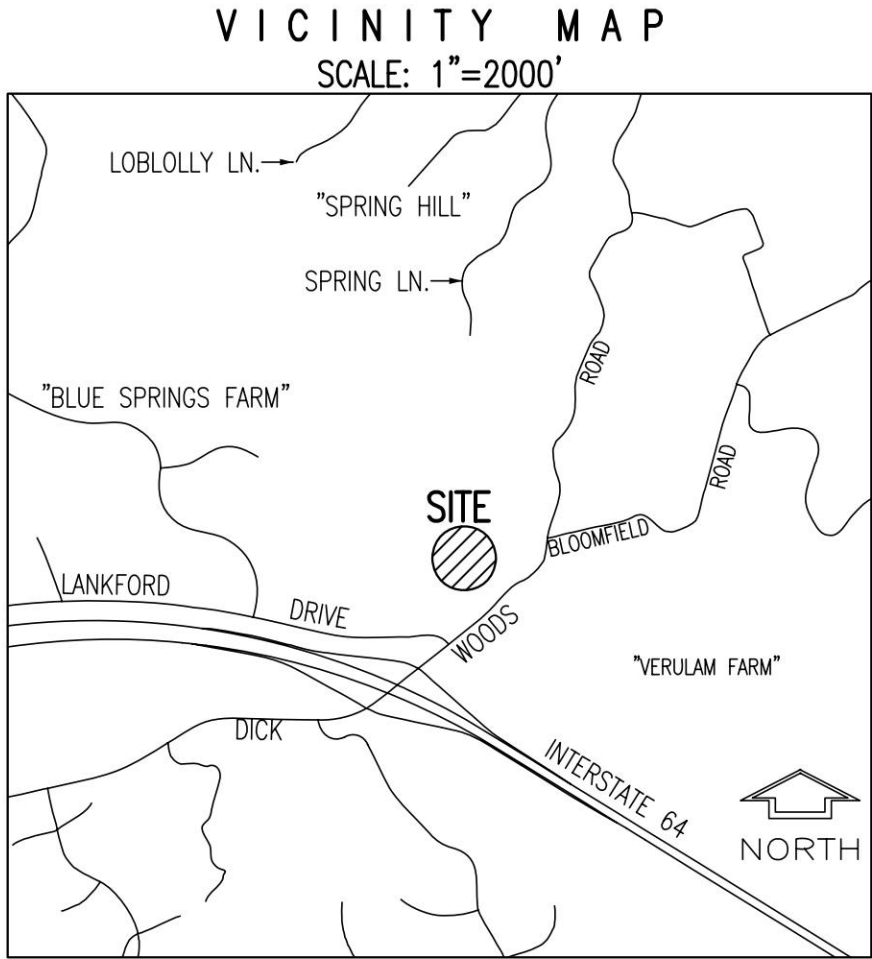


NOTES

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES, COVENANTS, UTILITIES, AND EASEMENTS THAT MAY EXIST. ALL RECORDED EASEMENTS KNOWN TO THIS SURVEYOR ARE SHOWN HEREON.
- 2 THIS PLAT AND THE CURRENT FIELD SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING" ADOPTED BY THE COMMONWEALTH OF VIRGINIA. BOUNDARY DATA SHOWN HEREON FOR TMP 58-95 IS BASED UPON A FIELD SURVEY IN DECEMBER 2010 AND A CURRENT FIELD SURVEY FOR LOTS 1 AND 2. NO GRAVES, CEMETERIES OR OTHER OBJECTS OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE FOUND OR OBSERVED ALONG THE PERIMETER OF THE BOUNDARY SHOWN HEREON.
3. THE LAND USE REGULATIONS LISTED HEREIN ARE IMPOSED PURSUANT TO THE ALBEMARLE COUNTY ZONING ORDINANCES IN EFFECT ON THIS DATE AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH.
- (A.) CURRENT ZONING: RA (RURAL AREAS).
- (B.) BUILDING SETBACKS: FRONT - 25 FEET FROM INTERNAL PRIVATE STREETS, SIDE - 25 FEET, REAR - 35 FEET.
- (C.) AS PER SECTION 18-10.3.1 OF THE ALBEMARLE COUNTY SUBDIVISION ORDINANCE, LOTS 1 AND 2 ARE ASSIGNED NO DIVISION RIGHTS.
- (D.) LOTS 1 AND 2 AND THE RESIDUE OF TMP 58-95 EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
- (E.) PROPERTIES LIE WITHIN THE IVY CREEK WATER SUPPLY WATERSHED. THE STREAM BUFFER SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
- (F.) THE RESIDENTIAL STREET SHOWN HEREON MEETS THE SEC. 14-412.A.1 STANDARD FOR PRIVATE STREETS SERVING TWO (2) LOTS. THE STREETS IN THIS SUBDIVISION MAY NOT MEET THE STANDARDS FOR ACCEPTANCE INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY OF ALBEMARLE.
- (G.) PROPERTIES DO NOT LIE WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.
- (H) PROPERTY IS SUBJECT TO REQUIREMENTS OF SP-81-01 AND SP-81-55.
4. A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN ZONE AE (100 YEAR FLOOD PLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP DATED FEBRUARY 4, 2005 (COMMUNITY PANEL 51003C0265D).
5. THE NON-EXCLUSIVE 30' JOINT PRIVATE ACCESS EASEMENT (FROM POINT "A" TO POINT "B") SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF LOTS 1 AND 2, AND 30' PRIVATE ACCESS EASEMENT (FROM POINT "B" TO POINT "C") SHALL BE MAINTAINED BY THE OWNER OF LOTS 2 AND SHOWN ON SHEET 2 OF 2 IS CENTERED ON THE EXISTING ROADS. THE 349.12± AC. RESIDUE OF TMP 59-85 SHALL NOT HAVE ACCESS TO THE SAID PRIVATE ACCESS EASEMENTS.
6. THE BOUNDARY LINE FOLLOWS THE CENTERLINE OF THE STREAM MEANDER FROM POINT "D" TO POINT "E" TO POINT "F". PRINCIPAL COURSES AND DISTANCE ARE SHOWN HEREON.
7. THE 349.12± AC. RESIDUE FOR TMP 58-95 HAS ACCESS FROM DICK WOODS ROAD (RT. 637), IVY DEPOT ROAD (RT. 786), GRASSMERE ROAD (RT. 679), SPRING LANE, AND LOBLOLLY LANE.

AREA TABULATION

TMP 58-95 (COUNTY GIS) = 442.42± AC.
LOT 1 = -64.53 AC.
LOT 2 = -28.77 AC.
RESIDUE = 349.12± AC.



LEGEND

- DB = DEED BOOK
IRF = IRON ROD FOUND
● = IRON ROD SET
TMP = TAX MAP PARCEL
⊘ = UTILITY POLE

OWNER'S CONSENT

THE PLATTING OF LOTS 1 AND 2 BEING A PORTION OF TAX MAP 58, PARCEL 95 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BLUE SPRINGS LAND CORPORATION

By: _____
DIANE EDGERTON MILLER, PRESIDENT
TAX MAP 58, PARCEL 95

NOTARY PUBLIC

STATE OF _____
COUNTY/CITY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION
EXPIRES: _____



PRELIMINARY SUBDIVISION PLAT

LOTS 1 & 2

BEING A DIVISION OF
TAX MAP 58, PARCEL 95
THE LANDS OF
BLUE SPRINGS LAND CORPORATION

LOCATED NEAR IVY
SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
JUNE 14, 2022, REV. 12-21-22

PREPARED FOR: BLUE SPRINGS LAND CORPORATION

KIRK HUGHES & ASSOCIATES
LAND SURVEYORS & PLANNERS
220 EAST HIGH STREET
CHARLOTTESVILLE, VA 22902
(434) 296-6942

ALBEMARLE COUNTY APPROVAL

ALBEMARLE COUNTY BOARD OF SUPERVISORS
DESIGNATED AGENT
SUB202200122

TMP 58-95
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333-192
DB 693-26 PLAT
RESIDUE= 370.91± AC.

N=3903894.578
E=11452789.211

CONSERVATION AREA "A"
14.94± AC.

TMP 58-249
LOT 11

TMP 58-245
LOT 7

TMP 58-248
LOT 10

TMP 58-246
LOT 8

TMP 58-95
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333-192
DB 693-26 PLAT
RESIDUE= 370.91± AC.

"SPRING HILL"
PHASE 1
DB 722-390 PLAT
TMP 58-247
LOT 9

STREAM BUFFER

CONSERVATION AREA "B"

30' VEPCO ESM.T.
DB 1304-23
(OVERHEAD POWER)

PROP. BUILDING SITE

PROP. DRAINFIELD

LOT 2
28.80 AC.

"BLUE SPRINGS FARM"
DB 1341-122 PLAT
TMP 74-15F
LOT 7

STREAM BUFFER

STREAM

STREAM BUFFER

STREAM

STREAM BUFFER

STREAM

STREAM BUFFER

STREAM

STREAM BUFFER

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STREAM BUFFER

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STREAM BUFFER

LOT 1
68.65 AC.

PROP. BUILDING SITE

PROP. DRAINFIELD

VIRGINIA TELEPHONE & TELEGRAPH CO.
EASEMENT

STREAM BUFFER

STREAM

STREAM BUFFER

STREAM

STREAM BUFFER

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STREAM BUFFER

LINE TABLE

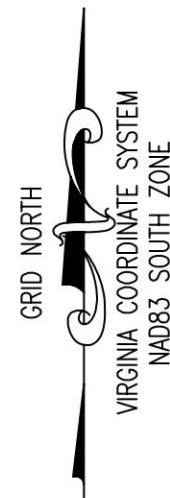
NO.	DIRECTION	DISTANCE
L1	N 87°21'37" E	41.01'
L2	N 19°20'39" E	220.23'
L3	S 39°47'34" W	73.80'
L4	S 41°03'05" W	27.61'
L5	S 05°23'23" E	99.66'
L6	S 19°58'10" E	38.59'
L7	S 17°00'27" W	126.98'
L8	S 19°05'18" W	133.46'
L9	S 07°49'29" W	122.12'
L10	S 06°46'33" W	47.70'
L11	S 43°37'33" W	58.02'
L12	S 60°58'18" W	62.38'
L13	S 60°58'18" W	39.07'
L14	N 26°26'11" W	15.33'
L15	N 26°26'11" W	86.96'
L16	N 49°53'52" W	35.41'
L17	N 59°32'00" W	60.62'
L18	N 77°07'19" W	63.93'
L19	N 18°31'17" W	121.77'
L20	N 06°57'09" E	33.10'
L21	N 59°32'50" W	81.95'
L22	N 64°19'22" W	15.00'
L23	N 67°07'05" W	36.12'
L24	N 72°11'24" W	22.12'
L25	N 75°08'23" W	79.27'
L26	N 68°23'14" W	108.19'
L27	N 31°39'59" W	124.61'
L28	N 47°32'31" W	44.16'
L29	S 30°19'38" W	30.70'
L30	N 47°32'31" W	3.22'
L31	N 41°11'15" W	38.92'
L32	S 30°17'59" W	16.70'
L33	N 47°55'55" W	73.55'
L34	N 68°23'22" W	109.98'
L35	N 30°17'59" E	105.06'
L36	S 58°24'08" E	117.44'
L37	S 15°10'29" E	45.13'
L38	S 80°12'58" E	35.58'
L39	S 47°25'33" E	123.19'
L40	S 55°12'02" E	69.90'
L41	N 80°16'36" E	50.29'
L42	S 59°54'24" E	38.25'
L43	N 52°36'57" E	25.82'
L44	S 73°07'48" E	39.33'
L45	S 54°38'59" E	33.99'
L46	S 43°41'13" E	208.27'
L47	N 68°21'15" E	28.08'

LINE TABLE (con't.)

L48	S 64°03'06" E	94.62'
L49	S 77°03'39" E	103.06'
L50	S 62°18'45" E	66.10'
L51	S 78°43'14" E	64.40'
L52	S 72°25'29" E	74.88'
L53	S 54°58'25" E	41.57'
L54	S 77°20'33" E	56.61'
L55	S 75°20'50" E	49.55'
L56	S 57°20'34" E	55.25'
L57	S 72°49'51" E	42.21'
L58	S 50°40'23" E	49.28'
L59	N 60°15'29" E	35.58'
L60	N 89°37'29" E	58.97'
L61	N 06°52'38" E	27.28'
L62	N 22°08'04" E	58.15'
L63	S 29°12'58" E	44.29'
L64	N 78°14'57" E	25.54'
L65	N 64°00'24" E	50.78'
L66	S 71°14'38" E	39.39'
L67	N 37°21'57" E	18.10'
L68	S 81°58'27" E	29.14'
L69	S 50°59'12" E	39.82'
L70	S 13°17'23" E	31.11'
L71	N 83°15'22" E	64.15'
L72	S 52°47'50" E	59.80'
L73	N 63°36'06" E	37.98'
L74	S 61°40'32" E	46.81'
L75	S 32°39'28" W	40.82'
L76	S 00°39'20" W	48.78'
L77	S 13°26'47" E	51.75'
L78	S 09°01'16" E	54.34'
L79	S 18°43'05" W	60.51'
L80	S 41°04'48" W	46.17'
L81	S 41°08'41" W	50.07'
L82	S 27°27'08" W	14.51'
L83	S 06°52'01" W	33.99'
L84	S 26°53'42" W	28.85'
L85	S 39°04'50" W	57.24'

LINE TABLE (con't.)

L86	S 36°58'40" W	35.00'
L87	S 20°11'28" W	20.62'
L88	S 19°16'26" E	23.33'
L89	S 44°12'56" E	17.66'
L90	S 59°42'21" E	52.10'
L91	S 54°59'13" E	38.98'
L92	S 21°03'30" E	29.15'
L93	S 16°17'47" W	59.14'
L94	S 15°48'30" W	50.59'
L95	S 06°30'18" W	16.36'
L96	S 05°55'57" E	47.51'
L97	S 13°34'07" E	38.76'
L98	S 13°01'22" E	34.49'
L99	S 00°06'29" W	41.00'
L100	S 11°27'26" W	47.40'
L101	S 32°25'39" W	57.98'
L102	S 39°23'51" W	42.64'
L103	S 17°47'32" W	36.21'
L104	S 07°39'10" W	38.08'
L105	S 02°53'10" E	52.10'
L106	S 07°54'42" W	38.68'
L107	S 12°56'51" W	41.37'
L108	S 11°28'07" W	51.72'
L109	S 11°38'47" W	83.86'
L110	S 01°34'07" E	62.69'
L111	S 06°40'20" W	60.35'
L112	S 23°02'25" W	78.29'
L113	S 29°47'54" W	82.26'
L114	S 24°41'29" W	44.06'
L115	S 11°07'15" W	5.51'
L116	S 07°34'16" E	10.53'
L117	S 14°37'47" E	52.64'



CURVE TABLE (con't.)

NO.	ANGLE	ARC	RADIUS	TANGENT	CHORD BEARING	LENGTH
C20	15°44'50"	107.19	390.00	53.93	N 51°40'25" W	106.85
C21	18°07'22"	70.22	222.00	35.41	N 34°44'19" W	69.93
C22	17°35'24"	7.68	25.00	3.87	N 75°54'47" W	7.65
C23	05°04'19"	15.93	180.00	7.97	N 69°39'15" W	15.93
C24	02°56'59"	53.54	1040.00	26.78	N 73°39'54" W	53.54
C25	06°45'09"	10.02	85.00	5.01	N 71°45'49" W	10.01
C26	36°43'15"	32.05	50.00	16.59	N 50°01'36" W	31.50
C27	15°52'33"	93.65	338.00	47.13	N 39°36'15" W	93.36
C28	06°21'17"	57.12	515.00	28.59	N 44°21'53" W	57.09
C29	04°07'23"	4.68	65.00	2.34	N 39°07'33" W	4.68
C30	00°22'52"	3.23	485.00	1.61	S 47°21'05" E	3.23

CURVE TABLE

NO.	ANGLE	ARC	RADIUS	TANGENT	CHORD BEARING	LENGTH
C1	23°05'13"	207.48	514.90	105.16	S 28°14'57" W	206.07
C2	46°26'28"	145.80	179.88	77.17	S 17°49'51" W	141.84
C3	14°34'46"	132.81	521.94	66.77	S 12°40'46" E	132.45
C4	36°58'37"	213.16	330.30	110.44	S 01°28'51" E	209.48
C5	11°15'49"	160.73	817.61	80.63	S 13°27'23" W	160.47
C6	36°51'00"	164.22	255.33	85.06	S 25°12'03" W	161.40
C7	17°20'45"	121.10	400.00	61.02	S 52°17'55" W	120.64
C8	19°34'02"	181.34	531.00	91.56	S 51°11'17" W	180.46
C9	07°49'53"	133.78	978.75	66.99	S 45°19'12" W	133.68
C10	06°36'45"	85.64	742.03	42.87	S 57°05'04" W	85.59
C11	23°27'41"	77.80	190.00	39.45	S 38°10'01" W	77.26
C12	09°38'09"	64.75	385.00	32.45	N 54°42'56" W	64.67
C13	09°01'20"	71.52	454.21	35.83	N 64°02'40" W	71.45
C14	08°33'04"	36.18	242.43	18.12	N 72°50'20" W	36.15
C15	09°11'13"	104.85	653.91	52.54	N 72°31'42" W	104.74
C16	49°24'48"	120.74	140.00	64.41	N 43°13'41" W	117.03
C17	25°28'26"	20.01	45.00	10.17	N 05°47'04" W	19.84
C18	18°12'08"	23.61	74.32	11.90	N 16°03'13" E	23.51
C19	84°42'07"	59.13	40.00	36.46	N 17°11'46" W	53.89

TMP 58-95
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333-192
DB 693-26 PLAT
RESIDUE= 370.91± AC.

N=3903894.578
E=11452789.211

CONSERVATION AREA "A"
14.94± AC.

TMP 58-249
LOT 11

TMP 58-245
LOT 7

TMP 58-248
LOT 10

TMP 58-246
LOT 8

TMP 58-95
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333-192
DB 693-26 PLAT
RESIDUE= 370.91± AC.

"SPRING HILL"
PHASE 1
DB 722-390 PLAT

TMP 58-247
LOT 9

30' VEPCO ESM.T.
DB 1304-23
(OVERHEAD POWER)

NEW LINE

PROP. BUILDING SITE

PROP. DRAINFIELD

LOT 2
28.80 AC.

LOT 1
68.65 AC.

PROP. BUILDING SITE

PROP. DRAINFIELD

30' PRIVATE ACCESS
EASEMENT

CONSERVATION AREA "B" LINE

CONSERVATION AREA "B"
21.78± AC.

36" CULVERT

30' PRIVATE JOINT
ACCESS EASEMENT

TMP 58-95

TMP 74-17E
VERULAM FARM CONSERVATION GROUP, LLC
DB 2664-565

"BLUE SPRINGS FARM"
DB 1341-122 PLAT
TMP 74-15E
LOT 6

"BLUE SPRINGS FARM"
DB 1341-122 PLAT
TMP 74-15A
LOT 2

TMP 74-15
LOT 1 REVISED TANDEM
FARM
DB 1129-736 PLAT

ST. RT. 677
BLOOMFIELD RD.

DICK WOODS RD.
ST. RT. 637
30' PRESCRIPTIVE
RIGHT OF WAY

N=3902900.561
E=11455368.714

TMP 74-17B
IVY POINT I LLC
DB 3215-312

EXISTING CONDITIONS

LOTS 1 & 2
BEING A DIVISION OF
TAX MAP 58, PARCEL 95
THE LANDS OF
BLUE SPRINGS LAND CORPORATION

LOCATED NEAR IVY
SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
JUNE 14, 2022, REV. 12-21-22

PREPARED FOR: BLUE SPRINGS LAND CORPORATION

KIRK HUGHES & ASSOCIATES
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220 EAST HIGH STREET
CHARLOTTESVILLE, VA 22902
(434) 296-6942

SHEET 3 OF 3

C:\Surveys\2010\2010-046 Blue Springs\Subd\2010046-SUBD.dwg, 12/23/2022 12:21:22 PM

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