OWNER: PARKSIDE I, LLC
REFERENCE: DB. 3116, PG. 310
COUNTY TAX MAP NUMBER: 45-94A1 (04500-00-00-094A1)

AREA: 0.398 AC. (ORIGINAL, SURVEYÉD)
PROPERTY ADDRESS: NOT ASSIGNED (EAST LINE OF BERKMAR DR.)
ZONED: NEIGHBORHOOD MODEL DISTRICT (NMD)

NEIGHBORHOOD MODEL DISTRICT (NMD)

ZMA 2003-00008 AND ASSOCIATED PROFFERS

ENTRANCE CORRIDOR OVERLAY DISTRICT

ENTRANCE CORRIDOR OVERLAY DISTRICT AIRPORT IMPACT AREA

OWNER: PARKSIDE I, LLC
REFERENCE: DB. 3116, PG. 310
COUNTY TAX MAP NUMBER: 45-94A2 (04500-00-094A2)

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						
CUI	RVE	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

/ TMP 45-94A0 SCT RIO HILL LLC DB. 4134, PG. 199 (RIO HILL SHOPPING CENTER) -N: 3919847.98 E: 11489901.09

EX. COMMUNICATION
EASEMENT FOR
CENTRAL TELEPHONE
COMPANY OF VA
DB. 1028, PG. 607

DB. 1067, PG. 396

IRON (F)

EX. VAR. WIDTH WATER &
SEWER EASEMENT FOR ACSA
DB. 3665, PG. 214

EX. TRANSMISSION
EASEMENT FOR VEPCO
DB. 1029, PG. 54

IRON (F)

IRON (F)

EX. WATER ESMT. FOR RWSA

DB. 3665, PG. 204

EX. 20' DRAINAGE

COUNTY OF ALBEMARLE

N: 3919643.09 -E: 11489845.96

EX. ACCESS, PARKING

EASEMENT FOR LOT 'D-1'

BERKMAR DRIVE VAR. WIDTH RW DB. 3116, PG. 307

EX. TRANSMISISON -

ESMT. FOR VEPCO

IRON (F)

IRON (F) AT 168.47'

N: 3919364.33

E: 11489771.99

DB. 1259, PG. 215

AND RECREATION

DB. 3815, PG. 93

IRON (S)

IRON (F)

EASEMENT FOR

DB. 1210, PG. 165

TMP 45-94A2
PARKSIDE I, LLC
DB. 3116, PG. 310 (VESTING)
DB. 3116, PG. 306 (PLAT)
'LOT D-2'
0.680 AC. (ORIGINAL)
0.370 AC. (ADJUSTED)
ZONED: NMD

VAR. WIDTH UTILITY

EASEMENT FOR ACSA

EX. VAR. WIDTH STORM
DRAINAGE EASEMENT FOR
COUNTY OF ALBEMARLE

NEW / ADJUSTED BOUNDARY LINE

-S6°21'24"E

53.90'

DB. 3815, PG. 93

S75°13'03"E

IRON (F)

IRON

-31.58'

IRON

(PART OF) TMP 45-94A2

TMP 45-94A2 TO TMP 45-94A1 —(13,503 SF = 0.310 AC.)

TMP 45-94A0 SCT RIO HILL LLC DB. 4134, PG. 199 (RIO HILL SHOPPING CENTER)

- EX. VAR. WIDTH WATER EASEMENT FOR RWSA DB. 1439, PG. 398

\$75°01'24"E

TMP 45-94A1

PARKSIDE I, LLC

DB. 3116, PG. 310 (VESTING)

DB. 3116, PG. 306 (PLAT)

S75°23'50"W 177.18' (TOTAL)

TMP 45-173

CMA PROPERTIES INC

DB. 3611, PG. 616

P/L HEREBY

VACATED

IRON

(F)

SURVEYOR'S CERTIFICATE:

ф IRON (F)

-N: 3919409.00

E: 11489943.45

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.



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

STATE OF: ________COUNTY OR CITY OF:

(PRINT NAME)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ , 2022,

NOTARY PUBLIC

MY COMMISSION EXPIRES

COUNTY OF ALBEMARLE BOARD OF SUPERVISORS

DESIGNATED AGENT

DATE

JOSEPH C. MEDLEY

Lic. No.3385

Ø1-11-23

ND SURV

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	



