

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: \_\_\_\_\_

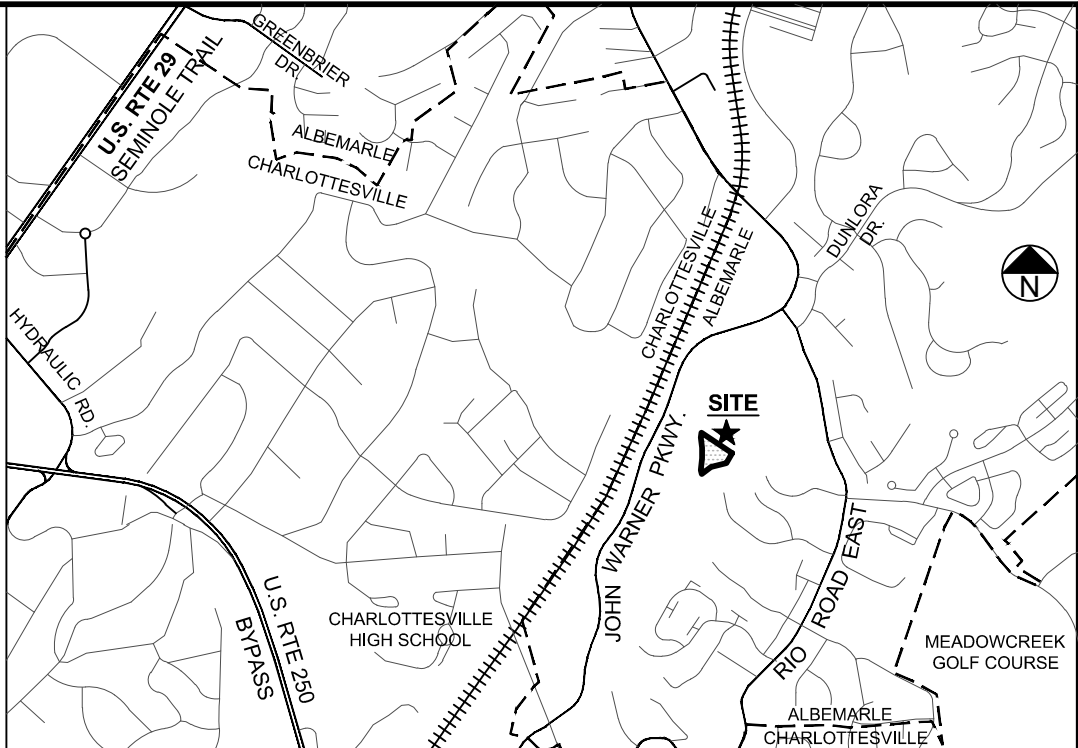
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY: \_\_\_\_\_

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

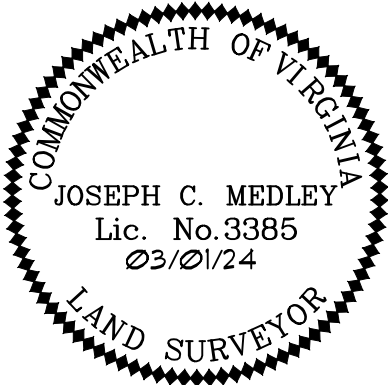
LINE TABLE		
LINE	BEARING	LENGTH
S1	S56°13'33"E	22.97'
S2	S63°14'12"W	54.12'
S3	S35°39'02"W	167.06'
S4	S75°25'22"W	31.26'
S5	N35°39'02"E	196.00'
S6	N63°14'12"E	47.73'

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)

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.



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	

SCALE 1"=50'

