S4	S75°25'22"W	31.26'
S5	N35°39'02"E	196.00'
S6	N63°14'12"E	47.73'

LEGEND

- PROPERTY CORNER FOUND (AS NOTED)
- COMPUTED POINT
- EX. EXISTING
- TMP TAX MAP PARCEL
- DB. DEED BOOK
- PG. PAGE
- ESMT. EASEMENT
- ACSA ALBEMARLE COUNTY SERVICE AUTHORITY
- INST. INSTRUMENT
- FEMA FLOOD ZONE DELINEATION
- WATER PROTECTION ORDINANCE STREAM BUFFER
- WATERCOURSE (PER COUNTY GIS)

SCALE 1"=50'
0 50' 100'

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS EASEMENT PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND ALL THE REQUIREMENTS SET FORTH REGARDING THE PLATTING OF LAND IN ALBEMARLE COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH.

COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No. 3385
03/01/24
LAND SURVEYOR

PLAT SHOWING
20' ACSA SANITARY SEWER EASEMENT
ON THE LANDS OF
COUNTY OF ALBEMARLE
TAX MAP PARCEL 061A0-03-00-000B1
RIO MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

Rio Magisterial District	Albemarle County, VA
DATE: *Nov. 15, 2023*	SCALE: *1" = 50'*
SHEET *1* OF *1*	J.N.: *51816*
DRAWN BY: *ATE*	CHECK BY: *JCM*
LAST REVISED: March 1, 2024	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
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