

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

OWNER: PARKSIDE I, LLC  
REFERENCE: DB. 3116, PG. 310  
COUNTY TAX MAP NUMBER: 45-94A1 (04500-00-00-094A1)  
AREA: 0.398 AC. (ORIGINAL, SURVEYED)  
PROPERTY ADDRESS: NOT ASSIGNED (EAST LINE OF BERKMAR DR.)  
ZONED: NEIGHBORHOOD MODEL DISTRICT (NMD)  
ZMA 2003-00008 AND ASSOCIATED PROFFERS  
ENTRANCE CORRIDOR OVERLAY DISTRICT  
AIRPORT IMPACT AREA

OWNER: PARKSIDE I, LLC  
REFERENCE: DB. 3116, PG. 310  
COUNTY TAX MAP NUMBER: 45-94A2 (04500-00-00-094A2)  
AREA: 0.680 AC. (ORIGINAL, SURVEYED)  
PROPERTY ADDRESS: NOT ASSIGNED (EAST LINE OF BERKMAR DR.)  
ZONED: NEIGHBORHOOD MODEL DISTRICT (NMD)  
ZMA 2003-00008 AND ASSOCIATED PROFFERS  
ENTRANCE CORRIDOR OVERLAY DISTRICT  
AIRPORT IMPACT AREA

2. BOUNDARY SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY BY THIS FIRM, COMPLETED ON MAY 19, 2022, AND REFERENCING LAND RECORDS FROM THE CLERK'S OFFICE OF ALBEMARLE COUNTY, VA.

4. THIS PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. NOT ALL EASEMENTS OR ENCUMBRANCES MAY BE SHOWN.

5. BASIS OF MERIDIAN IS NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE.

6. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0278D, PANEL 278 OF 575, EFFECTIVE FEBRUARY 4, 2005, THE SUBJECT PROPERTIES LIE IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE SOUTH FORK RIVANNA WATERSHED PER COUNTY GIS; PROPERTY IS NOT WITHIN A WATER SUPPLY PROTECTION AREA.

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

9. BOTH SUBJECT PARCELS EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

10. MANAGED STEEP SLOPES PRESENT ON PROPERTIES.

OWNER ADDRESS:

PARKSIDE I, LLC  
690 BERKMAR CIRCLE  
CHARLOTTESVILLE, VA 22901

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1250.37'	77.23'	38.63'	3°32'20"	N15°13'22"E	77.22'

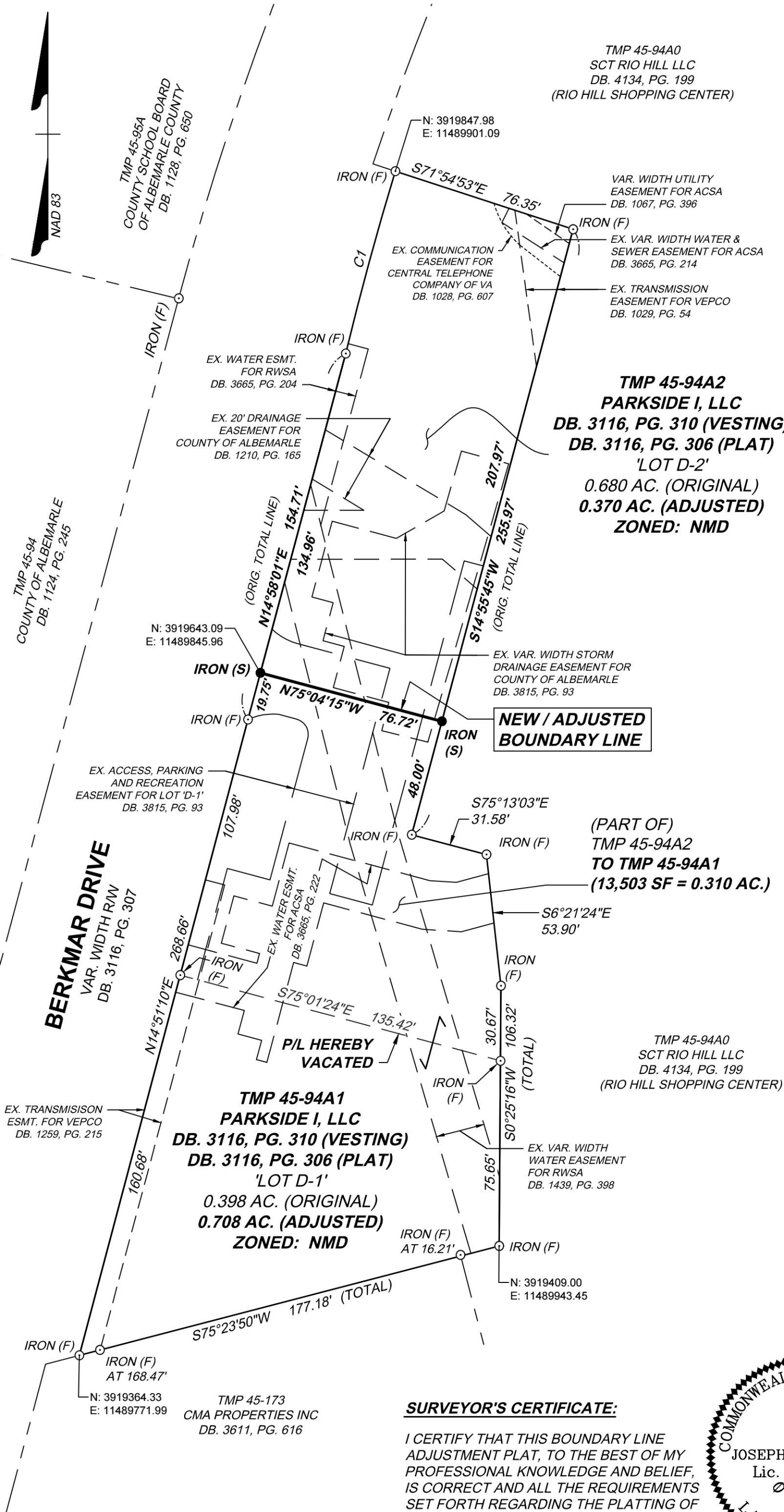
AREA TABULATION:

ORIGINAL TAX MAP PARCEL 45-94A1 0.398 AC.  
AREA FROM TAX MAP PARCEL 45-94A2 + 0.310 AC.  
ADJUSTED TAX MAP PARCEL 45-94A1 = 0.708 AC.

ORIGINAL TAX MAP PARCEL 45-94A2 0.680 AC.  
AREA TO TAX MAP PARCEL 45-94A1 - 0.310 AC.  
ADJUSTED TAX MAP PARCEL 45-94A2 = 0.370 AC.

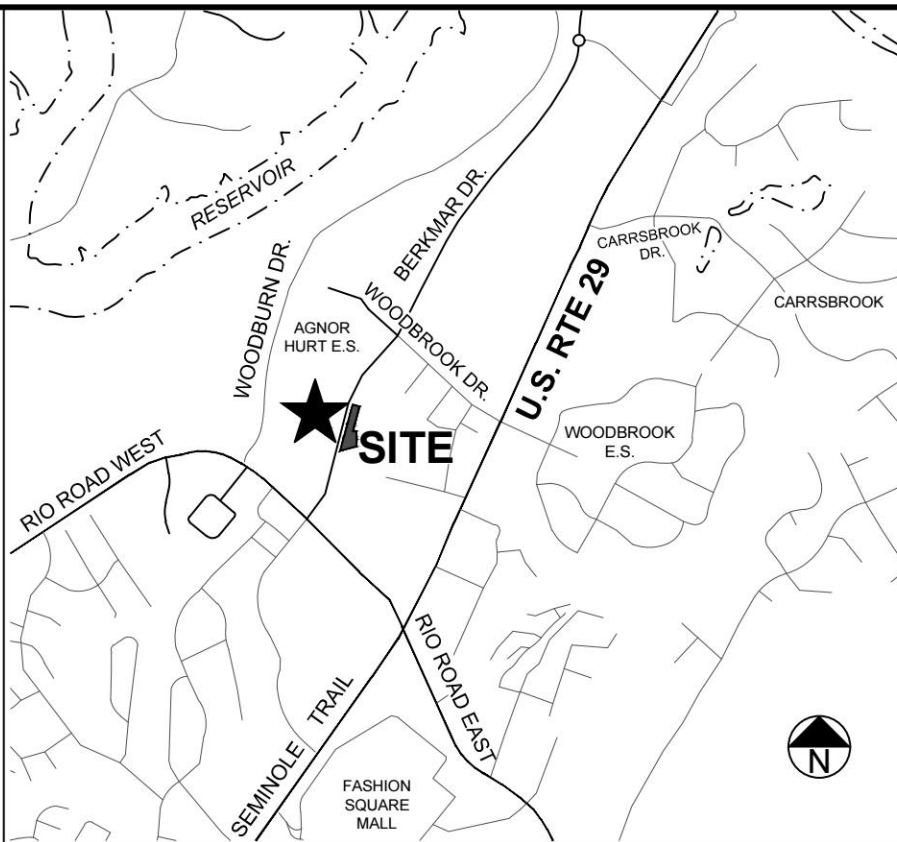
LEGEND

- (F) PROPERTY CORNER  
(FOUND, AS NOTED)  
TMP TAX MAP PARCEL  
DB. DEED BOOK  
PG. PAGE  
● (S) IRON SET (5/8" REBAR)  
RWSA RIVANNA WATER & SEWER AUTHORITY  
ACSA ALBEMARLE COUNTY SERVICE AUTHORITY



SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT 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.



VICINITY MAP

1" = 2,000'

OWNER'S APPROVAL:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, 'PLAT SHOWING BOUNDARY LINE ADJUSTMENT ON THE LANDS OF PARK SIDE I, LLC, BEING TAX MAP PARCELS 04500-00-00-094A1 & 04500-00-00-094A2', IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

FOR: PARK SIDE I, LLC

BY: \_\_\_\_\_ DATE \_\_\_\_\_

(PRINT NAME)

STATE OF: \_\_\_\_\_  
COUNTY OR CITY OF: \_\_\_\_\_

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022,  
BY: \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

COUNTY OF ALBEMARLE  
BOARD OF SUPERVISORS

DESIGNATED AGENT

DATE

PLAT SHOWING  
BOUNDARY LINE ADJUSTMENT

ON THE LANDS OF  
PARKSIDE I, LLC

BEING  
TAX MAP PARCELS  
04500-00-00-094A1 & 04500-00-00-094A2  
RIO MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

Rio Magisterial District	Albemarle County, VA
DATE: October 24, 2022	SCALE: 1" = 40'
SHEET 1 OF 1	J.N.: 53574
DRAWN BY: JCM	CHECK BY: JCM
LAST REVISED: Jan. 11, 2023	

THIS DRAWING PREPARED AT THE  
STANTON OFFICE  
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