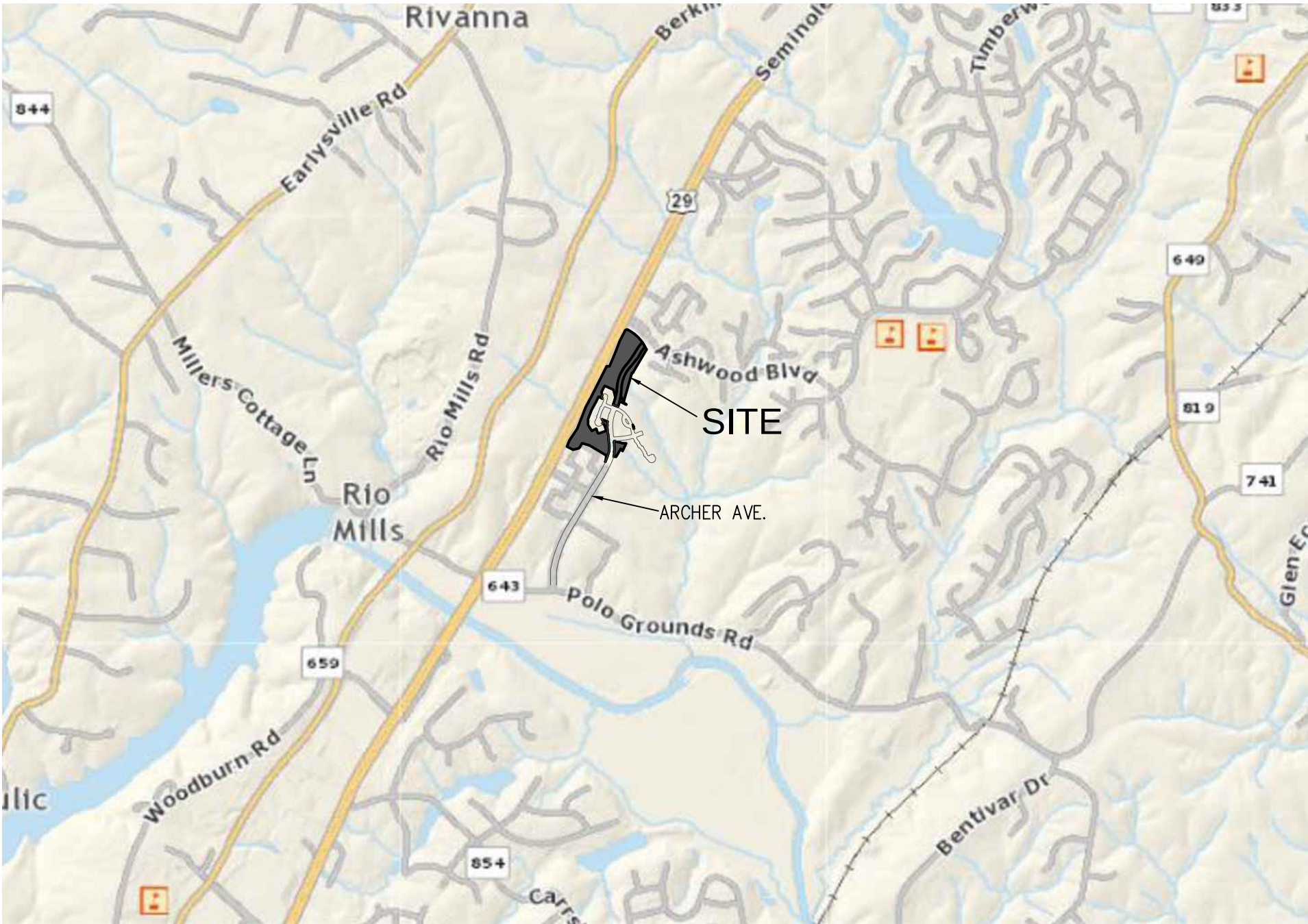


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VICINITY MAP
SCALE: 1" = 2000'

NOTES:

- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
- ALL DEED AND PLAT REFERENCES SHOWN ARE RECORDED IN THE OFFICE OF THE ALBEMARLE COUNTY CIRCUIT COURT CLERK.
- THIS PLAT HAS BEEN PREPARED FROM ACTUAL FIELD SURVEYS, USING MONUMENTS FOUND TO EXIST AT THE TIME OF SURVEY, THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, SUBJECT TO NOTE 1.
- THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AND DOES NOT FALL WITHIN FLOOD HAZARD ZONE "A" FOR A 100 YEAR FLOOD AS SHOWN ON FEMA MAP NO 51003C0280D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
- TMP 46B5-1C IS ZONED PUD AND IS SUBJECT TO THE PROFFERS OF ZMA-1996-00012. ALL OTHER PARCELS ARE ZONED NEIGHBORHOOD MODEL DISTRICT (NMD) AND ARE SUBJECT TO THE CODE OF DEVELOPMENT OF ZMA201500007, THE PROFFERS OF ZMA201800011, AND SP201500025.
- PER GIS AT THE TIME OF PLATTING, TMP 46B5-1C IS IN THE AIRPORT IMPACT AREA, ENTRANCE CORRIDOR, AND CONTAINS AREAS OF MANAGED STEEP SLOPES.
- PER GIS AT THE TIME OF PLATTING, TMP 46E-9-A IS IN THE AIRPORT IMPACT AREA, ENTRANCE CORRIDOR, AND FLOOD HAZARD OVERLAY DISTRICTS, AND CONTAINS AREAS OF MANAGED AND PRESERVED STEEP SLOPES.
- PER GIS AT THE TIME OF PLATTING, TMP 46E-10-E IS IN THE AIRPORT IMPACT AREA AND ENTRANCE CORRIDOR OVERLAY DISTRICT, AND CONTAINS AREAS OF PRESERVED STEEP SLOPES.
- PER GIS AT THE TIME OF PLATTING, TMP 46E-A IS IN THE AIRPORT IMPACT AREA, ENTRANCE CORRIDOR, AND FLOOD HAZARD OVERLAY DISTRICTS, AND CONTAINS AREAS OF MANAGED AND PRESERVED STEEP SLOPES.
- PER GIS AT THE TIME OF PLATTING, THE RESERVED AREA OF ARCHER ROAD IS IN THE AIRPORT IMPACT AREA AND ENTRANCE CORRIDOR OVERLAY DISTRICTS, AND CONTAINS AREAS OF MANAGED AND PRESERVED STEEP SLOPES.
- PER GIS INFORMATION AT THE TIME OF THIS PLAT, THE PROPERTY DOES NOT LIE WITHIN AN AGRICULTURAL-FORESTAL DISTRICT OR A WATER SUPPLY WATER PROTECTION AREA.
- NO EVIDENCE OF GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF SURVEY.
- PERMANENT MARKERS TO BE SET ON ALL NEW PROPERTY CORNERS AT TIME OF PLAT RECORDATION.
- TMP 46B5-1C, TMP 46E-A, TMP 46E-9-A, AND 46E-10-E DO NOT CONTAIN BUILDING SITES THAT COMPLY WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
- THE STREAM BUFFER(S) SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
- TOTAL ACREAGE OF ARCHER AVENUE RIGHT- OF-WAY = 1.745 ACRES, HEREBY DEDICATED TO PUBLIC USE. PARCELS A, B, AND D ARE SPECIAL LOTS ESTABLISHED SOLELY FOR NEW PUBLIC RIGHT-OF-WAY.
- THESE LOTS ARE SERVED BY PUBLIC WATER AND SEWER SERVICE.
- UNLESS SPECIFICALLY DENOTED AS PUBLIC, THE STREETS AND OTHER REQUIRED IMPROVEMENTS IN THIS SUBDIVISION ARE PRIVATE IN NATURE AND WILL NOT BE MAINTAINED BY EITHER THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR ANY OTHER PUBLIC AGENCY. THE MAINTENANCE THEREOF IS THE MUTUAL OBLIGATION OF THE AFFECTED LOT OWNERS. FAILURE TO MAINTAIN THE IMPROVEMENTS IN SUBSTANTIALLY THE SAME CONDITION AS ORIGINALLY APPROVED BY THE COUNTY MAY CONSTITUTE A VIOLATION OF COUNTY ORDINANCE(S).
- OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE EXISTING SWM FOREST AND OPEN SPACE EASEMENT IS SUBJECT TO THE GUIDANCE SET FORTH BY DEQ IN THE VIRGINIA STORMWATER MANAGEMENT PROGRAM. THE AREAS WILL REMAIN UNDISTURBED IN A NATURAL, VEGETATED STATE, EXCEPT FOR ACTIVITIES AS APPROVED BY THE LOCAL PROGRAM AUTHORITY, SUCH AS FOREST MANAGEMENT, CONTROL OF INVASIVE SPECIES, REPLANTING AND REVEGETATING, PASSIVE RECREATION (E.G., TRAILS), AND LIMITED BUSH HOGGING TO MAINTAIN DESIRED VEGETATIVE COMMUNITY (BUT NO MORE THAN FOUR TIMES A YEAR).

STATEMENT OF CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, KNOWN AS TAX MAP 46B5-1C IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

COUNTY OF ALBEMARLE (AGENT/REPRESENTATIVE)

PRINTED NAME AND TITLE OF SIGNER

COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS DAY OF 20

NO.

MY COMMISSION EXPIRES:

STATEMENT OF CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, SHOWN HEREON AS TMP 46E-A, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

BROOKHILL MASTER ASSOCIATION INC (AGENT/REPRESENTATIVE)
455 SECOND STREET
SUITE 201
CHARLOTTESVILLE VA, 22902

PRINTED NAME AND TITLE OF SIGNER

COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS DAY OF 20

NO.

MY COMMISSION EXPIRES:

OWNER AND SOURCE OF TITLE TMP 46E-9-A & 46E-10-A
(OPEN SPACE A & OPEN SPACE E)

STANLEY MARTIN HOMES, LLC
11710 PLAZA AMERICA DRIVE
SUITE 1100
RESTON VA, 20190
TITLE: DB 5355 PG 747
PLAT: DB 5346 PG 256, DB 5512 PG 282,
INSTRUMENT NO. 202200004923, INSTRUMENT NO. 202300001687

OWNER AND SOURCE OF TMP 46E-A
(GREENWAY/SWM PARCEL)

BROOKHILL MASTER ASSOCIATION, INC.
455 SECOND STREET
SUITE 201
CHARLOTTESVILLE VA, 22902
TITLE: INSTRUMENT NO. 202300001687
PLAT: INSTRUMENT NO. 202300001687

OWNER AND SOURCE OF TITLE TMP 46B5-1C

COUNTY OF ALBEMARLE
C/O FINANCE ADMINISTRATION RM 149
401 MCINTIRE ROAD
CHARLOTTESVILLE VA, 22902
TITLE: DB 1973 PG 437
PLAT: DB 1973 PG 437

STATEMENT OF CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, KNOWN AS TAX MAP 46E-9, PARCEL A, TAX MAP 46E-10, PARCEL E, ARCHER AVENUE, AND THE GREENWAY / SWM PARCEL IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

STANLEY MARTIN HOMES, LLC (AGENT/REPRESENTATIVE)

PRINTED NAME AND TITLE OF SIGNER

COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS DAY OF 20

NO.

MY COMMISSION EXPIRES:

COUNTY APPROVAL

AGENT FOR THE BOARD OF SUPERVISORS DATE

SHEET INDEX

- V1 COVER SHEET
- V2 EXISTING PARCELS
- V3 BOUNDARY LINE ADJUSTMENT & NEW EASEMENTS

AREA SUMMARY

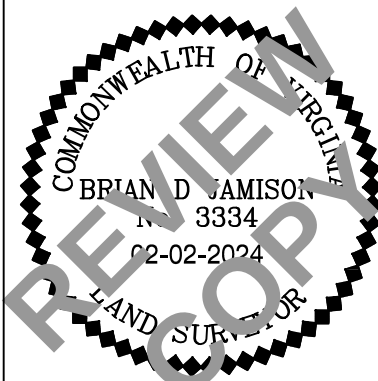
ORIGINAL AREAS		
TMP 46B5-1C	4.751	
TMP 46E-A	5.778	
TMP 46E-9-A	3.541	
TMP 46E-10-E	0.074	
RESERVED ARCHER AVE.	0.996	
PARCEL A	0.811	FROM TMP 46B5-1C TO PUBLIC RIGHT OF WAY
PARCEL B	0.115	TMP 46E-A TO PUBLIC RIGHT OF WAY
PARCEL C	0.207	FROM PUBLIC RIGHT OF WAY TO TMP 46E-A
PARCEL D	0.033	FROM TMP 46E-9-A TO PUBLIC RIGHT OF WAY
PARCEL E	0.003	FROM PUBLIC RIGHT OF WAY TO TMP 46E-1-E
REVISED AREAS		
TMP 46B5-1C	3.940	
TMP 46E-A	5.870	
TMP 46E-9-A	3.508	
TMP 46E-10-E	0.077	
REVISED ARCHER AVE.	1.745	HEREBY DEDICATED TO PUBLIC USE

ROUDABUSH, GALE & ASSOC., INC.

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SERVING VIRGINIA SINCE 1956



999 SECOND STREET SE CHARLOTTESVILLE, VA 22902
PHONE 434-377-0205 WWW.ROUDABUSH.COM



PLAT CREATING VARIOUS PUBLIC EASEMENTS AND BOUNDARY LINE ADJUSTMENTS
CREATING AN EXTENSION OF ARCHER AVENUE ON

TAX MAP PARCELS:

46E-9-A, 46E-10-E, 46B5-1C, AND 46E-A

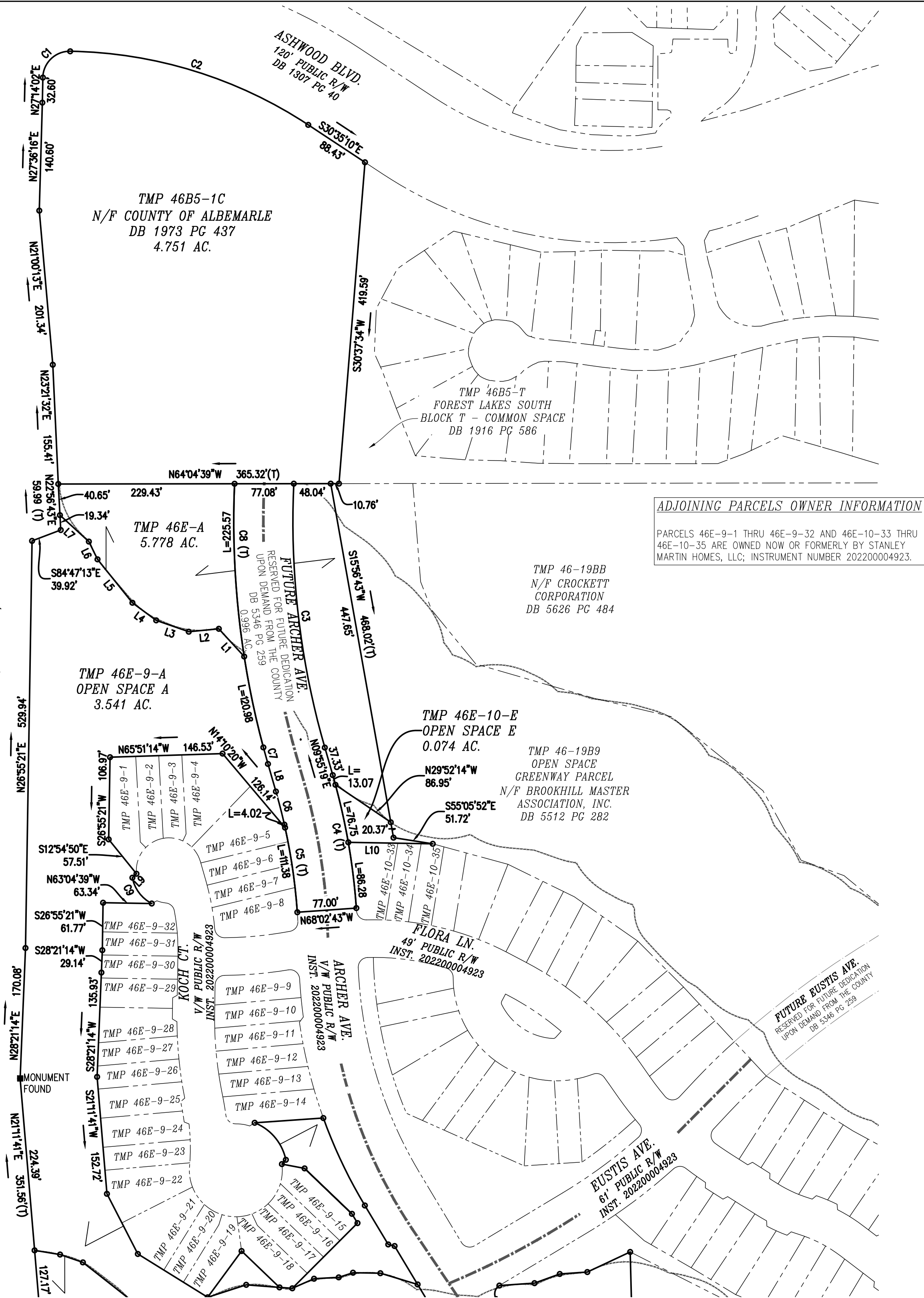
RIVANNA MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

COVER SHEET

DATE: OCTOBER 17, 2022	REVISIONS	
NO.	DATE	DESCRIPTION
1	03-31-2023	COUNTY COMMENTS & REV. WPO202200040
2	07-07-2023	COUNTY COMMENTS DATED 06-08-23
3	12-14-2023	ADD ACSA EASEMENT
4	02-02-2024	REMOVE ACSA EASEMENT, CA COMMENTS
		SCALE: AS NOTED
		JOB: 8587
		FILE: 8587
		OF 03
		SHEET: V1

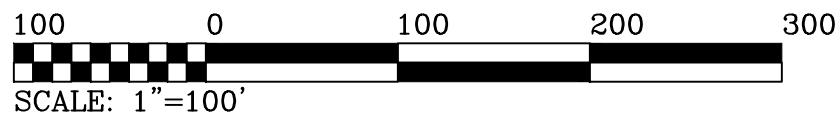
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US 29 SEMINOLE TRAIL
V/W PUBLIC R/W



ADJOINING PARCELS OWNER INFORMATION

PARCELS 46E-9-1 THRU 46E-9-32 AND 46E-10-33 THRU 46E-10-35 ARE OWNED NOW OR FORMERLY BY STANLEY MARTIN HOMES, LLC; INSTRUMENT NUMBER 202200004923.



GRID NORTH
NAD83
(VIA SOUTH ZONE)

ROUDABUSH, GALE & ASSOC., INC.
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999 SECOND STREET SE CHARLOTTEVILLE, VA 22902
PHONE 434-577-0205 WWW.ROUDABUSH.COM



PLAT CREATING VARIOUS PUBLIC EASEMENTS AND BOUNDARY LINE ADJUSTMENTS
CREATING AN EXTENSION OF ARCHER AVENUE ON

TAX MAP PARCELS:

46E-9-A, 46E-10-E, 46B5-1C, AND 46E-A

RIVANNA MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

EXISTING PARCELS

DATE:

OCTOBER 17, 2022

REVISIONS

NO.	DATE	DESCRIPTION
1	03-31-2023	COUNTY COMMENTS & REV. WPO202200040
2	07-07-2023	COUNTY COMMENTS DATED 06-08-23
3	12-14-2023	ADD ACSA EASEMENT
4	02-02-2024	REMOVE ACSA EASEMENT, CA COMMENTS

SCALE:

1"=100'

JOB:

8587

FILE:

8587

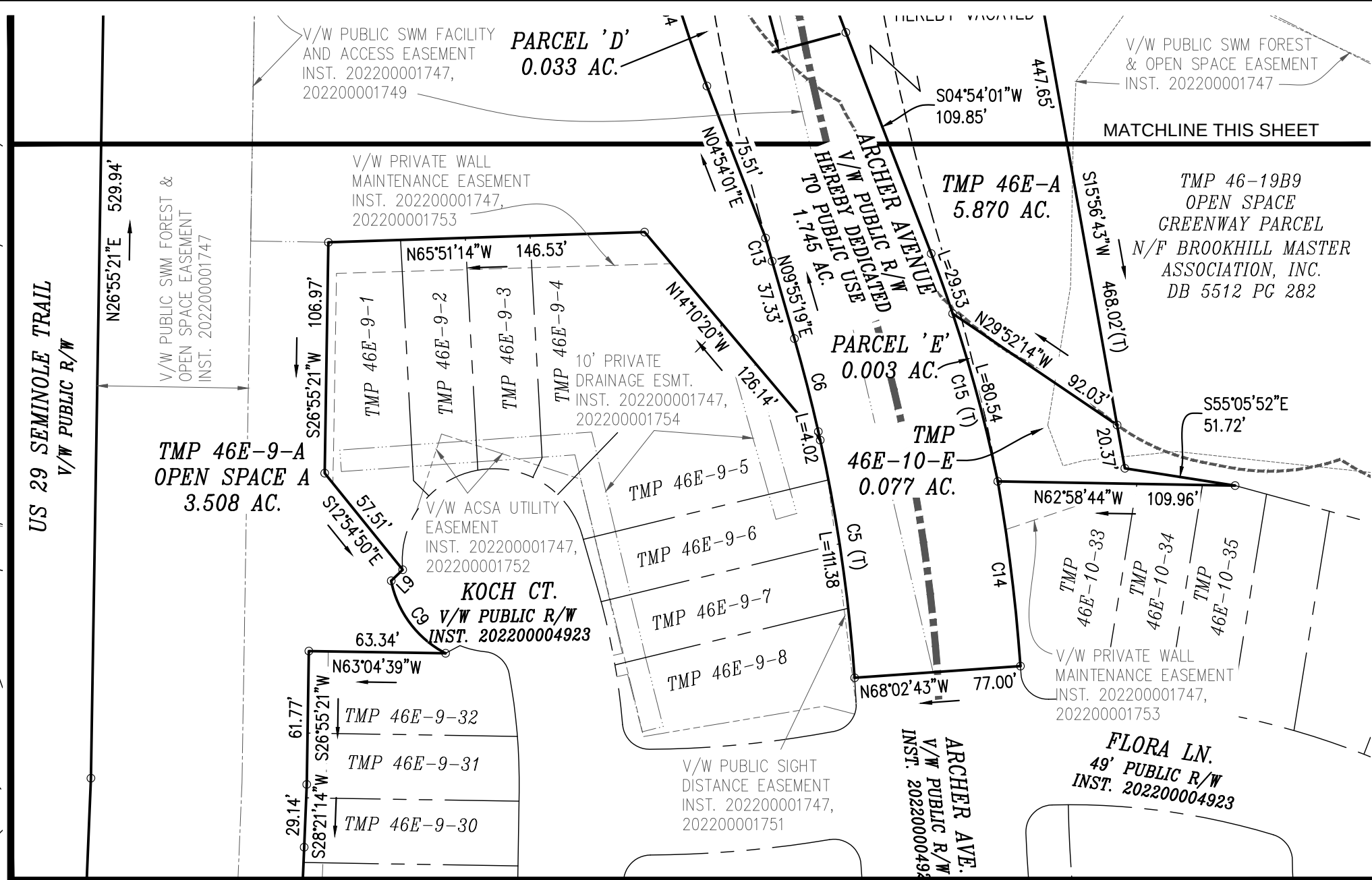
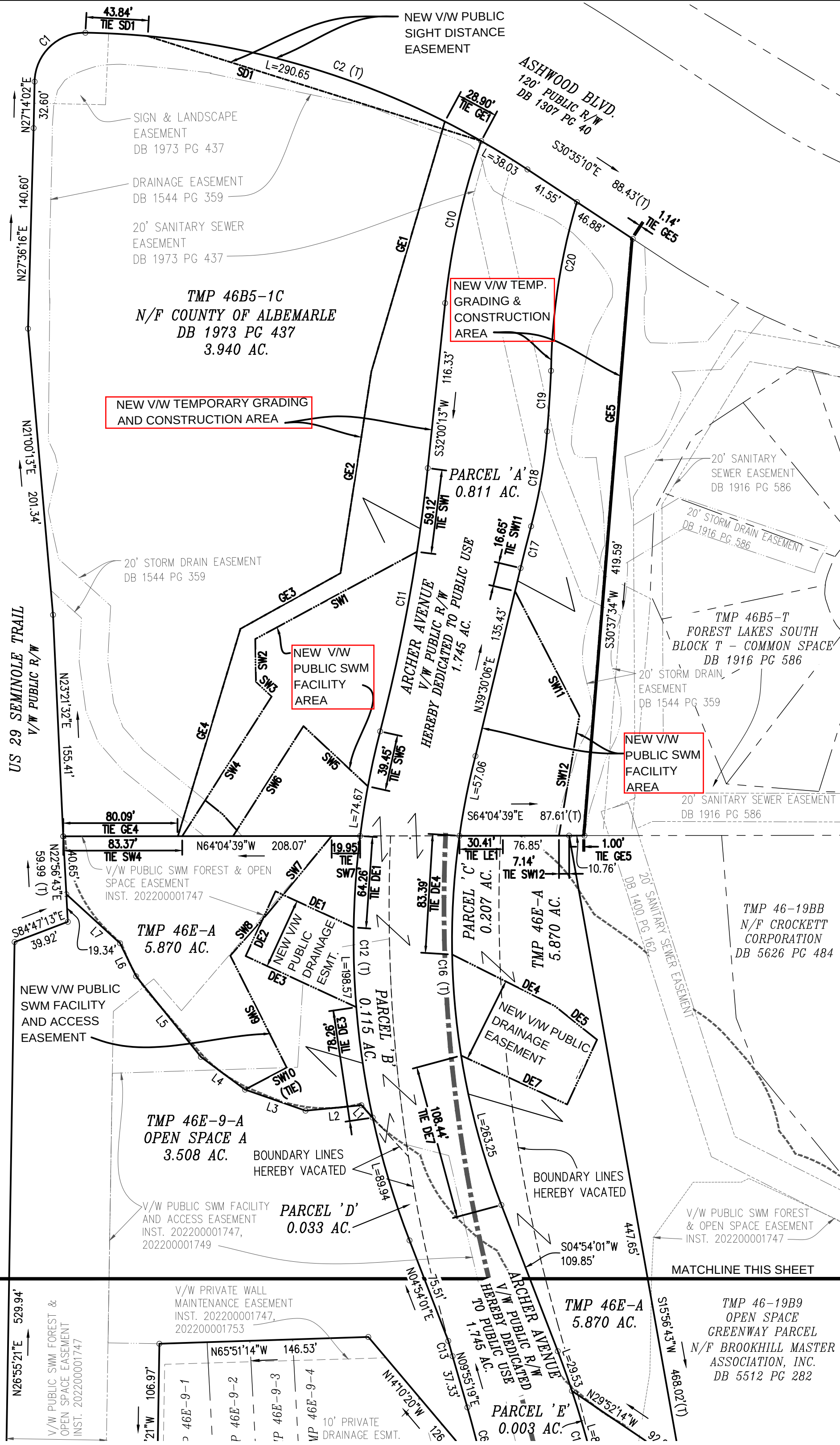
SHEET:

OF 03

V3

V3

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BOUNDARY CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	54.80'	35.00'	89°42'40"	34.82'	49.37'	N 72°05'22" E
C2	328.68'	580.00'	32°28'08"	168.88'	324.30'	S 46°49'14" E
C3	347.38'	1061.50'	18°45'01"	175.26'	345.83'	N 19°17'50" E
C4	176.09'	838.50'	12°01'58"	88.37'	175.77'	N 15°56'18" E
C5	115.40'	761.50'	8°40'59"	57.81'	115.29'	N 17°36'47" E
C6	44.52'	761.50'	3°20'58"	22.27'	44.51'	S 11°35'48" W
C7	22.33'	1138.50'	1°07'26"	11.17'	22.33'	S 10°29'02" W
C8	346.55'	1138.50'	17°26'25"	174.62'	345.21'	S 19°45'58" W
C9	43.40'	48.50'	51°16'12"	23.27'	41.97'	S 10°51'21" E
C10	116.56'	509.50'	13°06'28"	58.54'	116.31'	S 38°33'27" W
C11	187.68'	1265.50'	8°29'50"	94.01'	187.50'	S 36°15'08" W
C12	363.18'	584.50'	35°36'05"	187.67'	357.37'	S 22°42'03" W
C13	11.15'	1138.50'	0°33'41"	5.58'	11.15'	N 10°12'09" E
C14	86.28'	838.50'	5°53'43"	43.18'	86.24'	S 19°00'25" W
C15	110.08'	681.97'	9°14'53"	55.16'	109.96'	N 09°42'52" E
C16	320.31'	515.50'	35°36'06"	165.52'	315.19'	S 22°42'04" W
C17	30.23'	1416.50'	1°13'21"	15.11'	30.23'	N 40°06'40" E
C18	67.63'	380.50'	10°11'00"	33.90'	67.54'	N 35°37'51" E
C19	42.50'	1346.50'	1°48'30"	21.25'	42.49'	N 29°38'06" E
C20	120.01'	432.50'	15°53'53"	60.39'	119.62'	N 34°43'05" E

DRAINAGE EASEMENTS		
Line	Direction	Length
DE1	N 39°13'25" W	60.31'
DE2	S 50°46'35" W	50.00'
DE3	S 39°13'25" E	85.39'
DE4	S 37°23'23" E	80.30'
DE5	S 25°24'46" E	38.02'
DE6	N 50°46'35" E	50.00'
DE7	S 39°13'25" E	81.81'

TEMP. GRADING EASEMENTS		
Line	Direction	Length
GE1	S 42°23'35" W	182.61'
GE2	S 34°41'26" W	142.97'
GE3	S 86°55'06" W	80.25'
GE4	S 42°46'48" W	151.81'
GE5	S 30°37'34" W	420.22'

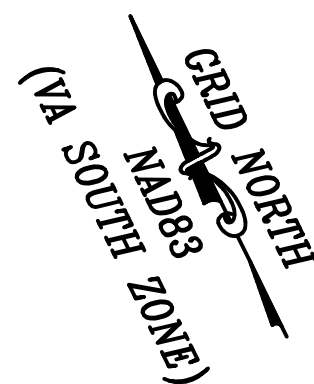
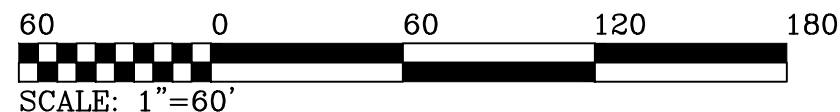
SIGHT DISTANCE EASEMENTS		
Line	Direction	Length
SD1	N 46°31'59" W	244.95'

SWM EASEMENTS		
Line	Direction	Length
SW1	S 87°38'53" W	128.81'
SW2	S 25°04'05" W	29.94'
SW3	S 20°57'41" E	15.06'
SW4	S 58°36'55" W	116.30'
SW5	N 20°57'41" W	61.81'
SW6	S 58°36'55" W	91.53'
SW7	N 65°31'30" E	70.07'
SW8	N 67°33'27" E	39.87'
SW9	N 00°44'20" W	87.89'
SW10	S 88°14'51" W	33.04'
SW11	N 01°18'54" W	98.31'
SW12	N 35°41'15" E	85.19'

BOUNDARY LINE TABLE		
Line	Direction	Length
L1	N 16°29'00" W	48.88'
L2	N 69°32'07" W	39.33'
L3	N 44°47'20" W	44.92'
L4	N 27°27'20" W	38.48'
L5	N 12°46'20" W	72.46'
L6	N 00°00'00" E	25.76'
L7	N 21°37'00" W	50.95'
L8	S 09°55'19" W	37.33'
L9	S 71°49'59" W	7.38'
L10	N 62°58'44" W	109.96'

LEGEND

IF IRON PIN FOUND
IS IRON PIN SET
V/W VARIABLE WIDTH



ROUDABUSH, GALE & ASSOC., INC.
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SERVING VIRGINIA SINCE 1956

COMMONWEALTH OF VIRGINIA
BRIAN D. JAMISON
No. 3334
02-02-2024
LAND SURVEYOR

PLAT CREATING VARIOUS PUBLIC EASEMENTS AND BOUNDARY LINE ADJUSTMENTS
CREATING AN EXTENSION OF ARCHER AVENUE ON
TAX MAP PARCELS:
46E-9-A, 46E-10-E, 46B5-1C, AND 46E-A
RIVANNA MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

BOUNDARY LINE ADJUSTMENT & NEW EASEMENTS

DATE: OCTOBER 17, 2022

NO.	DATE	REVISIONS
1	03-31-2023	COUNTY COMMENTS & REV. WPO202200040
2	07-07-2023	COUNTY COMMENTS DATED 06-08-23
3	12-14-2023	ADD ACSA EASEMENT
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SCALE: 1"=60'
JOB: 8587
FILE: 8587

V3
SHEET: 03 OF 03