

APPROVED FOR RECORDATION

AGENT BOARD OF SUPERVISORS DATE

PARCEL DATA:

TMP 055E0-01-00-000A1

OWNER

MARCH MOUNTAIN PROPERTIES LLC
P.O. BOX 370
CROZET, VIRGINIA 22932

SOURCE OF TITLE/PLAT REFERENCES:

- DB 4592 PG 379, 383 PLAT
DB 4556 PG 173, 176 PLAT
DB 4462 PG 149, 152 PLAT
DB 4349 PG 571, 579 PLAT
DB 4257 PG 377, 388 PLAT
DB 4215 PG PG 254, 261 PLAT
DB 4195 PG 685, 693 PLAT
DB 4069 PG 315, 324 PLAT
DB 3955 PG 6, 9 PLAT
DB 3941 PG 678, 687 PLAT
DB 2233 PG 389
DB 2035 PG 726-737 PLAT

PARCEL DATA:

PORTION OF TMP 055E0-01-00-000H0
GREENWAY #3

SOURCE OF TITLE/PLAT REFERENCES:

- DB 4349 PG 571-579 (PLAT)
DB 3955 PG 6, 9 (PLAT)
DB 2035 PG 726-737 (PLAT)

OWNER

COUNTY OF ALBEMARLE
401 MCINTIRE ROAD
CHARLOTTESVILLE, VIRGINIA 22902

MAGISTERIAL DISTRICT

WHITE HALL MAGISTERIAL DISTRICT

ZONING

NEIGHBORHOOD MODEL DISTRICT (NMD) IN
ACCORDANCE WITH THE PROFFERS OF ZMA-04-024. THIS
PROPERTY LIES IN AN ENTRANCE CORRIDOR OVERLAY
DISTRICT.

RESERVOIR WATERSHED

THIS SITE LIES WITHIN A WATER SUPPLY PROTECTION
AREA AND SPECIFICALLY IS WITHIN THE SOUTH FORK
RIVANNA RESERVOIR WATER SUPPLY WATERSHED.

AGRICULTURAL-FORESTAL DISTRICT

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

FLOOD HAZARD OVERLAY DISTRICT

PORTIONS OF TMP 055E0-01-00-000A1 AND GREENWAY #3
LIES WITHIN THE FLOOD HAZARD OVERLAY DISTRICT AS
DESIGNATED BY ALBEMARLE COUNTY.

OWNERS APPROVAL

TMP 055E0-01-00-000A1

THE PLATTING OR DEDICATION OF THE FOLLOWING
DESCRIBED LAND, "BOUNDARY LINE ADJUSTMENT PLAT
OLD TRAIL VILLAGE GREENWAY AREA #3 AND TAX MAP
055E0-01-00-000A1," IS WITH THE FREE CONSENT AND IN
ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED
OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

MARCH MOUNTAIN PROPERTIES, LLC DATE

NOTARY PUBLIC

CITY/COUNTY OF
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME BY

ON BEHALF OF MARCH MOUNTAIN PROPERTIES

THIS DAY OF, 20

NOTARY PUBLIC'S SIGNATURE

NOTARY REGISTRATION NUMBER:

MY COMMISSION EXPIRES,

OWNERS APPROVAL

TMP 055E0-01-00-000H0

THE PLATTING OR DEDICATION OF THE FOLLOWING
DESCRIBED LAND, "BOUNDARY LINE ADJUSTMENT PLAT
OLD TRAIL VILLAGE GREENWAY AREA #3 AND TAX MAP
055E0-01-00-000A1," IS WITH THE FREE CONSENT AND IN
ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED
OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

COUNTY OF ALBEMARLE DATE

NOTARY PUBLIC

CITY/COUNTY OF
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME BY

ON BEHALF OF THE COUNTY OF ALBEMARLE

THIS DAY OF, 20

NOTARY PUBLIC'S SIGNATURE

NOTARY REGISTRATION NUMBER:

MY COMMISSION EXPIRES,

NOTES

- 1. THE BOUNDARY INFORMATION SHOWN HEREON
WAS TAKEN FROM TWO INSTRUMENTS OF RECORD.
THE FIRST INSTRUMENT WAS A PLAT ENTITLED
"BOUNDARY SURVEY OF PIEDMONT VIRGINIA LAND
TRUST CONTAINING 485.095 ACRES & 0.529 ACRES,"
DATED SEPTEMBER 20, 2000 AND PREPARED BY
KIRK HUGHES & ASSOCIATES AND WAS RECORDED
IN DEED BOOK 2035 AT PAGE 726. THE SECOND
INSTRUMENT WAS A PLAT ENTITLED "SUBDIVISION
PLAT SHOWING OLD TRAIL PARK AND GREENWAY
AREAS - OLD TRAIL LOCATED ON OLD TRAIL DRIVE,"
DATED JUNE 28, 2010 AND LAST REVISED
SEPTEMBER 13, 2010 AND PREPARED BY LINCOLN
SURVEYING AND WAS RECORDED IN DEED BOOK
3955 AT PAGE 1 AND IS BASED ON A FIELD SURVEY
CONDUCTED APRIL 10, 2013.
2. THE DEVELOPER RESERVES ALL THOSE WATER AND
SEWER EASEMENTS THAT WILL BE REQUIRED BY
A.C.S.A IN ORDER TO ASSUME THE MAINTENANCE
RESPONSIBILITY FOR THESE UTILITIES.
3. THE DEVELOPER RESERVES THE RIGHT TO CREATE,
REVISE, RELOCATE OR VACATED ANY EASEMENT AS
NECESSARY, SO LONG AS THE PROPER AUTHORITY
AGREES, REGARDLESS OF THE SALE OF ANY LOT.
4. PORTIONS OF TMP 055E0-01-00-000A1 AND
GREENWAY #3 APPEAR TO LIE IN BOTH FLOOD
INSURANCE RATE MAP ZONE X-UNSHADED (AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN) AND FLOODPLAIN ZONE
X-SHADED (AREAS OF 0.2% ANNUAL CHANCE
FLOOD)AS SHOWN ON COMMUNITY PANEL NUMBER
510006 0237 D WITH AN EFFECTIVE DATE OF
FEBRUARY 4, 2005.
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE REPORT.
6. UTILITIES AND EASEMENTS OTHER THAN THOSE
SHOWN HEREON MAY EXIST.
7. UNLESS OTHERWISE NOTED, IRON RODS WILL BE
SET AT ALL NEW PROPERTY CORNERS.
8. ANY STREAM BUFFERS SHOWN HEREON SHALL BE
MANAGED IN ACCORDANCE WITH THE ALBEMARLE
COUNTY WATER PROTECTION ORDINANCE.
9. THE DEVELOPER RESERVES AN EASEMENT OVER,
UNDER AND ACROSS THE ENTIRETY OF PARCEL B
(0.277 AC) TO GRADE, CONSTRUCT, MAINTAIN,
REPAIR, REPLACE AND EXTEND TRAILS COMPRISING
THE COUNTY OF ALBEMARLE, VIRGINIA GREENWAY
TRAIL SYSTEM, AS WELL AS STORM WATER
MANAGEMENT FACILITIES, IN ACCORDANCE WITH
ZMA-2004-024, AS PROFFERED AND AMENDED.
10. THE COUNTY OF ALBEMARLE, VIRGINIA GRANTS THE
DEVELOPER, MARCH MOUNTAIN PROPERTIES, L.L.C.,
AN EASEMENT OVER, UNDER AND ACROSS THE
ENTIRETY OF GREENWAY AREA #3, A PORTION OF
TAX MAP PARCEL 055E0-01-00-000H0, TO GRADE,
CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND
EXTEND TRAILS COMPRISING THE COUNTY OF
ALBEMARLE, VIRGINIA GREENWAY TRAIL SYSTEM,
AS WELL AS STORM WATER MANAGEMENT
FACILITIES, IN ACCORDANCE WITH ZMA-2004-024, AS
PROFFERED AND AMENDED.

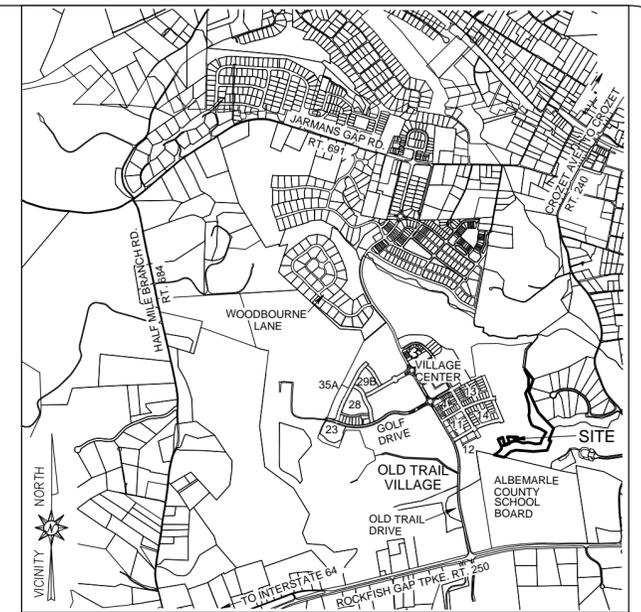
AREA SUMMARIES

Table with 2 columns: Area Name, Area Value. Includes GREENWAY AREA #3, ORIGINAL AREA (6.438 ACRES), -PARCEL A (0.232 ACRES), +PARCEL B (0.277 ACRES), NEW GREENWAY AREA #3 (6.483 ACRES).

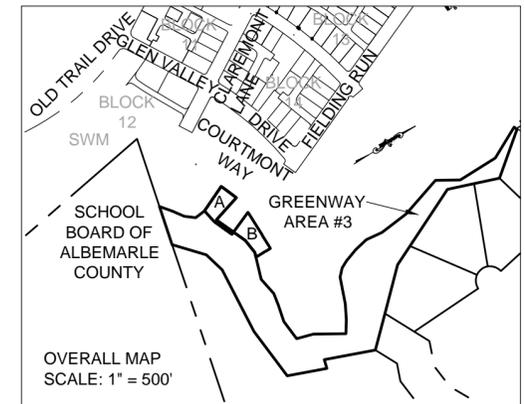
Table with 2 columns: Area Name, Area Value. Includes TMP 055E0-01-00-000A1, RESIDUE PARCEL (GIS DATA) (239.030 ACRES), -PARCEL B (0.277 ACRES), +PARCEL A (0.232 ACRES), NEW TMP 055E0-01-00-000A1 (239.985 ACRES).

SHEET INDEX

- SHEET 1 - COVER SHEET
SHEET 2 - BOUNDARY LINE ADJUSTMENT



VICINITY MAP
1" = 2000'



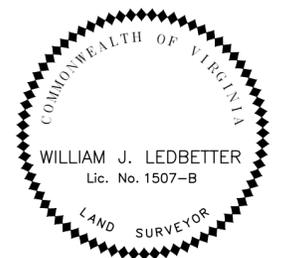
OVERALL MAP
SCALE: 1" = 500'

BOUNDARY LINE
ADJUSTMENT PLAT
OLD TRAIL VILLAGE
GREENWAY AREA #3 AND
TAX MAP 055E0-01-00-000A1

WHITE HALL MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

COVER SHEET

PLAT PREPARED BY: D. JORDAN



REVISED JUNE 22, 2015

Table with 2 columns: Date (MAY 6, 2015), File (8053), Sheet (1 OF 2).

I HEREBY CERTIFY THAT THIS BOUNDARY LINE
ADJUSTMENT PLAT, TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE, OPINION AND BELIEF, IS CORRECT AND
COMPLIES WITH THE MINIMUM PROCEDURES AND
STANDARDS ESTABLISHED BY THE VIRGINIA STATE
BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS,
LAND SURVEYORS, CERTIFIED LANDSCAPE ARCHITECTS
AND INTERIOR DESIGNERS.

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1968
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-6220 - EMAIL INFO@ROUDABUSH.COM



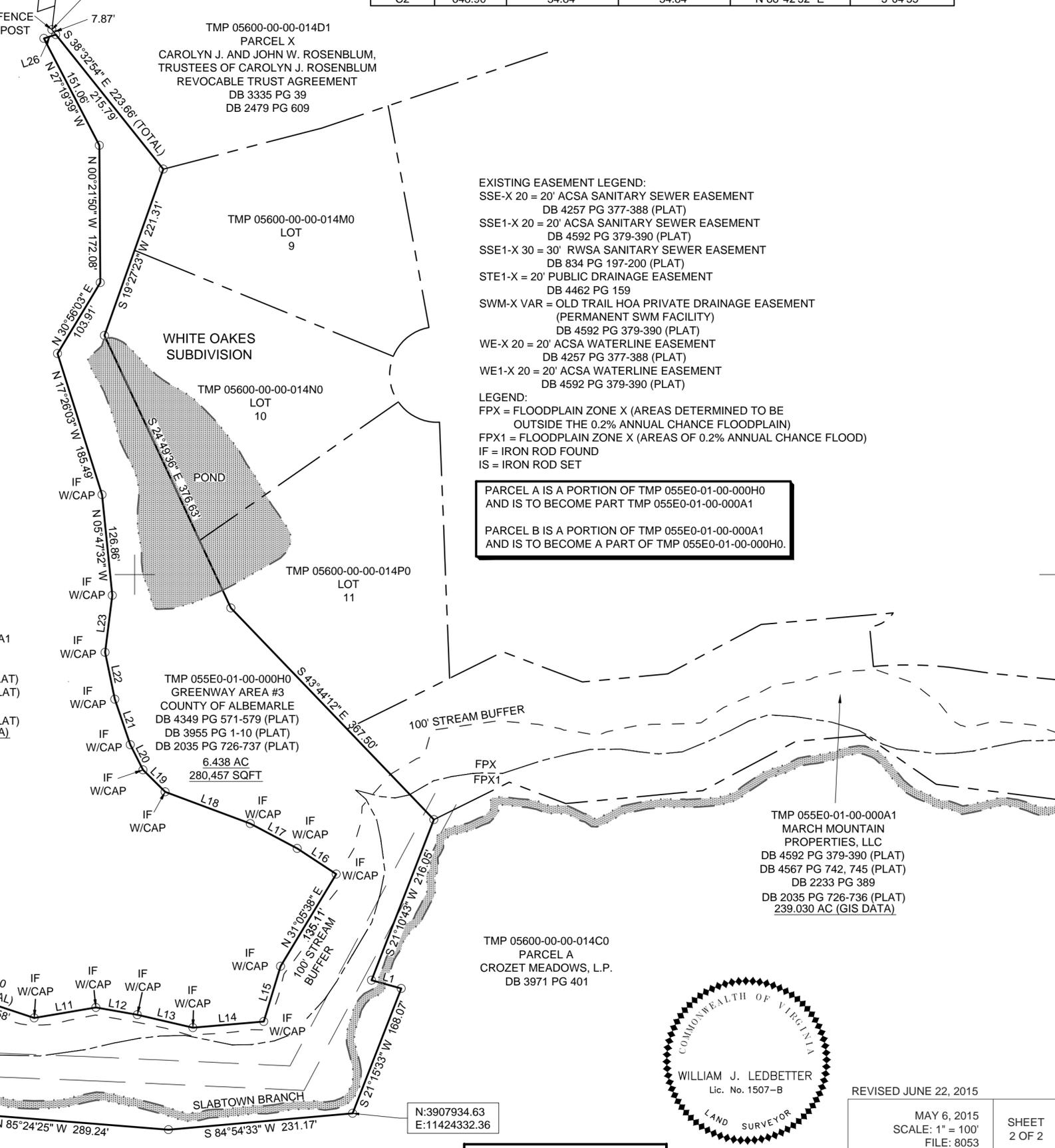
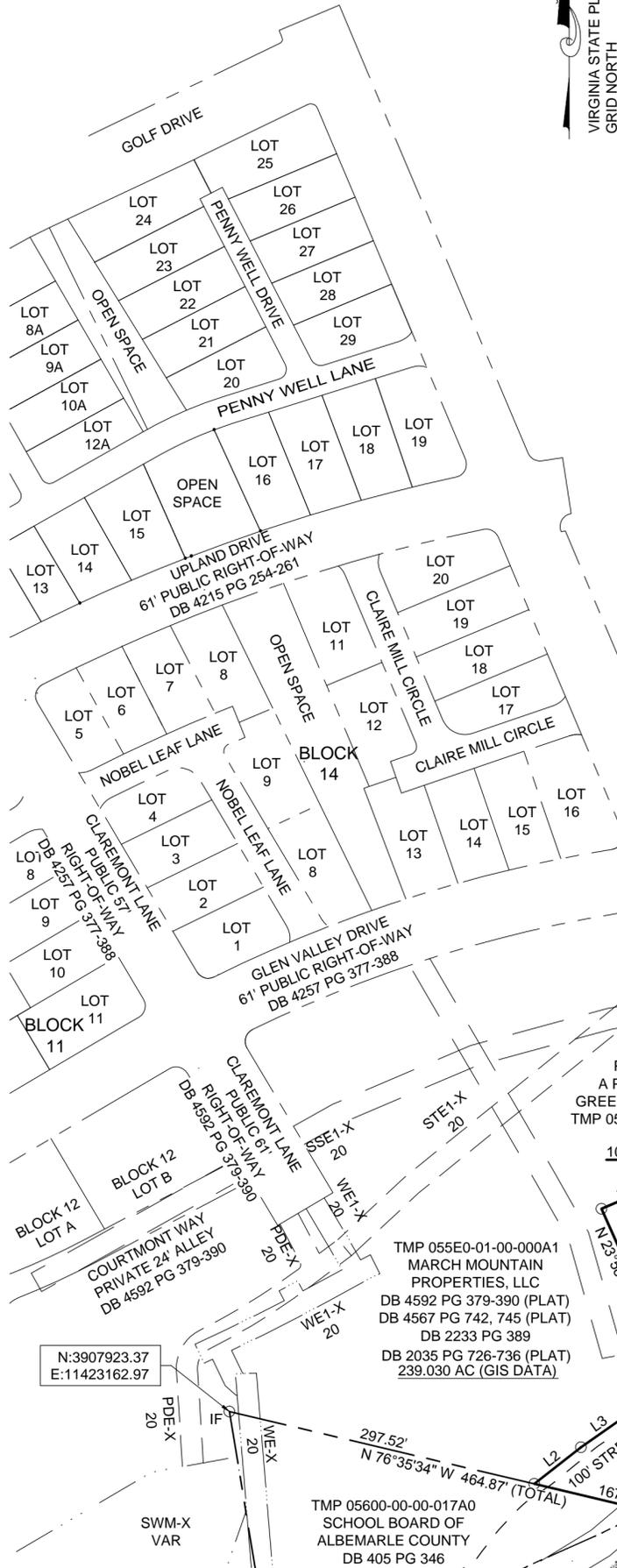
VIRGINIA STATE PLANE  
GRID NORTH  
NAD 83 SOUTH ZONE

PORTION OF  
TMP 055E0-01-00-000H0  
GREENWAY AREA #2  
COUNTY OF ALBEMARLE  
DB 4349 PG 571-579 (PLAT)  
DB 3955 PG 1-10 (PLAT)  
DB 2035 PG 726-737 (PLAT)

N:3909293.99  
E:11423956.25

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	976.50'	78.45'	78.43'	N 68°26'43" E	4°36'10"
C2	648.90'	34.84'	34.84'	N 88°42'32" E	3°04'35"

LINE	BEARING	DISTANCE
L1	S 74°30'40" E	38.64'
L2	N 51°52'53" E	56.47'
L3	N 54°51'57" E	54.21'
L4	N 38°59'07" E	48.19'
L5	N 06°26'17" W	46.45'
L6	N 67°16'35" E	148.14'
L7	N 83°15'01" E	63.23'
L8	N 22°16'38" W	113.65'
L9	S 00°16'47" W	70.21'
L10	S 71°36'53" E	116.07'
L11	N 80°21'55" E	78.29'
L12	S 80°00'35" E	52.70'
L13	S 76°57'00" E	71.33'
L14	N 85°08'24" E	88.97'
L15	N 16°47'01" E	72.42'
L16	N 56°33'56" W	58.54'
L17	N 62°05'15" W	66.34'
L18	N 69°28'24" W	113.79'
L19	N 45°12'51" W	39.05'
L20	N 26°38'57" W	35.36'
L21	N 18°43'33" W	60.27'
L22	N 11°46'41" W	60.02'
L23	N 07°08'19" E	72.12'
L24	N 80°00'49" E	61.14'
L25	N 67°21'40" E	90.09'
L26	N 72°08'47" E	15.63'



EXISTING EASEMENT LEGEND:  
 SSE-X 20 = 20' ACSA SANITARY SEWER EASEMENT  
 DB 4257 PG 377-388 (PLAT)  
 SSE1-X 20 = 20' ACSA SANITARY SEWER EASEMENT  
 DB 4592 PG 379-390 (PLAT)  
 SSE1-X 30 = 30' RWSA SANITARY SEWER EASEMENT  
 DB 834 PG 197-200 (PLAT)  
 STE1-X = 20' PUBLIC DRAINAGE EASEMENT  
 DB 4462 PG 159  
 SWM-X VAR = OLD TRAIL HOA PRIVATE DRAINAGE EASEMENT  
 (PERMANENT SWM FACILITY)  
 DB 4592 PG 379-390 (PLAT)  
 WE-X 20 = 20' ACSA WATERLINE EASEMENT  
 DB 4257 PG 377-388 (PLAT)  
 WE1-X 20 = 20' ACSA WATERLINE EASEMENT  
 DB 4592 PG 379-390 (PLAT)

LEGEND:  
 FPX = FLOODPLAIN ZONE X (AREAS DETERMINED TO BE  
 OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)  
 FPX1 = FLOODPLAIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD)  
 IF = IRON ROD FOUND  
 IS = IRON ROD SET

PARCEL A IS A PORTION OF TMP 055E0-01-00-000H0  
 AND IS TO BECOME PART TMP 055E0-01-00-000A1

PARCEL B IS A PORTION OF TMP 055E0-01-00-000A1  
 AND IS TO BECOME A PART OF TMP 055E0-01-00-000H0.

TMP 055E0-01-00-000A1  
 MARCH MOUNTAIN  
 PROPERTIES, LLC  
 DB 4592 PG 379-390 (PLAT)  
 DB 4567 PG 742, 745 (PLAT)  
 DB 2233 PG 389  
 DB 2035 PG 726-736 (PLAT)  
 239.030 AC (GIS DATA)

TMP 055E0-01-00-000H0  
 GREENWAY AREA #3  
 COUNTY OF ALBEMARLE  
 DB 4349 PG 571-579 (PLAT)  
 DB 3955 PG 1-10 (PLAT)  
 DB 2035 PG 726-737 (PLAT)  
 6.438 AC  
 280,457 SQFT

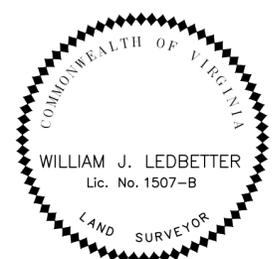
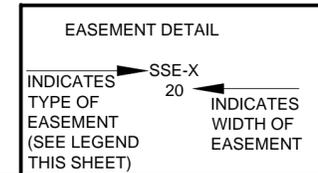
TMP 055E0-01-00-000A1  
 MARCH MOUNTAIN  
 PROPERTIES, LLC  
 DB 4592 PG 379-390 (PLAT)  
 DB 4567 PG 742, 745 (PLAT)  
 DB 2233 PG 389  
 DB 2035 PG 726-736 (PLAT)  
 239.030 AC (GIS DATA)

TMP 05600-00-00-014C0  
 PARCEL A  
 CROZET MEADOWS, L.P.  
 DB 3971 PG 401

TMP 055E0-01-00-000A1  
 MARCH MOUNTAIN  
 PROPERTIES, LLC  
 DB 4592 PG 379-390 (PLAT)  
 DB 4567 PG 742, 745 (PLAT)  
 DB 2233 PG 389  
 DB 2035 PG 726-736 (PLAT)  
 239.030 AC (GIS DATA)

TMP 05600-00-00-014C0  
 PARCEL A  
 CROZET MEADOWS, L.P.  
 DB 3971 PG 401

**BOUNDARY LINE  
 ADJUSTMENT PLAT**  
 PLAT PREPARED BY: D. JORDAN



REVISED JUNE 22, 2015

MAY 6, 2015  
 SCALE: 1" = 100'  
 FILE: 8053

SHEET  
 2 OF 2

**ROUDABUSH, GALE & ASSOCIATES, INC.**  
 ENGINEERS, SURVEYORS AND LAND PLANNERS  
 A PROFESSIONAL CORPORATION  
 SERVING VIRGINIA SINCE 1968  
 914 MONTICELLO ROAD - CHARLOTTEVILLE, VIRGINIA 22902  
 PHONE 434-977-0205 - FAX 434-296-6220 - EMAIL INFO@ROUDABUSH.COM