

APPROVED FOR RECORDATION

AGENT BOARD OF SUPERVISORS DATE

MAGISTERIAL DISTRICT
SCOTTSVILLE MAGISTERIAL DISTRICT

ZONING
NEIGHBORHOOD MODEL DISTRICT (NMD). IN ACCORDANCE WITH THE CODE OF DEVELOPMENT AND PROFFERS ASSOCIATED FROM ZMA2001-8 AND ZMA2013-12 AND THIS PROPERTY LIES WITHIN AN ENTRANCE CORRIDOR OVERLAY DISTRICT (EC).

RESERVOIR/WATERSHED
THIS SITE LIES WITHIN A WATER SUPPLY PROTECTION AREA AND SPECIFICALLY IS WITHIN THE MIDDLE RIVANNA WATER SUPPLY WATERSHED. THE SITE DOES NOT LIE WITHIN A RESERVOIR WATERSHED.

AGRICULTURAL-FORESTAL DISTRICT
THIS SITE DOES NOT LIE WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.

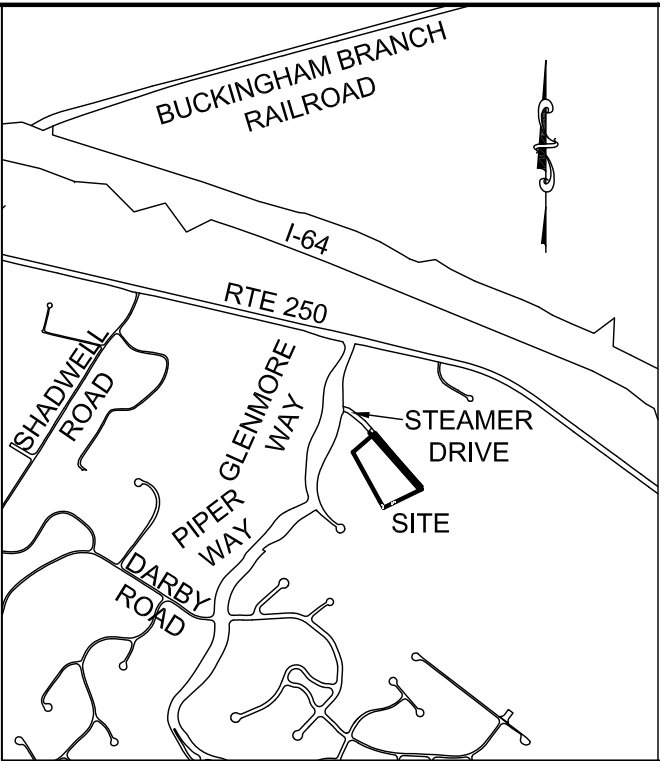
OWNER:
TMP 93A1-00-00-00200
COUNTY OF ALBEMARLE (TENANTS IN COMMON)
401 MCINTIRE ROAD
CHARLOTTESVILLE, VA 22902

EAST RIVANNA VOLUNTEER FIRE COMPANY, INC.
(TENANTS IN COMMON)
3501 STEAMER DRIVE
KESWICK, VIRGINIA 22947

SOURCE OF TITLE/PLAT REFERENCES:
DB 1204 PG 201 (DEED OF GIFT)
DB 1161 PG 313

SHEET INDEX
SHEET 1 - COVER SHEET
SHEET 2 - SIGNATURE PANEL AND TABLES
SHEET 3 - EASEMENT PLAT

- NOTES
1. THE PROPERTIES SHOWN HEREON APPEAR TO BE SITUATED IN FLOOD ZONE X (UNSHADED); AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER COMMUNITY PANEL 51003C0450D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. UTILITIES AND EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
 3. THE NEW 60' CONSTRUCTION, GRADING, DRAINAGE, SWM/BMP, TRAILS, AND LANDSCAPING EASEMENT AND THE NEW 20' CONSTRUCTION, GRADING, DRAINAGE, AND LANDSCAPING EASEMENT SHOWN HEREON ARE BEING CREATED FOR THE BENFIT OF THE PROPERTIES OF RIVANNA VILLAGE LLC WHICH ARE IDENTIFIED AS TAX MAP PARCEL 07900-00-00-025A0, 08000-00-00-04600, 08000-00-00-046A0, 08000-00-00-046C0, 08000-00-00-046D0, 08000-00-00-046E0, 08000-00-00-05000, 08000-00-00-05100, 08000-00-00-05200, 08000-00-00-052A0, 08000-00-00-055A0, 093A1-00-00-00300, AND 093A1-00-00-00400.
 4. ROUDABUSH GALE & ASSOCIATES HAS NO KNOWLEDGE OF ANY CEMETERIES, GRAVE MARKERS OR BURIAL PLOTS KNOWN TO EXIST OR TO BE SITUATED ON THE SUBJECT PROPERTY.



VICINITY MAP
SCALE: 1" = 2000'



EASEMENT PLAT
TMP 093A1-00-00-00200
PROPERTY OF EAST RIVANNA
VOLUNTEER FIRE CO.
INCORPORATED
SCOTTSVILLE DISTRICT
ALBEMARLE COUNTY, VIRGINIA

COVER SHEET

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS



A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM



JULY 30, 2015
SHEET 1
SCALE: N/A
FILE: 387

REVISED: FEBRUARY 2, 2016

OWNERS APPROVAL

TMP 93A1-00-00-00200

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, EASEMENT
PLAT TMP 093A1-00-00-00200 PROPERTY OF EAST RIVANNA VOLUNTEER FIRE CO.
INCORPORATED, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE
DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

AGENT FOR COUNTY OF ALBEMARLEDATE

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, EASEMENT
PLAT TMP 093A1-00-00-00200 PROPERTY OF EAST RIVANNA VOLUNTEER FIRE CO.
INCORPORATED, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE
DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

EAST RIVANNA VOLUNTEER FIRE COMPANY, INC.DATE

NOTARY PUBLIC

CITY/COUNTY OF
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
THOMAS C. FOLEY, COUNTY EXECUTIVE

THIS DAY OF, 20

NOTARY PUBLIC'S SIGNATURE

NOTARY REGISTRATION NUMBER:

MY COMMISSION EXPIRES,

NOTARY PUBLIC

CITY/COUNTY OF
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

ON BEHALF OF THE EAST RIVANNA VOLUNTEER FIRE COMPANY, INC.

THIS DAY OF, 20

NOTARY PUBLIC'S SIGNATURE

NOTARY REGISTRATION NUMBER:

MY COMMISSION EXPIRES,

EASEMENT TABLE

LINE	BEARING	DISTANCE
L1	S 62°17'46" E	80.46'
L2	N 59°18'23" E	129.22'
L3	S 30°41'45" E	10.00'
L4	N 59°18'15" E	77.54'
L5	S 44°08'19" E	10.27'



EASEMENT PLAT
TMP 093A1-00-00-00200
PROPERTY OF EAST RIVANNA
VOLUNTEER FIRE CO.
INCORPORATED
SCOTTSVILLE DISTRICT
ALBEMARLE COUNTY, VIRGINIA

SIGNATURE PANEL
AND TABLES

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS

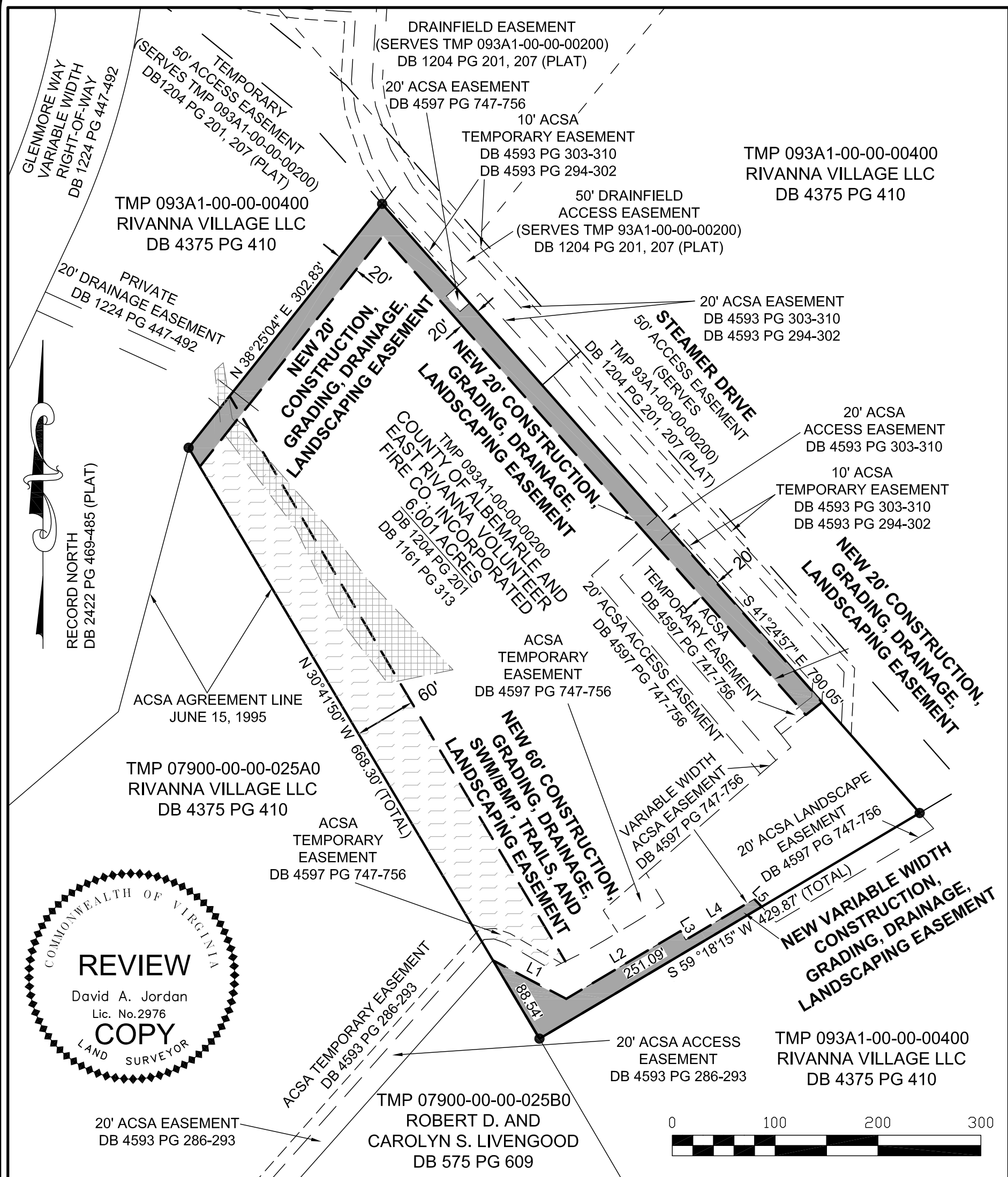


A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM



REVISED: FEBRUARY 2, 2016

JULY 30, 2015
SHEET 2
SCALE: N/A
FILE: 387



DENOTES APPROXIMATE LOCATION OF MANAGED
CRITICAL SLOPES PER ALBEMARLE COUNTY GIS.

- THE NEW EASEMENTS BEING CREATED AND SHOWN HEREON TERMINATE AT ALL EXISTING ACSA EASEMENTS.

EASEMENT PLAT