

OWNERS APPROVAL

The subdivision of the land described herein is with the free consent and in accordance with the desire of the undersigned owners, proprietors, and trustees. Any reference to future potential development is to be deemed as theoretical only. All statements affixed to this plat are true and correct to the best of my knowledge.

John A. DeJoy, Jr.
Hauer Homes, Inc.

NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 18 DAY OF August 2004

Pamela C. [Signature]
My Commission Expires 7-31-06

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Thomas or Heather Walton
Thomas or Heather Walton

NOTARY PUBLIC

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THIS 18 DAY OF August 2004

Pamela C. [Signature]
My Commission Expires 7-31-04

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Kevin or Ellen Kynoch
Kevin or Ellen Kynoch

NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 18 DAY OF August 2004

Pamela C. [Signature]
My Commission Expires 7-31-04

GENERAL NOTES

- A. THIS PROJECT IS LOCATED IN THE WATER SUPPLY WATERSHED.
- B. _____ DENOTES IRON ROD SET OR IRON ROD FOUND, UNLESS OTHERWISE INDICATED.
- C. COVERED PORCHES, BALCONIES, CHIMNEYS, EAVES AND LIKE ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN FOUR (4) FEET INTO ANY REQUIRED YARD; PROVIDED THAT NO SUCH FEATURE SHALL BE LOCATED ANY CLOSER THAN SIX (6) FEET TO ANY LOT LINE IN ACCORDANCE WITH SECTION 4.11.1 OF THE COUNTY ZONING ORDINANCE.
- E. THE LAND USE REGULATIONS LISTED HEREON ARE IMPOSED PURSUANT TO THE ALBEMARLE COUNTY ORDINANCE IN EFFECT ON THIS DATE AND SHOWN FOR INFORMATION PURPOSES ONLY. THEY ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH.

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Susan D. Almarode
Susan D. Almarode

NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 19 DAY OF August 2004

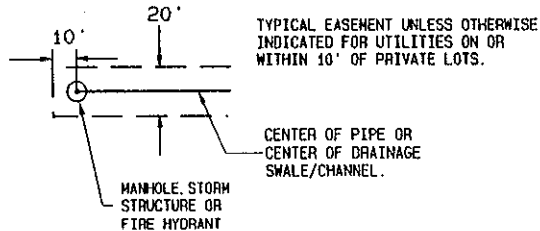
Pamela C. [Signature]
My Commission Expires 7-31-06

RIGHT OF WAY AND EASEMENT DEDICATION

- 1. ALL ROADS ARE HEREBY DEDICATED TO PUBLIC USE.
- 2. WATER AND SEWER EASEMENTS SHOWN HEREON WILL BE DEDICATED WITH A SEPERATE DEED OF DEDICATION.
- 3. ALL STORM DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO PUBLIC USE.
- 4. THE DEVELOPER RESERVES THE RIGHT TO VACATE, ADD OR REVISE ANY EASEMENT SHOWN HEREON PROVIDED THE PROPER AUTHORITY (VDOT AND ACSA) AGREES.
- 5. THE DEVELOPER RESERVES A 10' UTILITY* AND/OR DRAINAGE EASEMENT ALONG FRONT AND REAR PROPERTY LINES AND 7.5' ALONG SIDE PROPERTY LINES.
*UTILITIES TO INCLUDE ELECTRIC, TV AND PHONE SERVICES.

NOTES RELATIVE TO EASEMENTS:

- 1. COMMON AREAS ARE RESERVED WITH PRIORITY FOR WATER, SANITARY AND STORM SEWER WHERE APPLICABLE, BUT NOT TO THE EXCLUSION OF OTHER USES.
- 2. TYPICAL EASEMENT (N.T.S.)



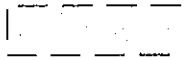
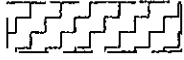
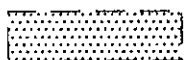

- 3. 20' WATER, STORM, AND SANITARY SEWER EASEMENTS ARE TO BE CENTERED ON THE ASBUILT LOCATIONS OF THE LINES.
- 4. THERE SHALL BE A PEDESTRIAN ACCESS EASEMENT OVER ALL WALKS.

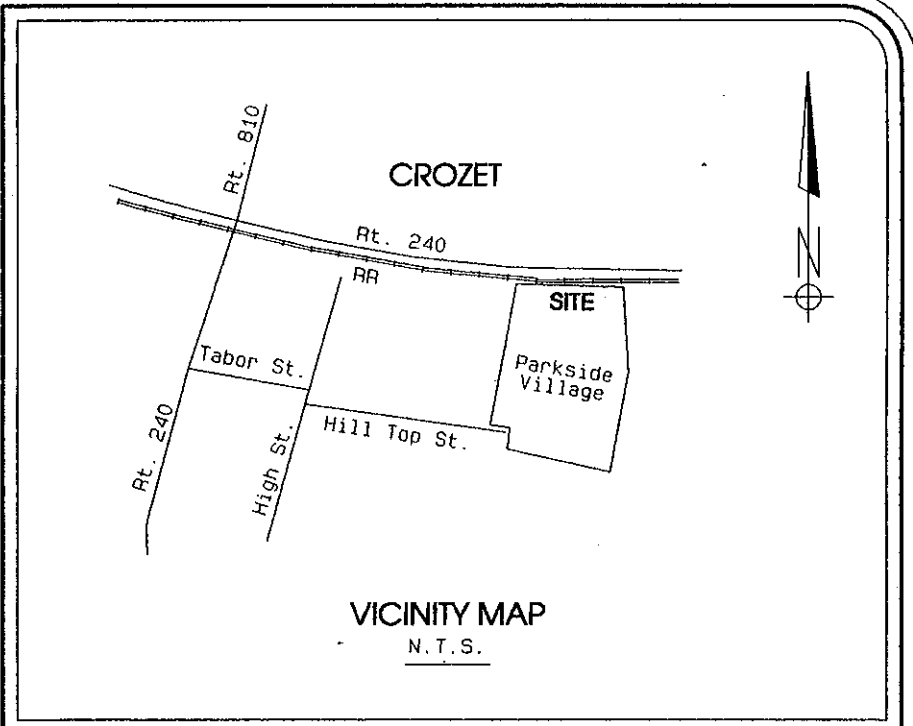
2830 p 81

APPROVED FOR RECORDATION

V. Wayne Calantay 8/12/04
 AGENT BOARD OF SUPERVISORS WDF DATE

LEGEND

-  DENOTES PROPOSED 20' SANITARY SEWER EASEMENT
-  DENOTES PROPOSED 20' STORM EASEMENT
-  DENOTES EXISTING SANITARY SEWER EASEMENT TO BE ABANDONED
-  DENOTES PROPOSED WATERLINE OR FIRE HYDRANT EASEMENT



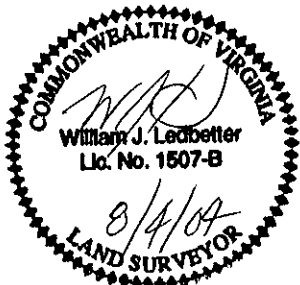
DIVISION NOTES

1. PARCEL A IS TO BE COMPRISED OF LOTS 26 TO 34 IN THEIR ENTIRITY AND PORTIONS OF LOTS 24, 25 AND PORTIONS OF HILLTOP STREET PUBLIC R-O-W.
2. PARCEL V IS A PORTION OF LOT 24 AND IS TO BE ADDED TO AND BECOME PART OF LOT 23.
3. PARCEL W IS A PORTION OF LOT 24 AND IS TO BE ADDED TO AND BECOME PART OF PARCEL A.
4. PARCEL X IS A PORTION OF LOT 25 AND IS TO BE ADDED TO AND BECOME PART OF HILLTOP STREET PUBLIC R-O-W.
5. PARCEL Y IS A PORTION OF LOT 24 AND IS TO BE ADDED TO AND BECOME PART OF HILLTOP STREET PUBLIC R-O-W.
6. PARCEL Z IS A PORTION OF HILLTOP STREET PUBLIC RIGHT OF WAY AND IS TO BE ADDED TO AND BECOME PART OF PARCEL A.
7. PARCEL R IS A PORTION OF HILLTOP STREET PUBLIC RIGHT OF WAY AND IS TO BE ADDED TO AND BECOME PART OF PARCEL A.
8. PARCEL S IS A PORTION OF HILLTOP STREET PUBLIC RIGHT OF WAY AND IS TO BE ADDED TO AND BECOME PART OF LOT 35.
9. PARCEL T IS A PORTION OF HILLTOP STREET PUBLIC RIGHT OF WAY AND IS TO BE ADDED TO AND BECOME PART OF LOT 36.

SITE DATA

OWNER:	LOT 23	Susan D. Almarode 5506 Hilltop Street Crozet, Va 22932
OWNER:	LOTS 24-34	Hauser Homes Inc. 1412 Sachem Place Charlottesville, Va 22901
OWNER:	LOT 35	Thomas or Heather Walton 5554 Hilltop Street Crozet, Va 22932
OWNER:	LOT 36	Kevin or Ellen Kynock 5451 Hilltop Street Crozet, Va 22932
T.M.P. DESIGNATION:	56A(2)-4 Parcels 23-36	
LEGAL REFERENCE:	DB 1810 p.668 DB 1808 p.458	
PHASE 2 SUBDIVISION PLAT:	DB 2415 pp.217-222	
MAGISTERIAL DISTRICT:	White Hall	
ZONING:	R6	
SETBACK REQUIREMENTS:	Front: 25' Side: 10' (by County code 4.11.3) Rear: 20'	

- GENERAL NOTES:
1. This property does not lie in a flood hazard area.
 2. There are no slopes exceeding 25% on this site.
 3. All lots shall be served by public water and sewer.



SUBDIVISION PLAT
 LOT 23A, LOT 35A, LOT 36A
 AND PARCEL A
 PARKSIDE VILLAGE - PHASE 2
 WHITE HALL MAGISTERIAL DISTRICT
 ALBEMARLE COUNTY, VIRGINIA

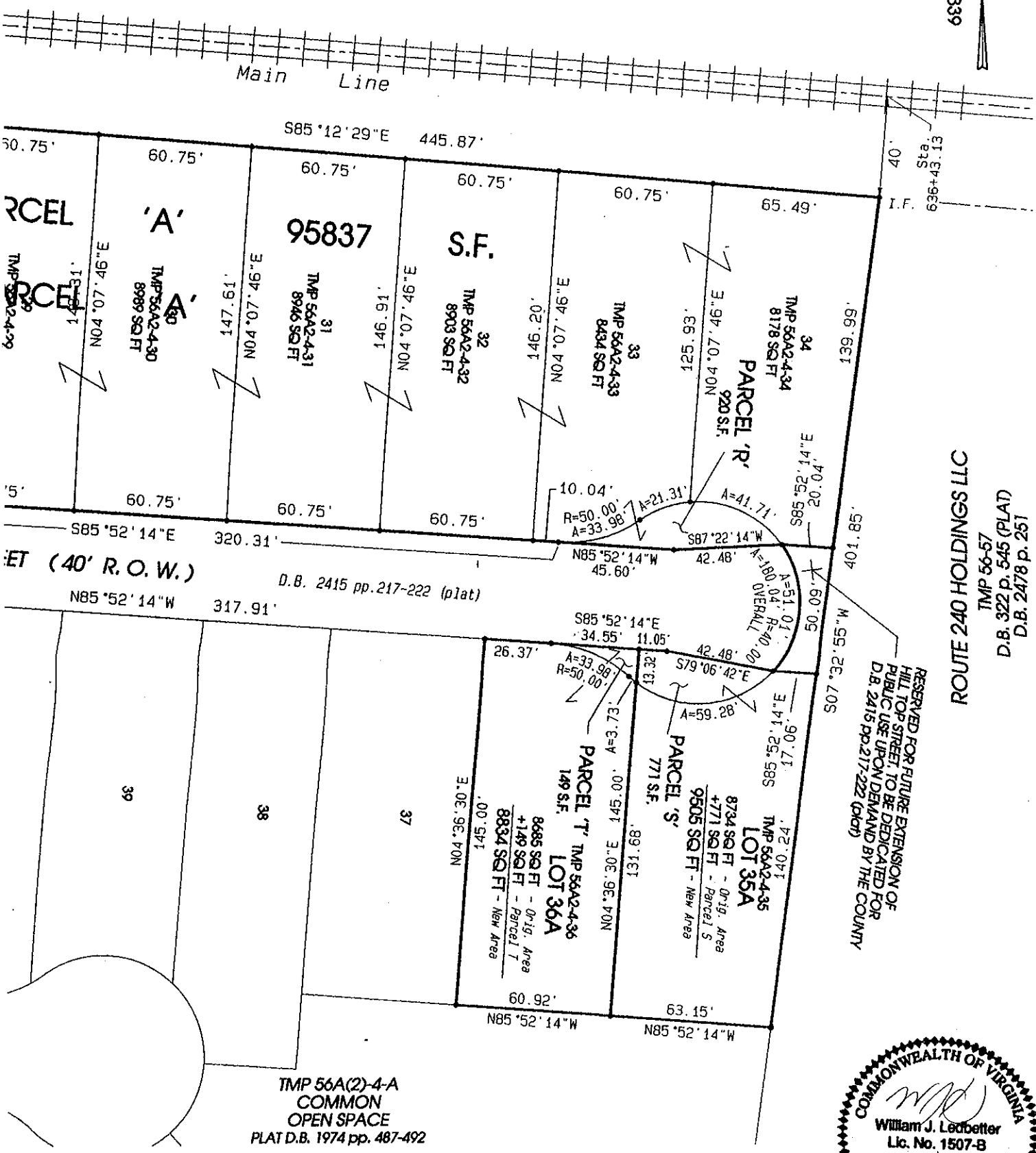
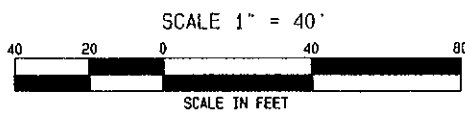
SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - SUBDIVISION PLAT
- SHEET 3 - EASEMENT PLAT

REVISED:
AUGUST 4, 2004

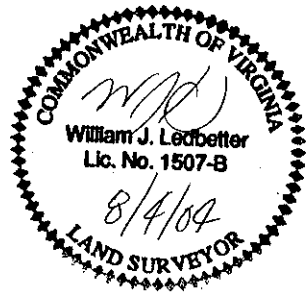
2830 p 80

Railway Company
Valuation Map V-2/115
1916
Plat At D.B. 1440 p. 569



ROUTE 240 HOLDINGS LLC
TMP 56-57
D.B. 322 p. 545 (PLAT)
D.B. 2478 p. 251

TMP 56A(2)-4-A
COMMON
OPEN SPACE
PLAT D.B. 1974 pp. 487-492



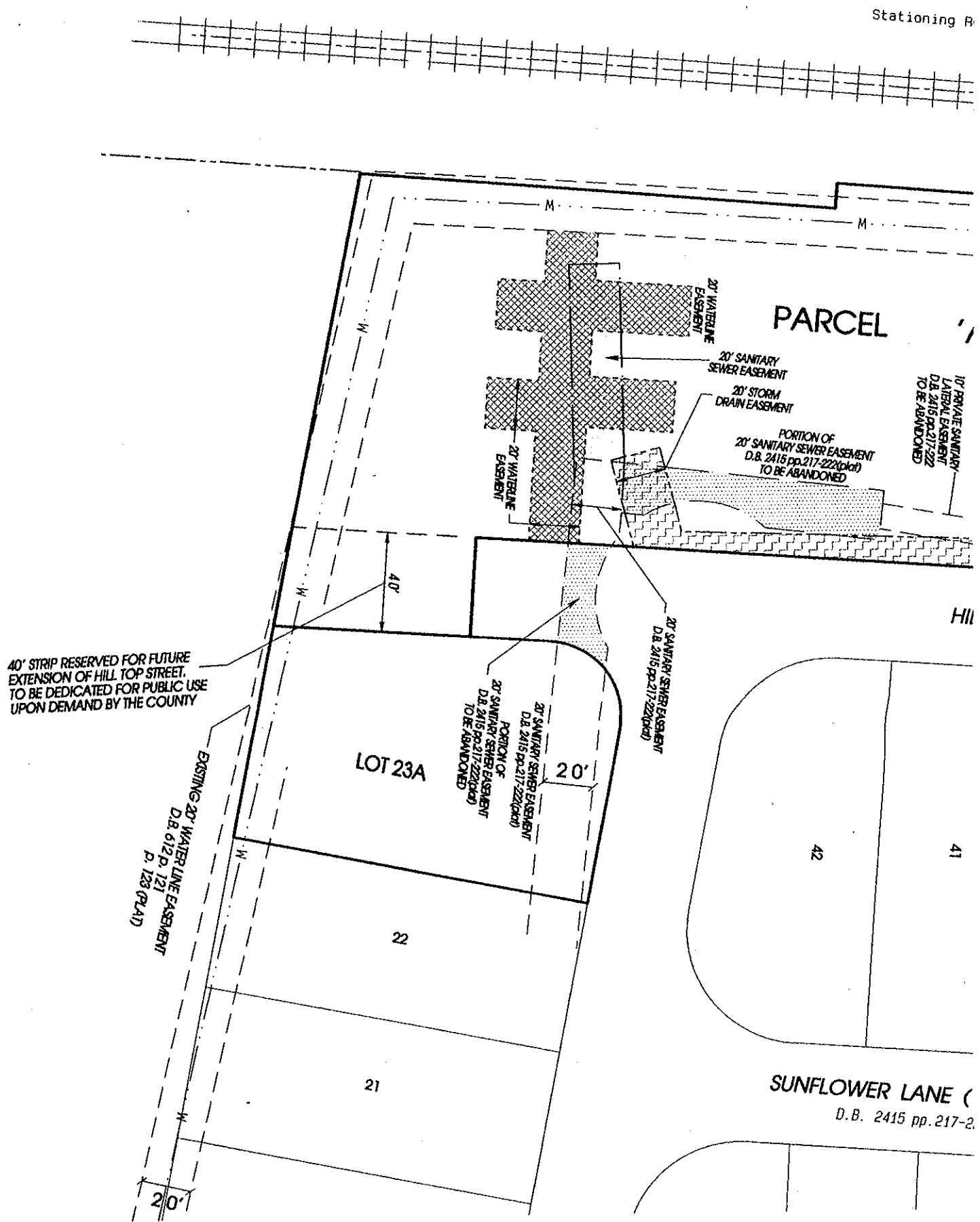
SUBDIVISION PLAT LOT 23A, LOT 35A AND LOT 36A AND PARCEL A

REVISED:
AUGUST 4, 2004

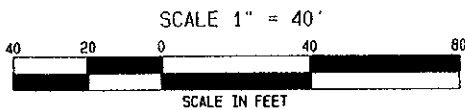
WJL
8/19/04

280 p87

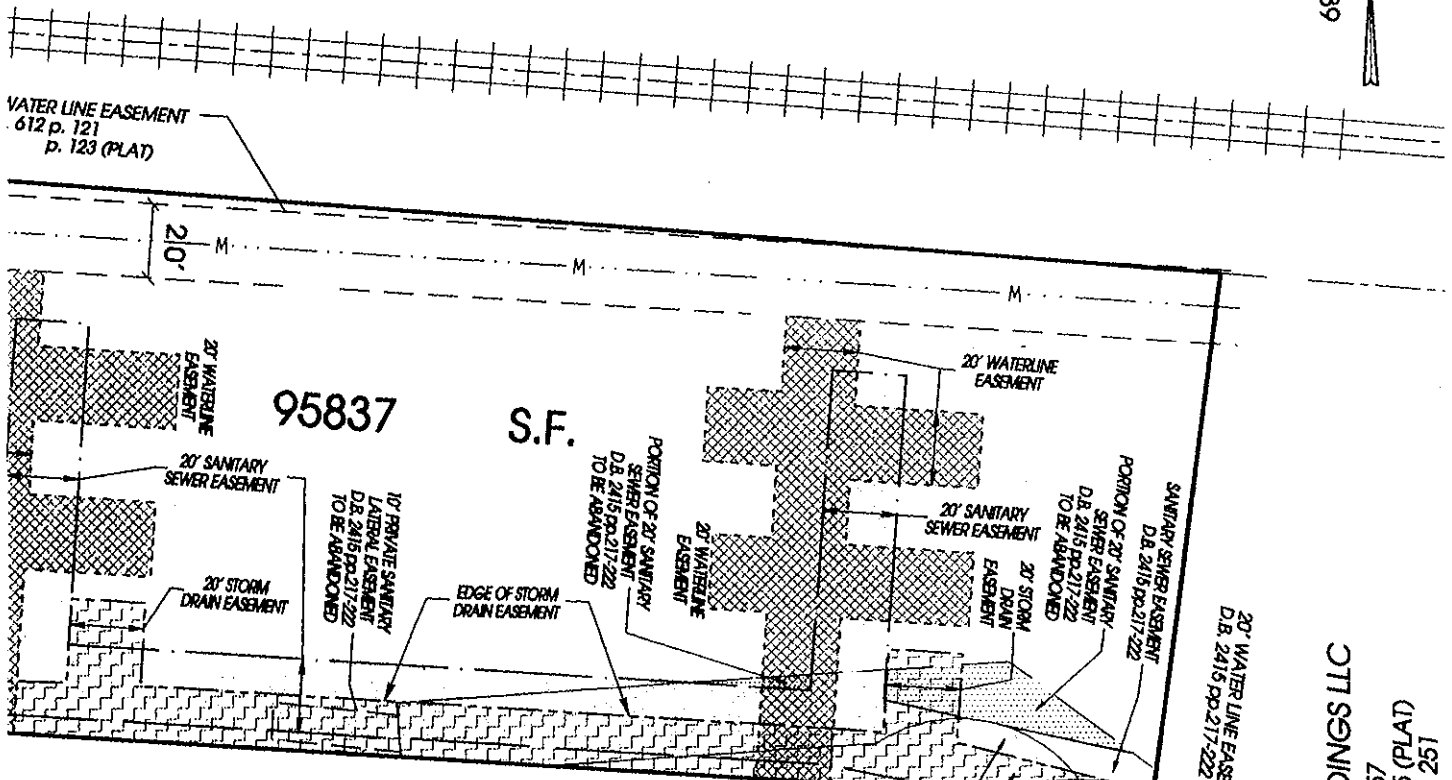
Chesape
Right Of Way
Stationing B



2830 p 88



Willway Company
 Location Map V-2/115
 At D.B. 1440 p. 569

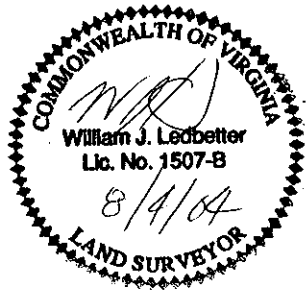
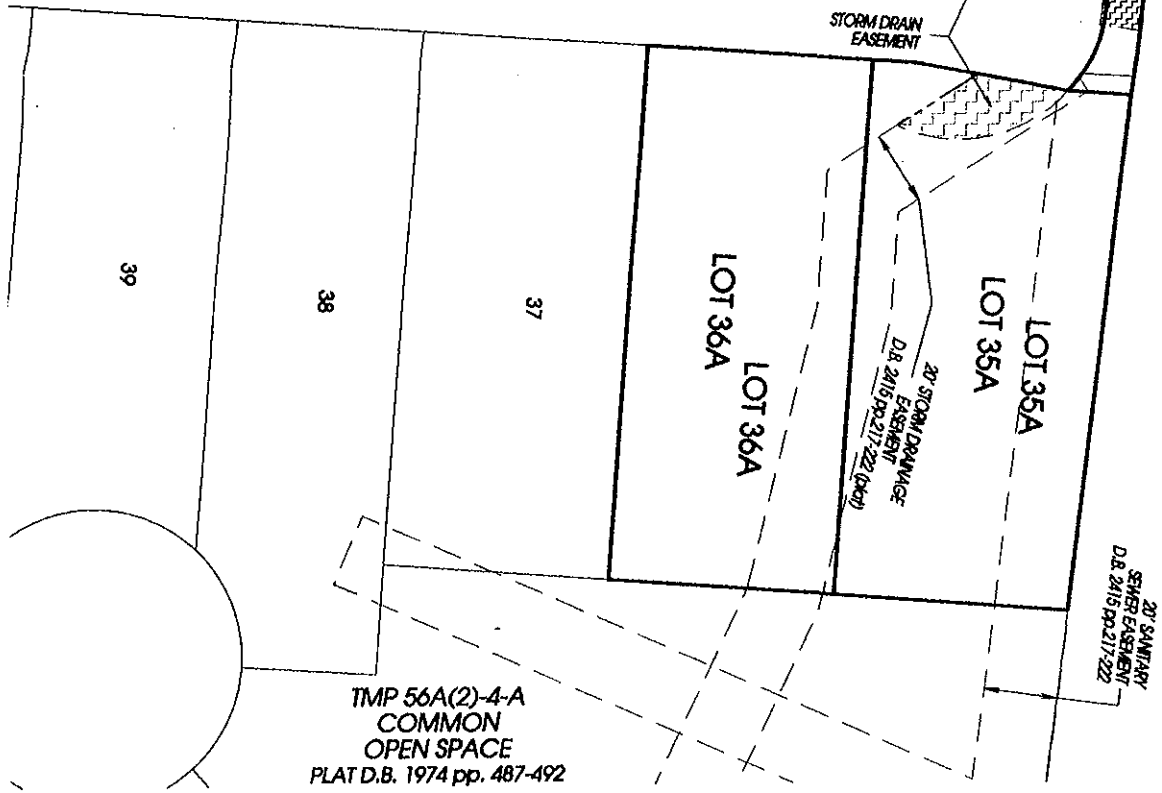


95837 S.F.

(40' R.O.W.)

D.B. 2415 pp. 217-222 (plat)

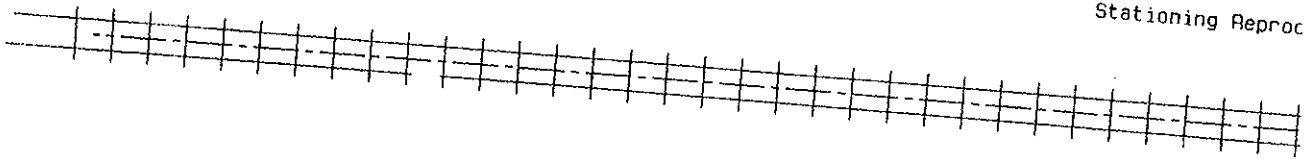
ROUTE 240 HOLDINGS LLC
 TMP 56-57
 D.B. 322 p. 545 (PLAT)
 D.B. 2478 p. 251



**EASEMENT PLAT
 LOT 23A, LOT 35A AND LOT 36A**

REVISED:

WJF
 8/19/04



40' STRIP RESERVED FOR FUTURE
EXTENSION OF HILL TOP STREET.
TO BE DEDICATED FOR PUBLIC USE
UPON DEMAND BY THE COUNTY

40'

PORTION OF
4' SIDEWALK EASEMENT
D.B. 2415 pp.217-222
TO BE ABANDONED

4' SIDEWALK
EASEMENT

HILL TO

4' SIDEWALK
EASEMENT

LOT 23A

4' SIDEWALK EASEMENT
D.B. 2415 pp.217-222

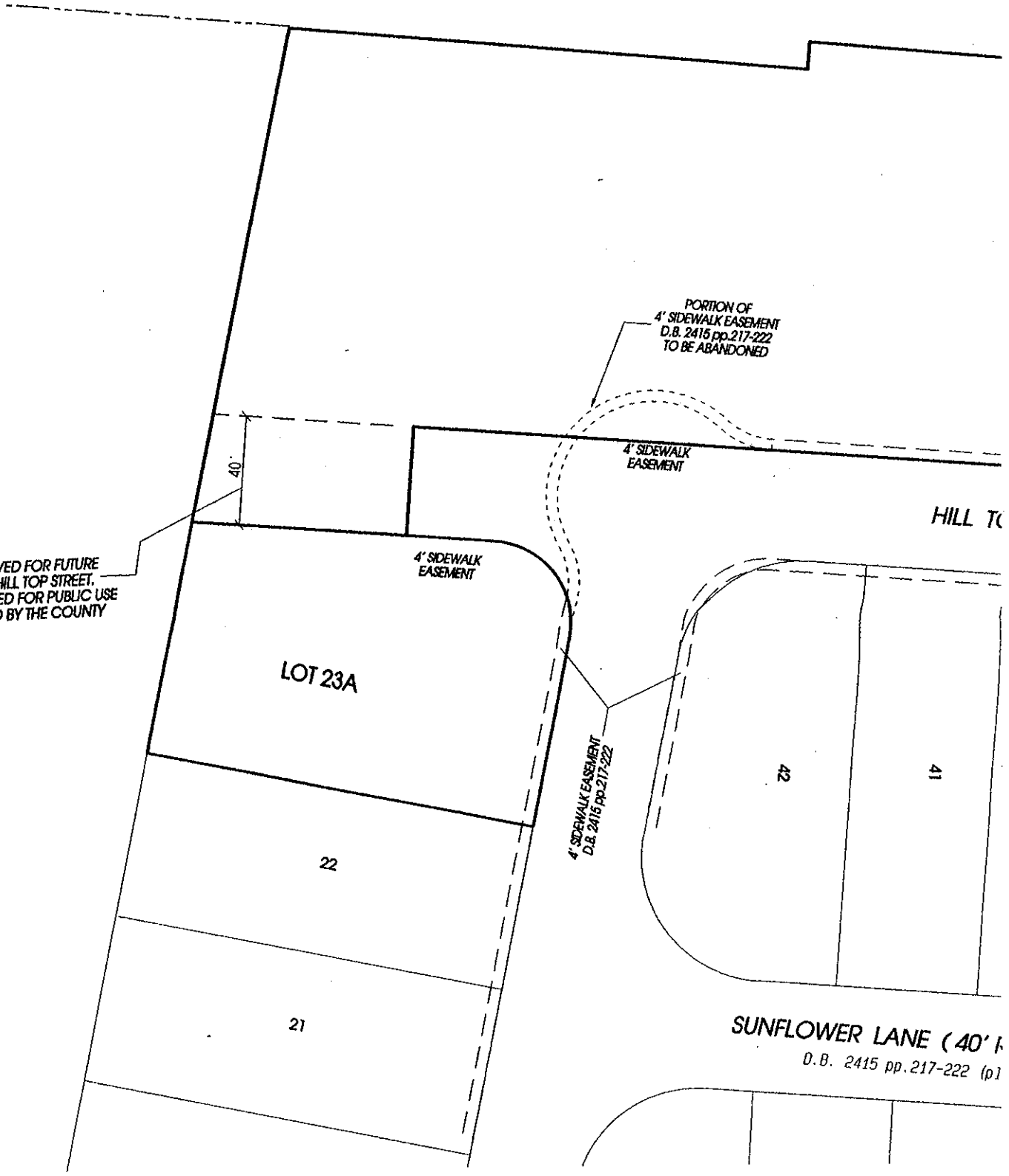
22

42

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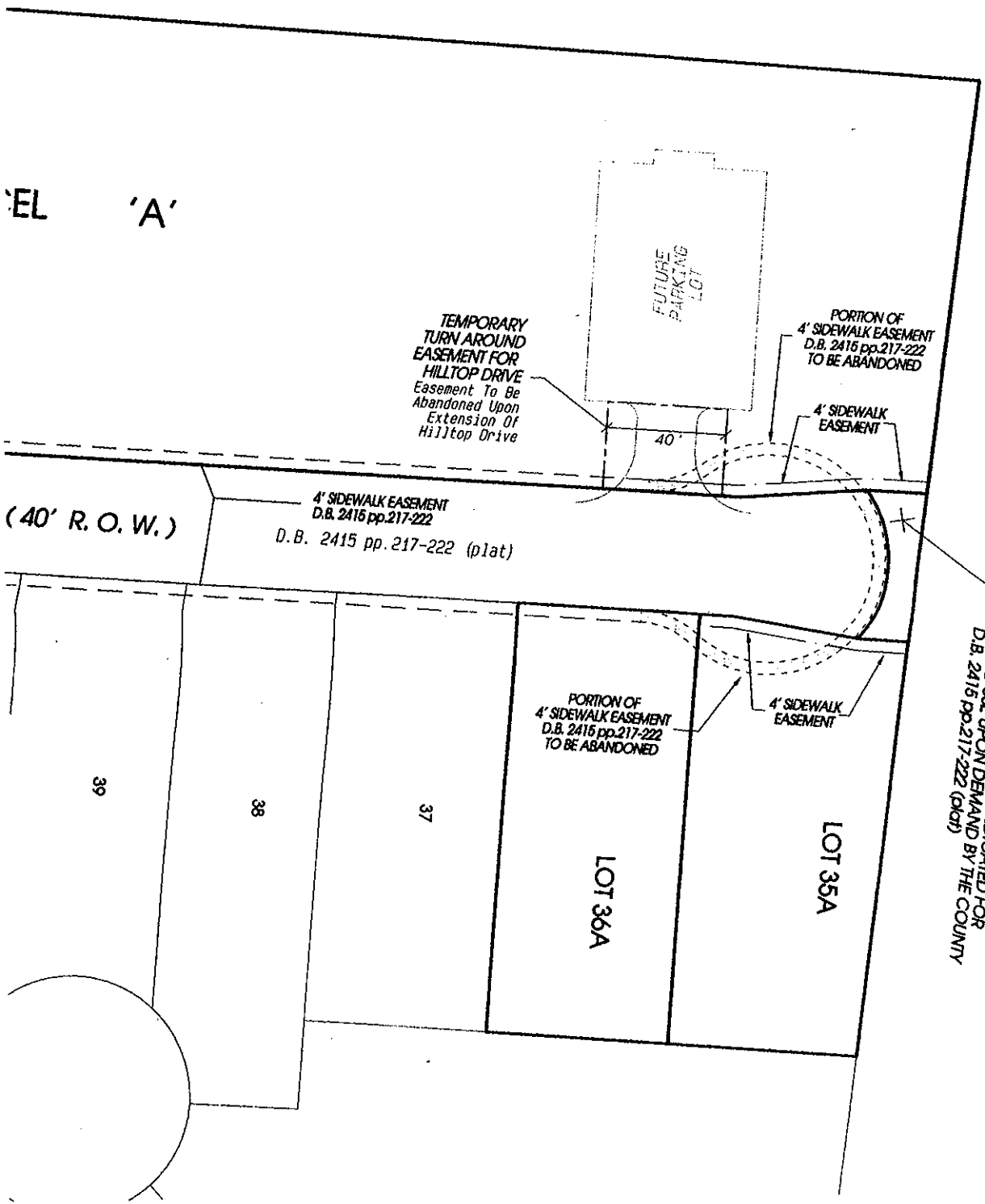
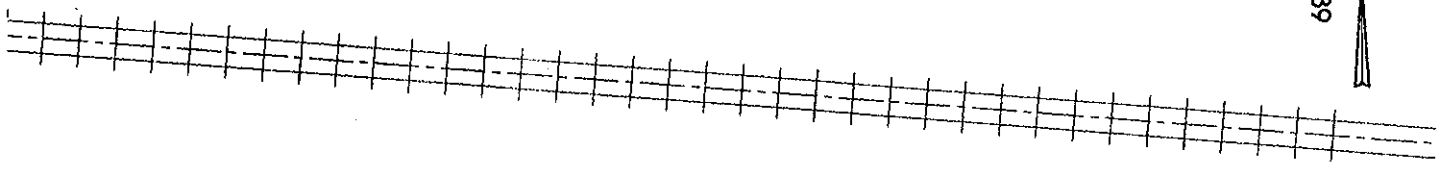
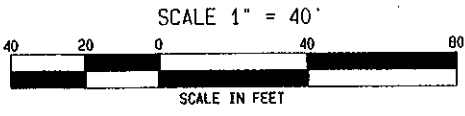
21

SUNFLOWER LANE (40' R/W)
D.B. 2415 pp.217-222 (p.1)

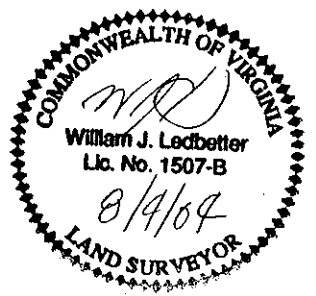


2830 p 90

Ilwaco Company
Location Map V-2/115
At D.B. 1440 p. 569



ROUTE 240 HOLDINGS LLC
TMP 56-57
D.B. 322 p. 545 (PLAT)
D.B. 2478 p. 251
RESERVED FOR FUTURE EXTENSION OF
HILL TOP STREET. TO BE DEDICATED FOR
PUBLIC USE UPON DEMAND BY THE COUNTY
D.B. 2415 pp. 217-222 (9/6/04)



WJL
8/19/04

RIGHT OF WAY AND SIDEWALK EASEMENTS LOT 23A, LOT 35A AND LOT 36A AND PARCEL A BEACH PARKSIDE VILLAGE

REVISED:
AUGUST 4, 2004

RECORDED IN CLERKS OFFICE OF
ALBEMARLE ON
August 31, 2004 AT 10:47:58 AM
\$0.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE §58.1-802
STATE: \$0.00 LOCAL: \$0.00
ALBEMARLE COUNTY, VA
SHELBY MARSHALL CLERK CIRCUIT COURT
Jacques M. Marshall DC