

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

TMP 53-109
OWNER: CITY OF CHARLOTTESVILLE, VIRGINIA & COUNTY OF ALBEMARLE, VIRGINIA
REFERENCE: DEED BOOK 1026, PAGE 305
PARCEL ID NUMBER: 530109000
PROPERTY ADDRESS: 350 PARK STREET
AREA: 0.487 AC. (21,213 SF)
ZONED: DOWNTOWN NORTH WITH HISTORIC OVERLAY

TMP 53-108
OWNER: CITY OF CHARLOTTESVILLE, VIRGINIA & COUNTY OF ALBEMARLE, VIRGINIA
PARCEL ID NUMBER: 530108000
REFERENCE: DEED BOOK 1026, PG. 305
PROPERTY ADDRESS: NO ASSIGNMENT (FRONTING PARK ST.)
ARFA: 0.155 AC. (6,747 SF)
ZONED: DOWNTOWN NORTH WITH HISTORIC OVERLAY

2. BOUNDARY SHOWN HEREON FOR TAX MAP PARCELS 53-109 AND 53-108 IS COMPILED FROM DEEDS AND PLATS OF RECORD OBTAINED FROM THE CLERK'S OFFICE OF THE CITY OF CHARLOTTESVILLE, VIRGINIA AND SUBSEQUENT FIELD SURVEY AND BOUNDARY RECOVERY BY TIMMONS GROUP COMPLETED IN DECEMBER, 2020. SPECIFIC REFERENCE IS MADE TO PLAT OF RECORD IN DEED BOOK 433, PAGES 110-115. ADDITIONAL LAND RECORDS PERTAINING TO THE SUBJECT LANDS AND INCIDENTAL TO THIS SURVEY AS FOLLOWS:

DEED BOOK 16, PAGE 441
DEED BOOK 19, PAGE 170
DEED BOOK 70, PAGE 38
DEED BOOK 405, PAGE 103
DEED BOOK 418, PAGE 323
DEED BOOK 420, PAGE 870
DEED BOOK 610, PAGE 724

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

4. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0286D, EFFECTIVE DATE FEBRUARY 4, 2005, THE PROPERTY SHOWN LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; EASEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

6. ZONING: DNH (DOWNTOWN NORTH WITH HISTORIC OVERLAY)
SETBACKS:
FRONT - NO MINIMUM, 15 FEET MAXIMUM
SIDE & REAR - NONE REQUIRED
HEIGHT MINIMUM = 2 STORIES

OWNER'S APPROVAL:

THE BOUNDARY LINE ADJUSTMENT AND CONSOLIDATION 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 AND BELIEF.

FOR: CITY OF CHARLOTTESVILLE, VIRGINIA DATE

STATE OF: COUNTY OR CITY OF:

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2021, BY:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

FOR: COUNTY OF ALBEMARLE, VIRGINIA DATE

STATE OF: COUNTY OR CITY OF:

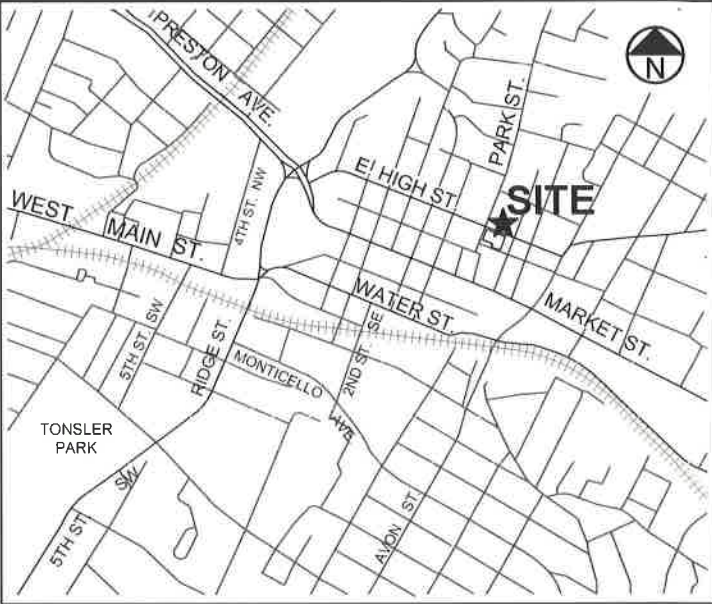
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2021, BY:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS PLAT OF BOUNDARY LINE ADJUSTMENT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE 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 INTERIOR DESIGNERS, AND CERTIFIED LANDSCAPE ARCHITECTS.



VICINITY MAP 1" = 2000'

CITY APPROVALS:

SECRETARY OF THE PLANNING COMMISSION DATE

CHAIRMAN OF THE PLANNING COMMISSION DATE

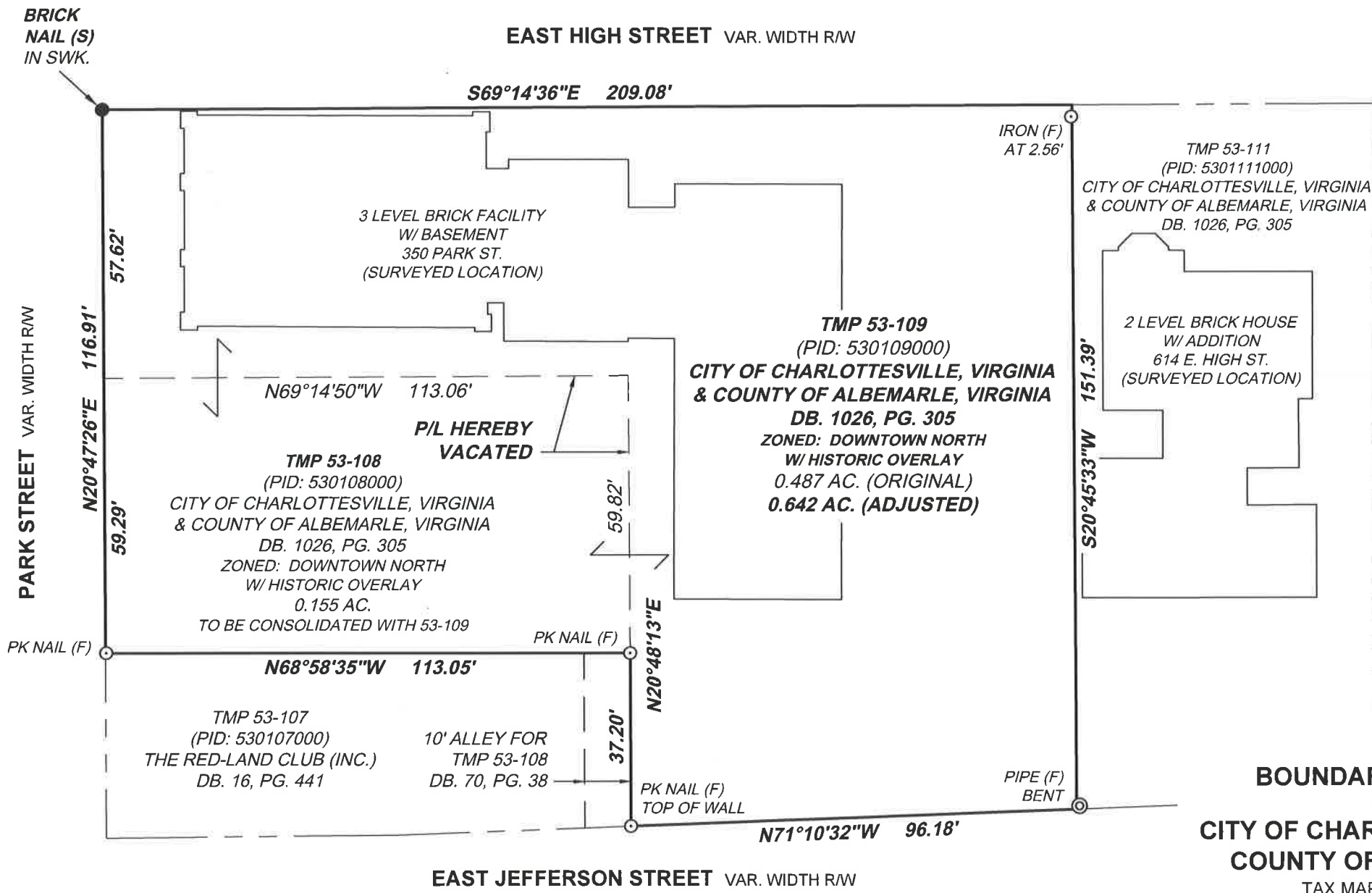
PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
ON THE LANDS OF
CITY OF CHARLOTTESVILLE, VIRGINIA &
COUNTY OF ALBEMARLE, VIRGINIA
TAX MAP PARCELS 53-109 & 53-108
NORTH DOWNTOWN AREA
CITY OF CHARLOTTESVILLE, VIRGINIA

Date: July 15, 2021	Scale: As Shown
Sheet: 1 of 2	J.N.: 46372
Drawn by: JCM	Checked by: JCM
LAST REVISED: October 25, 2021	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 540.885.0786 www.timmons.com

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

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PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
ON THE LANDS OF
**CITY OF CHARLOTTESVILLE, VIRGINIA &
COUNTY OF ALBEMARLE, VIRGINIA**
TAX MAP PARCELS 53-109 & 53-108
NORTH DOWNTOWN AREA
CITY OF CHARLOTTESVILLE, VIRGINIA

AREA TABULATION:	
ORIGINAL TMP 53-109 (530109000)	0.487 AC. (21,213 SF)
AREA FROM TMP 53-108 (530108000)	+ 0.155 AC. (6,747 SF)
ADJUSTED TMP 53-109 (530109000)	= 0.642 AC. (27,960 SF)

LEGEND	
⊙ (F)	CORNER FOUND, AS NOTED
● (S)	CORNER SET, AS NOTED
INST.	INSTRUMENT
DB.	DEED BOOK
PG.	PAGE



Date: July 15, 2021	Scale: 1" = 30'
Sheet: 2 of 2	J.N.: 46372
Drawn by: JCM	Checked by: JCM
LAST REVISED: October 25, 2021	

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