

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

OWNER: COUNTY OF ALBEMARLE  
REFERENCE: DB. 1979, PG. 44  
TAX MAP PARCEL: 91-10 (09100-00-00-01000)  
PROPERTY ADDRESS: 167 GALAXIE FARM LANE  
AREA: 8.332 ACRES (RECORD)  
ZONED: R1 RESIDENTIAL

2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON:

- a) LAND RECORDS OBTAINED (& REFERENCED) FROM THE CLERK'S OFFICE OF ALBEMARLE COUNTY, VA;  
b) A FIELD SURVEY BY THIS FIRM, COMPLETED SEPTEMBER 1, 2023.

3. NO TITLE REPORT PROVIDED FOR THE SUBJECT LANDS SHOWN HEREON. EASEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

4. BASIS OF HORIZONTAL DATUM IS NAD83 (NA 2011), VIRGINIA STATE GRID, SOUTH ZONE.

5. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0426D, (PANEL 426 OF 575) EFFECTIVE FEBRUARY 4, 2005, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2 % ANNUAL CHANCE FLOOD.

6. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE MOORES CREEK WATERSHED.

1. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A WATER SUPPLY PROTECTION AREA.

2. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.

3. THE PROPERTY SHOWN IS LOCATED WITHIN THE CHARLOTTESVILLE-ALBEMARLE METROPOLITAN PLANNING ORGANIZATION (MPO) AREA.

10. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN ENTRANCE CORRIDOR OVERLAY AREA.

11. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AIRPORT IMPACT AREA / OVERLAY DISTRICT.

12. MANAGED STEEP SLOPES EXIST ON THE SUBJECT PROPERTY AS SHOWN HEREON.

13. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A DAM BREAK INUNDATION ZONE.

14. NO STREAM BUFFERS ARE LOCATED WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND PROJECT.

OWNER'S APPROVAL :

THE PLATTING OF THE FOLLOWING DESCRIBED LAND, 'PLAT SHOWING ACSA WATER LINE EASEMENT ACROSS THE LAND OF COUNTY OF ALBEMARLE, TAX MAP PARCEL 91-10, SCOTTSDALE MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA' 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:

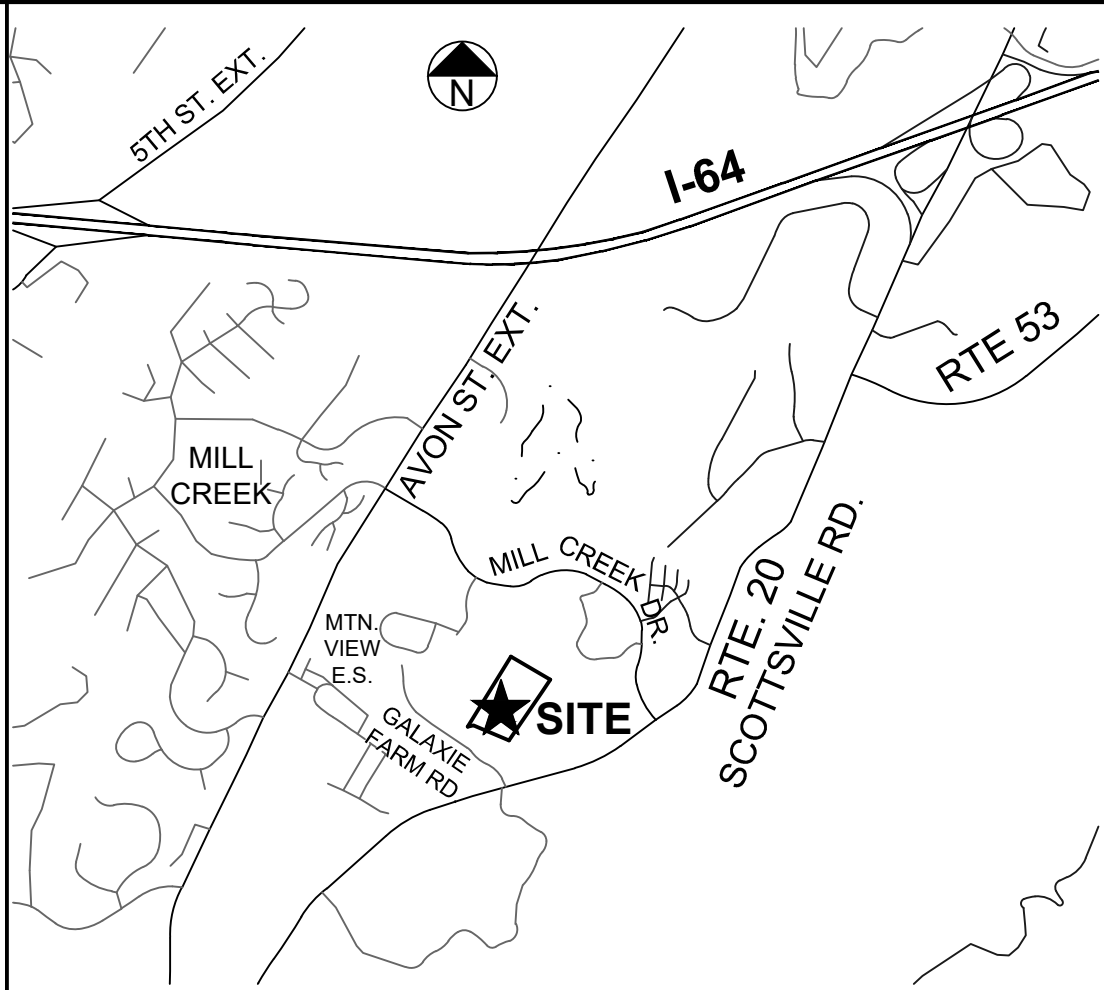
(PRINT NAME)

STATE OF: COUNTY OR CITY OF:

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

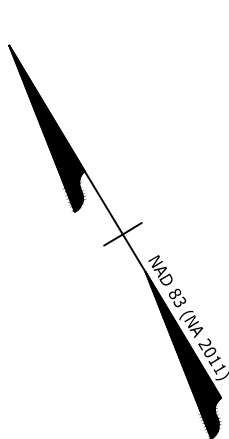
NOTARY PUBLIC

MY COMMISSION EXPIRES:



VICINITY MAP

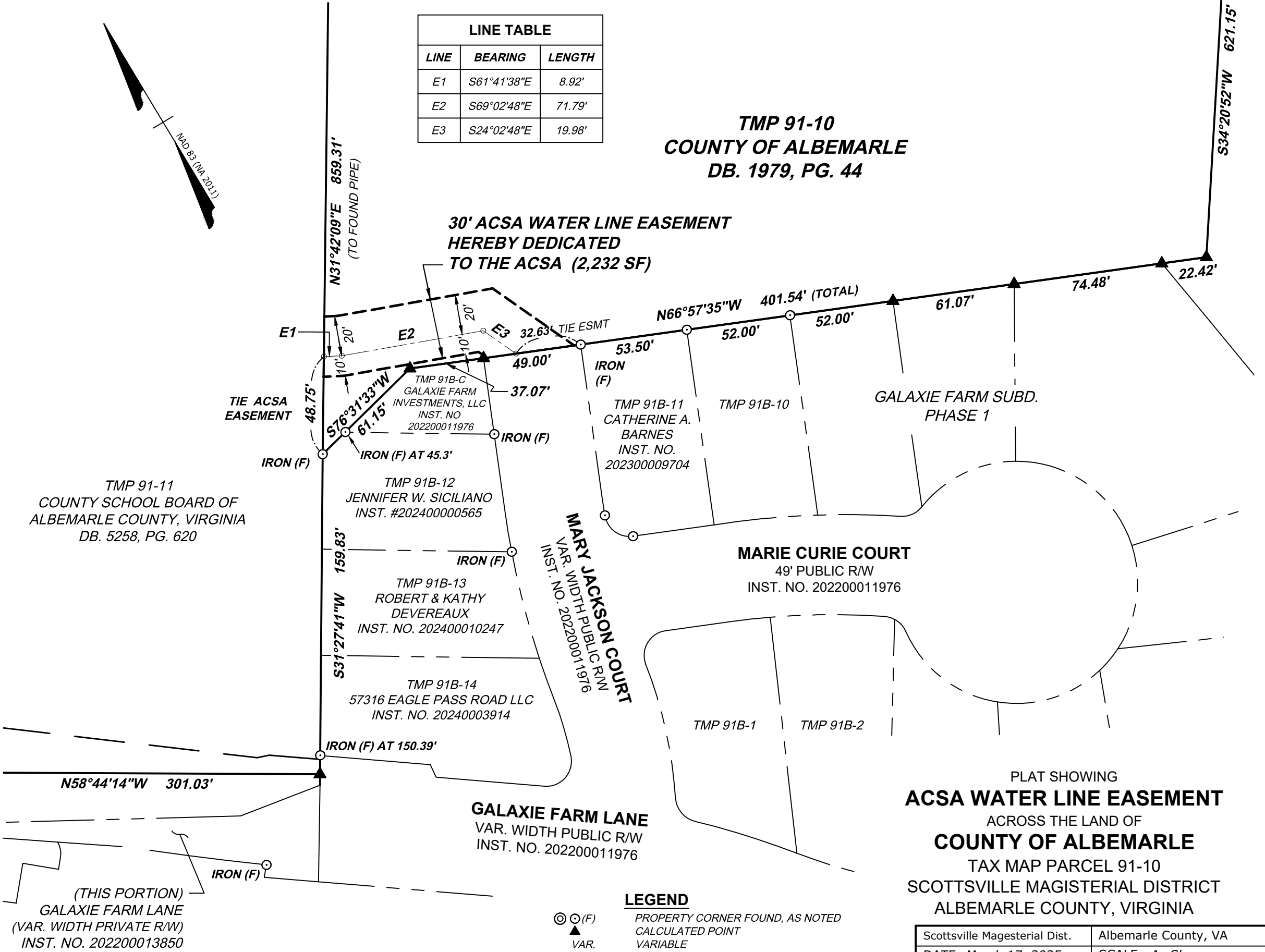
1" = 2,000'



| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| E1         | S61°41'38"E | 8.92'  |
| E2         | S69°02'48"E | 71.79' |
| E3         | S24°02'48"E | 19.98' |

TMP 91-10  
COUNTY OF ALBEMARLE  
DB. 1979, PG. 44

30' ACSA WATER LINE EASEMENT  
HEREBY DEDICATED  
TO THE ACSA (2,232 SF)



COUNTY OF ALBEMARLE  
BOARD OF SUPERVISORS

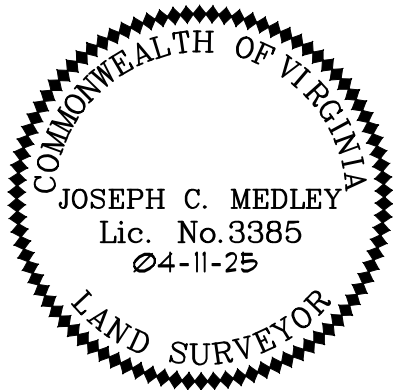
DESIGNATED AGENT

DATE

OWNER ADDRESS:  
COUNTY OF ALBEMARLE  
401 MCINTIRE ROAD  
CHARLOTTESVILLE, VA 22902

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS 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.



LEGEND

PROPERTY CORNER FOUND, AS NOTED  
CALCULATED POINT  
VARIABLE  
TAX MAP PARCEL  
DEED BOOK  
PAGE  
ALBEMARLE COUNTY SERVICE AUTHORITY

PLAT SHOWING  
ACSA WATER LINE EASEMENT  
ACROSS THE LAND OF  
COUNTY OF ALBEMARLE  
TAX MAP PARCEL 91-10  
SCOTTSDALE MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

|                               |                      |
|-------------------------------|----------------------|
| Scottsville Magisterial Dist. | Albemarle County, VA |
| DATE: March 17, 2025          | SCALE: As Shown      |
| SHEET 1 OF 1                  | J.N.: 61412          |
| DRAWN BY: JCM                 | CHECK BY: JCM        |
| Last Revised: April 11, 2025  |                      |

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

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