



1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED ON MAY 16, 2023 USING MONUMENTS FOUND TO EXIST AT THE TIME AS WELL AS PLATS RECORDED AT DEED BOOK 5575 PAGE 231, DEED BOOK 4839 PAGE 152, DEED BOOK 2476 PAGE 626, DEED BOOK 2051 PAGE 3, DEED BOOK 1901 PAGE 73, DEED BOOK 1885 PAGE 158 AND DEED BOOK 1449 PAGE 369.
3. SUBJECT PARCELS ARE LOCATED IN ZONE "X" AS SHOWN ON FEMA MAP NO 51003C0279D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS. AN ELEVATION STUDY WAS NOT PERFORMED FOR THIS SURVEY.
4. THERE WERE NO OBSERVED PLACES OF BURIAL DURING THIS SURVEY.
5. SUBJECT PARCELS ARE ZONED R4 – RESIDENTIAL (IS WITHIN THE AIRPORT IMPACT AREA, TMP 62F–E1 IS ALSO WITHIN STEEP SLOPES MANAGED DISTRICT AND TMP 62F–E2 IS ALSO WITHIN ENTRANCE CORRIDOR DISTRICT)
6. TMP 62F–E1 IS WITHIN THE UPPER RIVANNA RIVER WATERSHED, TMP 62F–E2 IS WITHIN THE MEADOW CREEK WATERSHED. SUBJECT PARCELS ARE IN THE DEVELOPMENT AREA AND ARE NOT IN THE AGRICULTURAL–FORESTAL DISTRICT.
7. ACSA WATER AND SEWER EASEMENTS ARE TO BE CENTERED ON THE AS–BUILT LOCATION.

THE LAND SHOWN WAS OBTAINED BY ROBERT HAUSER HOMES, INC AS RECORDED IN DEED BOOK 1776 PAGE 69 AND DEED BOOK 1880 PAGE 120, AND TO THE BEST OF MY KNOWLEDGE MEETS ALL THE REQUIREMENTS REGARDING THE PLATTING OF SUBDIVISIONS.

THE PLATTING OR DEDICATION OF THE FOLLOWING LAND TMP 61-154A AND TMP 62F-E1 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

ROBERT HAUSER HOMES, INC
P.O. BOX 5487
CHARLOTTESVILLE, VA 22905

COMMONWEALTH OF VIRGINIA –
CITY/COUNTY OF: _____
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____ 20____

SIGNATURE OF NOTARY PUBLIC

THE LAND SHOWN WAS OBTAINED BY COUNTY OF ALBEMARLE AS RECORDED IN DEED BOOK 4830 PAGE 20, AND TO THE BEST OF MY KNOWLEDGE MEETS ALL THE REQUIREMENTS REGARDING THE PLATTING OF SUBDIVISIONS.

THE PLATTING OR DEDICATION OF THE FOLLOWING LAND TMP 62F-E2 IS WITH THE FREE
CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS,
PROPRIETORS AND TRUSTEES, IF ANY.

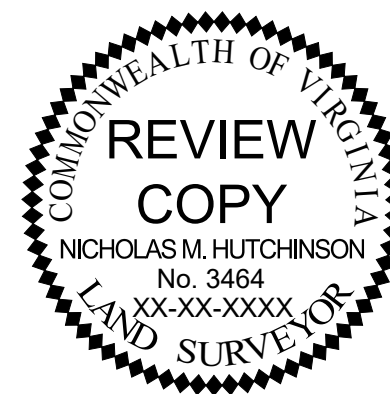
COUNTY OF ALBEMARLE
401 MCINTIRE ROAD
CHARLOTTESVILLE, VA 22902

COMMONWEALTH OF VIRGINIA –
CITY/COUNTY OF: _____
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____ 20____

SIGNATURE OF NOTARY PUBLIC

SUBDIVISION AGENT _____ DATE _____

*EASEMENT PLAT
TAX MAP PARCEL 61-154A AND
TAX MAP PARCEL 62F-E1 AND
TAX MAP PARCEL 62F-E2
RIO MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA*



JANUARY 8, 2024
SCALE: N/A
FILE: 23.116

SHEET
1 OF 2

FORESIGHT

SURVEY, PC

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434-589-8395

912 E High Street, Suite C

Charlottesville, VA 22902

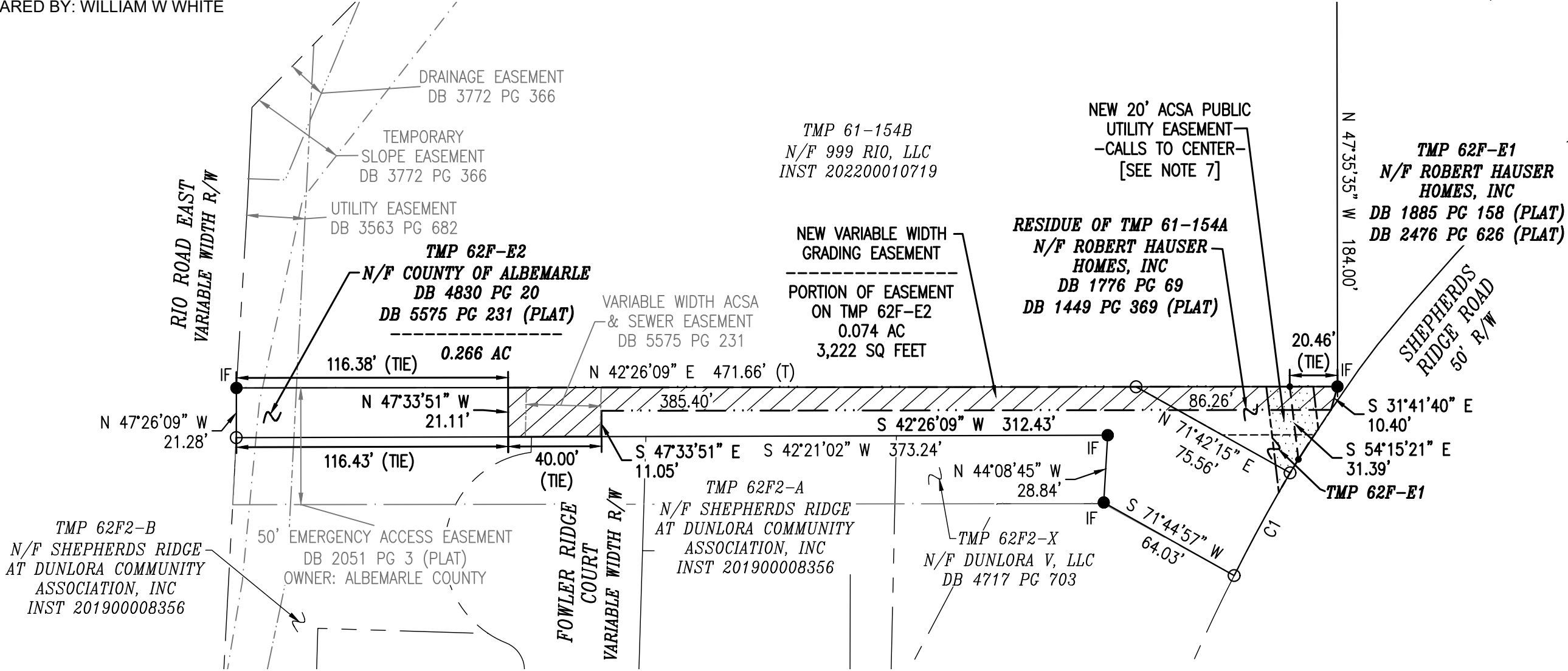
PLAT PREPARED BY: WILLIAM W WHITE

LEGEND

IF IRON PIN FOUND



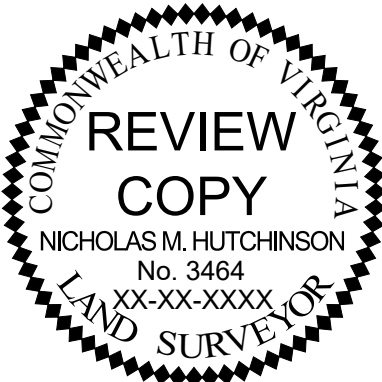
RECORD NORTH
DB 5575 PG 231



BOUNDARY CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	680.00'	50.07'	4°13'08"	S 18°53'49" E	50.06'

EASEMENT PLAT
TAX MAP PARCEL 61-154A AND
TAX MAP PARCEL 62F-E1 AND
TAX MAP PARCEL 62F-E2
RIO MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

REVISION: COUNTY COMMENTS (05-28-2024)



JANUARY 8, 2024	SHEET
SCALE: 1" = 50'	2 OF 2
FILE: 23.116	