SUBDIVISION PLAT

STILLHOUSE RIDGE

SAMUEL MILLER MAGISTERIAL DISTRICT - ALBEMARLE CO., VA.

June 1, 2004

December 8, 2004 (Revised)

May 14, 2005 (Revised)

Adjacent Property Owners

Tax Map 85, Parcel 26
N/F Batesville Methodist Church
D.B. 459, Pg. 231
D.B. 209, Pg. 231 (plat)

Tax Map 85, Parcel 27B
N/F Commonwealth of Virginia
D.B. 1052, Pg. 151

Tax Map 85, Parcel 27E
N/F Ricky Dale Smith or
Donna Jean Smith
D.B. 1127, Pg. 10
D.B. 419, Pg. 219 (plat)

Tax Map 85, Parcel 27E1
N/F Steven A. and Sara L. Bishop
D.B. 1800, Pg. 713
D.B. 419, Pg. 299 (plat)

Tax Map 85, Parcel 27F
N/F Arthur, Jr. and Dorthy Napier Carter
D.B. 389, Pg. 132
D.B. 380, Pg. 423 (plat)

Tax Map 85, Parcel 27G
N/F John Haden
D.B. 1668, Pg. 414

Tax Map 85, Parcel 27H
Roy Ross and Roxie Fitzellen Smith
D.B. 513, Pg. 513
D.B. 513, Pg. 515 (plat)

Tax Map 85, Parcel 27I
N/F William B. Guerrant Jr. or
Susan C. Kiernan
D.B. 1053, Pg. 520
D.B. 1053, Pg. 522 (plat)
D.B. 576, Pg. 39 (plat)
D.B. 556, Pg. 395 (plat)

Tax Map 85, Parcel 28
N/F Church Hill Development Company LLC.
D.B. 2229, Pg. 158
D.B. 2065, Pg. 464
D.B. 2065, Pg. 466 (plat)
D.B. 1568, Pg. 62 (plat)
D.B. 517, Pg. 147 (plat)

Tax Map 85, Parcel 28A
N/F Charles E. Gay or
Tobi G. Gay
D.B. 1779, Pg. 521
D.B. 675, Pg. 81 (plat)

Tax Map 85, Parcel 28B
N/F Ross and Josephine Weesner
D.B. 2125, Pg. 436
D.B. 1568, Pg. 62 (plat)
D.B. 517, Pg. 147 (plat)

Tax Map 85, Parcel 29H
N/F Susan Patterson Haden
D.B. 1104, Pg. 116
D.B. 1104, Pg. 120 (plat)

Tax Map 85, Parcel 34A
N/F Richard C. Crisler III
D.B. 1853, Pg. 369
D.B. 171, Pg. 233 (plat)

Tax Map 85, Parcel 51
N/F Lucia B. Phinney or
R.D. Dripps
D.B. 1744, Pg. 603
D.B. 1744, Pg. 607 (plat)

Tax Map 85A, Parcel 25
N/F Guy W. or Kelly C. Tillinghast
N/F Samuel T. Darling
D.B. 1983, Pg. 584
D.B. 315, Pg. 393 (plat)

Tax Map 85A, Parcel 28
N/F Geraldine T. Kirby
D.B. 1960, Pg. 284
D.B. 1621, Pg. 571 (plat)

Tax Map 85A, Parcel 30
N/F Viola Layman
D.B. 1882, Pg. 651

Tax Map 85A, Parcel 31
N/F Michael J. Underhill
D.B. 1067, Pg. 643
D.B. 1067, Pg. 647 (plat)

Tax Map 85A, Parcel 32
N/F Geoffrey P. Trump
D.B. 1675, Pg. 171
D.B. 608, Pg. 333 (plat)

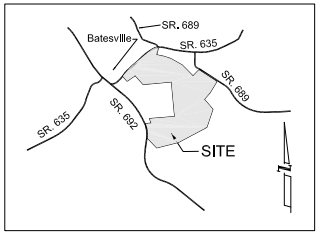
Area Summary:

Lot 10 (Preservation Tract)	=	40.134	Acres
Lots 1 - 9	=	28.799	Acres
Strip Dedicated SR. 635	=	0.725	Acres
Strip Dedicated SR. 689	=	0.333	Acres
Dedicated 40' R/W	=	1.803	Acres
Total	=	71.794	Acres

ALBEMARLE COUNTY APPROVAL

ALBEMARLE COUNTY PLANNING COMMISSION

DESIGNATED AGENT DATE



Vicinity Map
Not to Scale

COMMONWEALTH OF VIRGINIA
G.V. "KIRK" HUGHES
NO. 1458
LAND SURVEYOR

SURVEYOR'S CERTIFICATION:

I, G.V. "KIRK" HUGHES, A DULY LICENSED SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY CONVEYED JESSE W. HADEN BY DEED RECORDED IN DEED BOOK 2223, PAGE 392 AS SHOWN ON PLATS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE COUNTY, VIRGINIA AND THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED ON THIS PLAT AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Notes:

1. Property Tax Map Identification: Tax Map 85, Parcels 29A, 29B, 29C, 29D, 29E, 29F, 29G, 51H, 51J, and 51K.
2. Prepared for Jesse W. Haden.
3. Total Preliminary Plat Acreage: 71.794± Acres as shown hereon.
4. Property Deed Book Reference: Deed Book 2223, Page 392.
5. Existing Zoning: RA.
6. Planned Land Use: Rural Preservation Development.
7. Residential Lots Proposed: 10 Lots.
8. Lot Sizes: 2.000± Acres to 5.305± Acres. Average Lot size: 3.196± Acres not including the Preservation Tract.
9. Geopolitical Entity: Samuel Miller Magisterial District
10. Buildable Area: All residential lots contain 30,000 square feet of buildable area in slopes less than 25%, based on topographic analysis prepared by this firm.
11. No further subdivision may occur without Planning Commission approval.
12. Any disturbance to that area designated hereon as "250' Preservation Buffer", and/or any alteration to that portion of the property which is within the Batesville Historic District shall be subject to review and approval of the Planning Department. Limited forestry disturbance within the 200' Preservation along Route 692 is permissible. Approval shall not be granted for a change that is determined to have negative impact on the character and/or significance of the historic district or that will affect the status of the State and National Register Historic District.
13. Setbacks:
a.) 25' front yard for Lots along Stillhouse Ridge Lane
b.) 75' front yard along external public roads
c.) 35' rear yard
d.) 25' side yard
e.) 35' maximum structure height.
14. Boundary depicted hereon based on survey prepared by Kirk Hughes & Associates dated August 29, 2002.
16. Public Right of Way, Private Access Easements and Lot Access Conditions:
(a) Proposed Dedicated Public Right of Way: 1.803 Acres.
(b) The interior proposed road indicated herein is a public street within a 40' Right of Way hereby dedicated to public use and shall be built to all applicable VDOT requirements.
(c) Private access easements for private drives indicated herein shall provide ingress and egress to no more than two residential dwellings. All access easements are subject to Planning Commissions approval.
(e) Lots 2 through 9 shall have access only to the interior road shown hereon. Lot 1 shall have access to Miller School Road (Route 635) and Lot 10 shall have continued access to Pounding Creek Road (Route 689) only. The house on Lot 1 shall be oriented towards Miller School Road (Rt. 635).
17. All lots to be served by individual wells and septic systems.
18. Property lies within Flood Zone "C"; not a H.U.D. defined 100-Year Floodplain except that portion shown hereon designated as Flood Zone "A" as traced from Flood Insurance Rate Map Community Panel 510006-3258 with an effective date of December 16, 1980.
21. There is a twenty-foot (20') Drainage Easement (D/E) centered over all watercourses, drainage structures, and along the front of all lots
22. The stream buffer shown hereon shall be managed in accordance with the Water Protection Ordinance.
23. This property lies in the South Fork Rivanna Water Supply Watershed.

OWNER'S CONSENT:

THE DIVISION OF LAND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S). ANY FUTURE DEVELOPMENT IS TO BE DEEMED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Jesse W. Haden Date:

Tax Map 85, Parcels 29A, 29B, 29C, 29D, 29E, 29F, 29G, 51H, 51J, and 51K.

CERTIFICATE OF ACKNOWLEDGMENT OF SIGNATURE

STATE OF _____
COUNTY/CITY OF _____

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2005.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

Kirk Hughes & Associates
Land Surveyors and Planners
220 East High Street
Charlottesville, Va. 22902
(434) 296-6942

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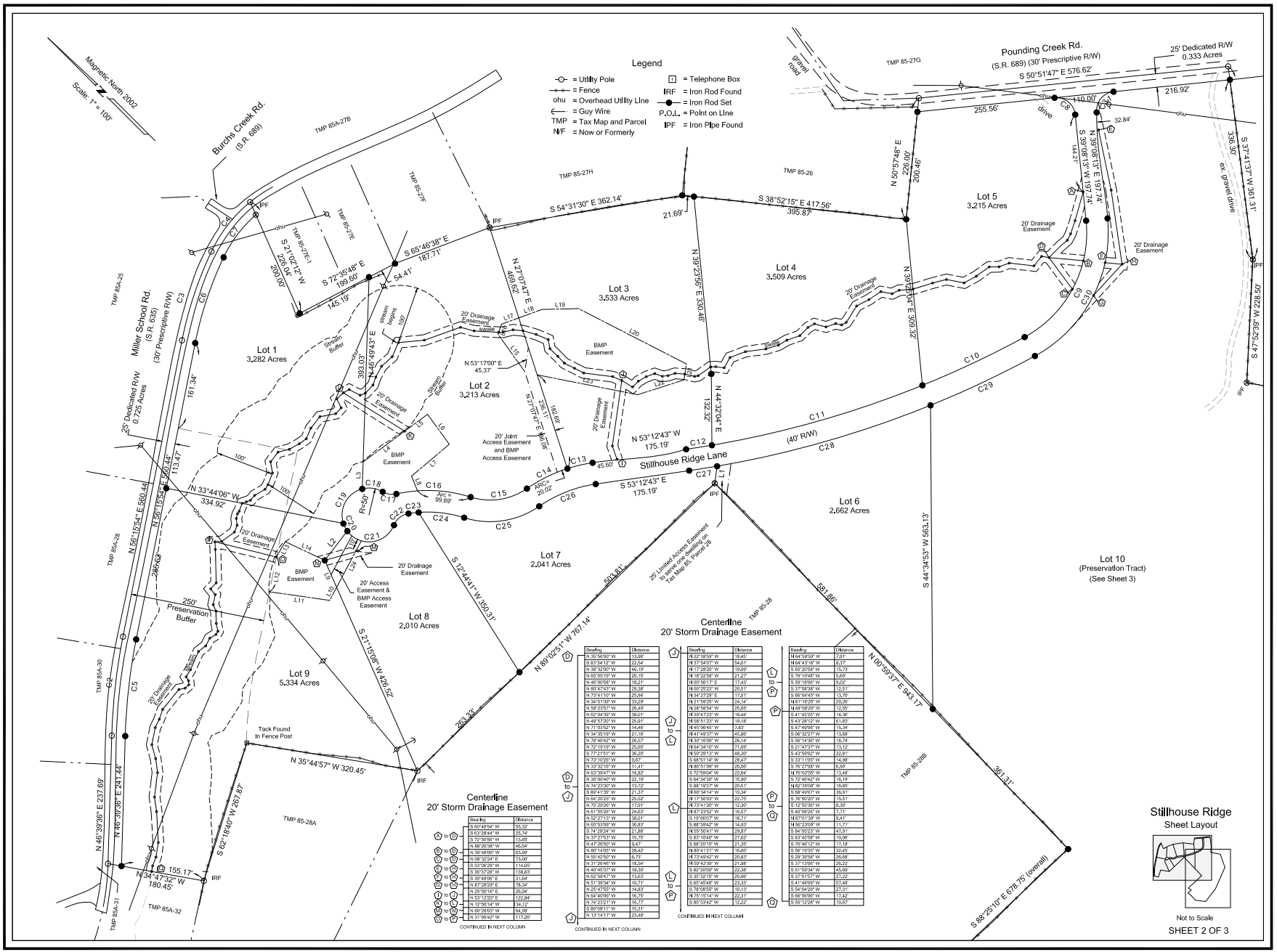
Legend
= Utility Pole
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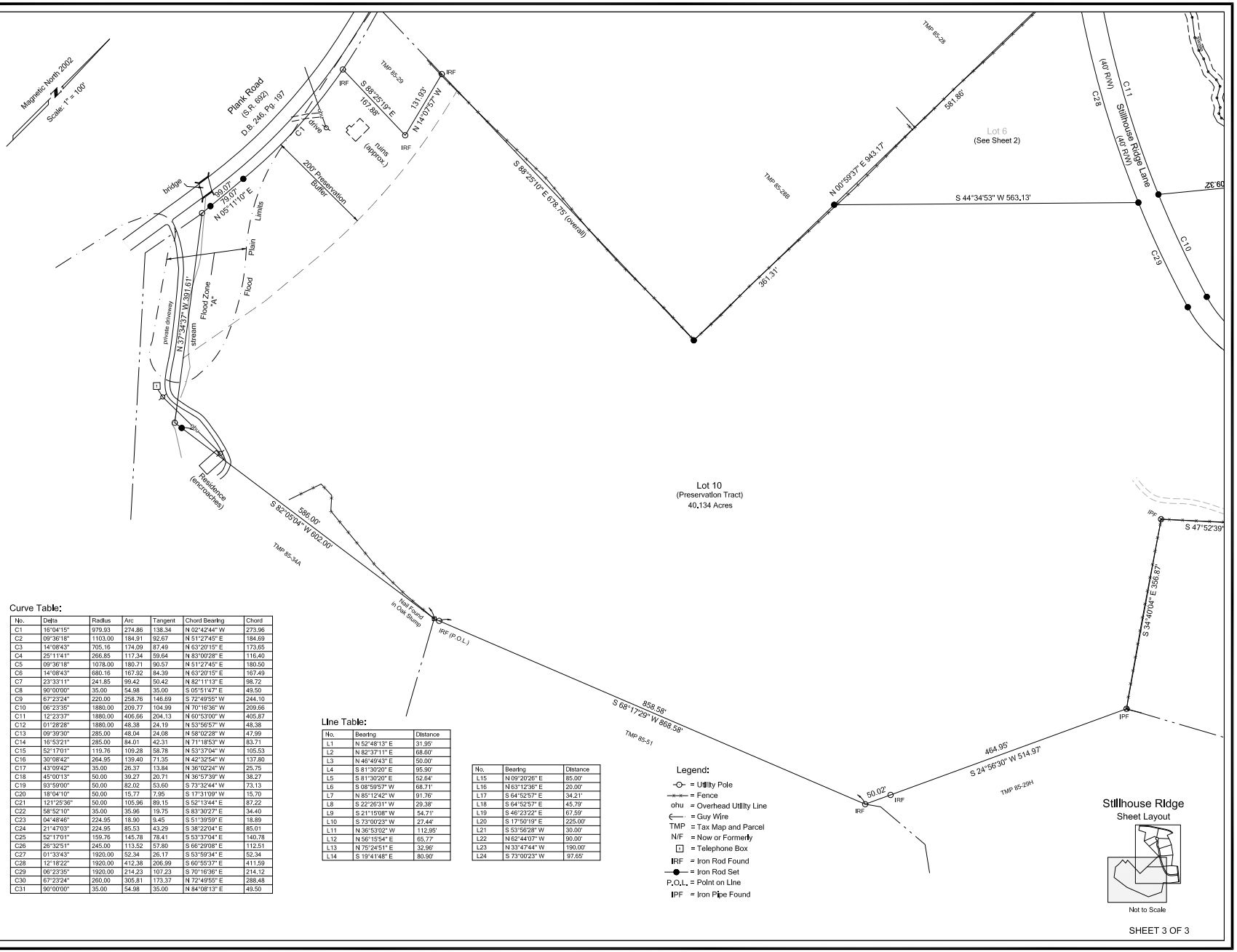
= Guy Wire
TMP = Tax Map and Parcel
N/F = Now or Formerly
= Telephone Box
IRF = Iron Rod Found
= Iron Rod Set
P.O.L. = Point on Line
IPF = Iron Pipe Found
Magnetic North 2002
Scale: 1" = 100'
Burchs Creek Rd.
(S.R. 689)
Pounding Creek Rd.
(S.R. 689) (30' Prescriptive R/W)
S 50°51'47" E 576.62'
25' Dedicated R/W
0.333 Acres
Miller School Rd.
(S.R. 635)
(30' Prescriptive R/W)
25' Dedicated R/W
0.725 Acres
Stillhouse Ridge Lane
(40' R/W)
Lot 1
3.282 Acres
Lot 2
3.213 Acres
Lot 3
3.533 Acres
Lot 4
3.509 Acres
Lot 5
3.215 Acres
Lot 6
2.662 Acres
Lot 7
2.041 Acres
Lot 8
2.010 Acres
Lot 9
5.334 Acres
Lot 10
(Preservation Tract)
(See Sheet 3)
20' Drainage Easement
BMP Easement
20' Joint Access Easement and BMP Access Easement
20' Access Easement & BMP Access Easement
25' Limited Access Easement to serve one dwelling on Tax Map 85, Parcel 28
250' Preservation Buffer
Stream Buffer
Stream Wetlands Buffer
100'
Tack Found In Fence Post
Centerline 20' Storm Drainage Easement
CONTINUED IN NEXT COLUMN
Stillhouse Ridge
Sheet Layout
Not to Scale
SHEET 2 OF 3



Curve Table:

No.	Delta	Radius	Arc	Tangent	Chord Bearing	Chord
C1	16°04'15"	979.93	274.86	138.34	N 02°42'44" W	273.96
C2	09°36'18"	1103.00	184.91	92.67	N 51°27'45" E	184.69
C3	14°08'43"	705.16	174.09	87.49	N 63°20'15" E	173.65
C4	25°11'41"	266.85	117.34	59.64	N 83°00'28" E	116.40
C5	09°36'18"	1078.00	180.71	90.57	N 51°27'45" E	180.50
C6	14°08'43"	680.16	167.92	84.39	N 63°20'15" E	167.49
C7	23°33'11"	241.85	99.42	50.42	N 82°11'13" E	98.72
C8	90°00'00"	35.00	54.98	35.00	S 05°51'47" E	49.50
C9	67°23'24"	220.00	258.76	146.69	S 72°49'55" W	244.10
C10	06°23'35"	1880.00	209.77	104.99	N 70°16'36" W	209.66
C11	12°23'37"	1880.00	406.66	204.13	N 60°53'00" W	405.87
C12	01°28'28"	1880.00	48.38	24.19	N 53°56'57" W	48.38
C13	09°39'30"	285.00	48.04	24.08	N 58°02'28" W	47.99
C14	16°53'21"	285.00	84.01	42.31	N 71°18'53" W	83.71
C15	52°17'01"	119.76	109.28	58.78	N 53°37'04" W	105.53
C16	30°08'42"	264.95	139.40	71.35	N 42°32'54" W	137.80
C17	43°09'42"	35.00	26.37	13.84	N 36°02'24" W	25.75
C18	45°00'13"	50.00	39.27	20.71	N 36°57'39" W	38.27
C19	93°59'00"	50.00	82.02	53.60	S 73°32'44" W	73.13
C20	18°04'10"	50.00	15.77	7.95	S 17°31'09" W	15.70
C21	121°25'36"	50.00	105.96	89.15	S 52°13'44" E	87.22
C22	58°52'10"	35.00	35.96	19.75	S 83°30'27" E	34.40
C23	04°48'46"	224.95	18.90	9.45	S 51°39'59" E	18.89
C24	21°47'03"	224.95	85.53	43.29	S 38°22'04" E	85.01
C25	52°17'01"	159.76	145.78	78.41	S 53°37'04" E	140.78
C26	26°32'51"	245.00	113.52	57.80	S 66°29'08" E	112.51
C27	01°33'43"	1920.00	52.34	26.17	S 53°59'34" E	52.34
C28	12°18'22"	1920.00	412.38	206.99	S 60°55'37" E	411.59
C29	06°23'35"	1920.00	214.23	107.23	S 70°16'36" E	214.12
C30	67°23'24"	260.00	305.81	173.37	N 72°49'55" E	288.48
C31	90°00'00"	35.00	54.98	35.00	N 84°08'13" E	49.50

Line Table:

No.	Bearing	Distance
L1	N 52°48'13" E	31.95'
L2	N 82°37'11" E	68.60'
L3	N 46°49'43" E	50.00'
L4	S 81°30'20" E	95.90'
L5	S 81°30'20" E	52.64'
L6	S 08°59'57" W	68.71'
L7	N 85°12'42" W	91.76'
L8	S 22°26'31" W	29.38'
L9	S 21°15'08" W	54.71'
L10	S 73°00'23" W	27.44'
L11	N 36°53'02" W	112.95'
L12	N 56°15'54" E	65.77'
L13	N 75°24'51" E	32.96'
L14	S 19°41'48" E	80.90'

No.	Bearing	Distance
L15	N 09°20'26" E	85.00'
L16	N 63°12'36" E	20.00'
L17	S 64°52'57" E	34.21'
L18	S 64°52'57" E	45.79'
L19	S 46°23'22" E	67.59'
L20	S 17°50'19" E	225.00'
L21	S 53°56'28" W	30.00'
L22	N 62°44'07" W	90.00'
L23	N 33°47'44" W	190.00'
L24	S 73°00'23" W	97.65'

Legend:

- = Utility Pole
- = Fence
- ohu = Overhead Utility Line
- = Guy Wire
- TMP = Tax Map and Parcel
- N/F = Now or Formerly
- = Telephone Box
- IRF = Iron Rod Found
- = Iron Rod Set
- P.O.L. = Point on Line
- IPF = Iron Pipe Found