

APPROVED FOR RECORDATION

Mark B Graham *FM 12/29/2015*
AGENT BOARD OF SUPERVISORS DATE

PARCEL DATA:
TMP 055E0-01-00-000A1

OWNER
MARCH MOUNTAIN PROPERTIES LLC
1005 HEATHERCROFT CIRCLE, SUITE 100
CROZET VA, 22932

SOURCE OF TITLE/PLAT REFERENCES:
DB 4705 PG 656-663 PLAT
DB 4704 PG 379-386 PLAT
DB 4661 PG 188-197 PLAT
DB 4627 PG 439-443 PLAT
DB 4592 PG 379-390 PLAT
DB 4567 PG 742-746 PLAT
DB 4556 PG 173-179 PLAT
DB 4462 PG 149-158 PLAT
DB 4349 PG 571-579 PLAT
DB 4257 PG 377-388 PLAT
DB 4215 PG PG 254-261 PLAT
DB 4195 PG 685-693 PLAT
DB 4069 PG 315-324 PLAT
DB 3955 PG 6-9 PLAT
DB 3941 PG 678-687 PLAT
DB 2233 PG 389
DB 2035 PG 726-737 PLAT

MAGISTERIAL DISTRICT
WHITE HALL MAGISTERIAL DISTRICT

ZONING
NEIGHBORHOOD MODEL DISTRICT (NMD) IN ACCORDANCE
WITH THE PROFFERS OF ZMA-04-024. THIS PROPERTY LIES
IN AN ENTRANCE CORRIDOR OVERLAY DISTRICT.
SETBACKS:
FRONT: 15'
SIDES: 10'
REAR: 15'

RESERVOIR WATERSHED
THIS SITE LIES WITHIN A WATER SUPPLY PROTECTION
AREA AND SPECIFICALLY IS WITHIN THE SOUTH FORK
RIVANNA RESERVOIR WATER SUPPLY WATERSHED.

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

FLOOD HAZARD OVERLAY DISTRICT
PORTIONS OF TMP 055E0-01-00-000A1 LIE WITHIN THE
FLOOD HAZARD OVERLAY DISTRICT AS DESIGNATED BY
ALBEMARLE COUNTY.

OWNERS APPROVAL
TMP 055E0-01-00-000A1
THE PLATTING OR DEDICATION OF THE FOLLOWING
DESCRIBED LAND, "BLOCK 31-A - SUBDIVISION - OLD TRAIL
VILLAGE," IS WITH THE FREE CONSENT AND IN
ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED
OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.
Supreme J. Brooks *12/21/2015*
MARCH MOUNTAIN PROPERTIES LLC DATE

NOTARY PUBLIC
CITY/COUNTY OF *Albemarle*
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME BY *Supreme J. Brooks*
ON BEHALF OF MARCH MOUNTAIN PROPERTIES
THIS *11th* DAY OF *December*, 20*15*
Agnes M. Garber
NOTARY PUBLIC'S SIGNATURE
NOTARY REGISTRATION NUMBER: *100948*
MY COMMISSION EXPIRES *Sept. 30, 2016*



NOTES

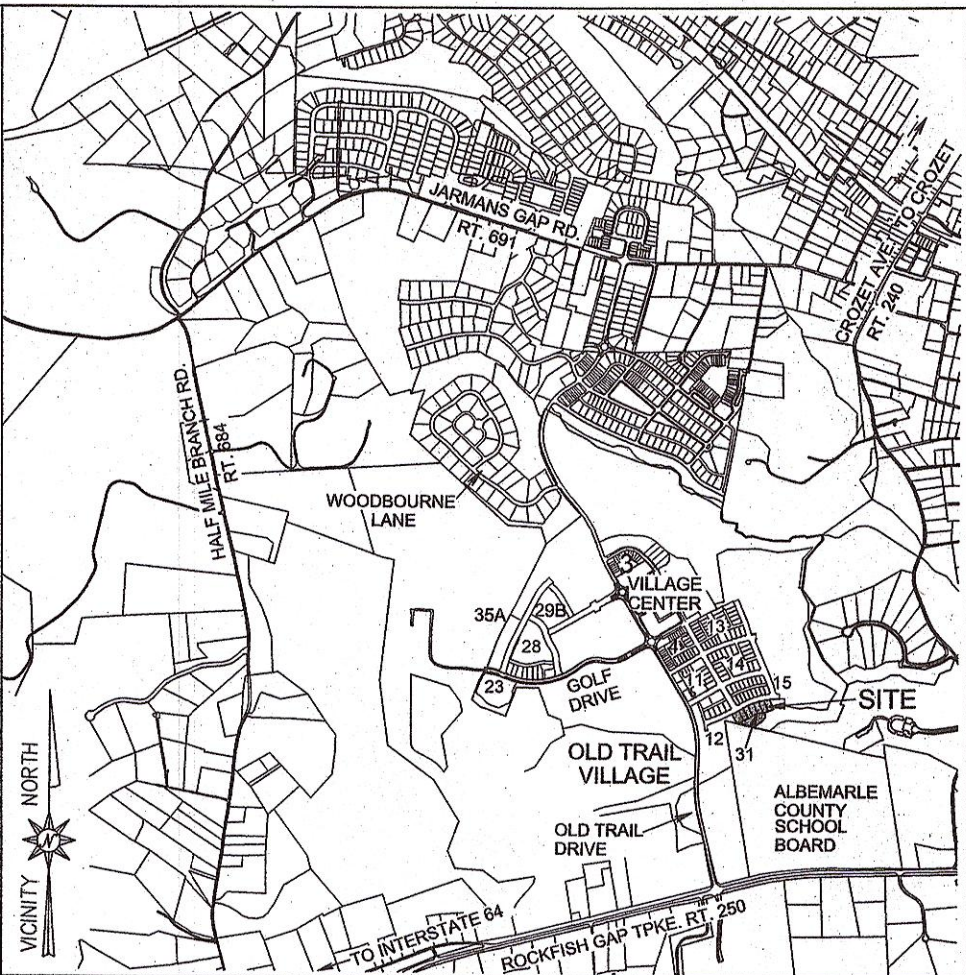
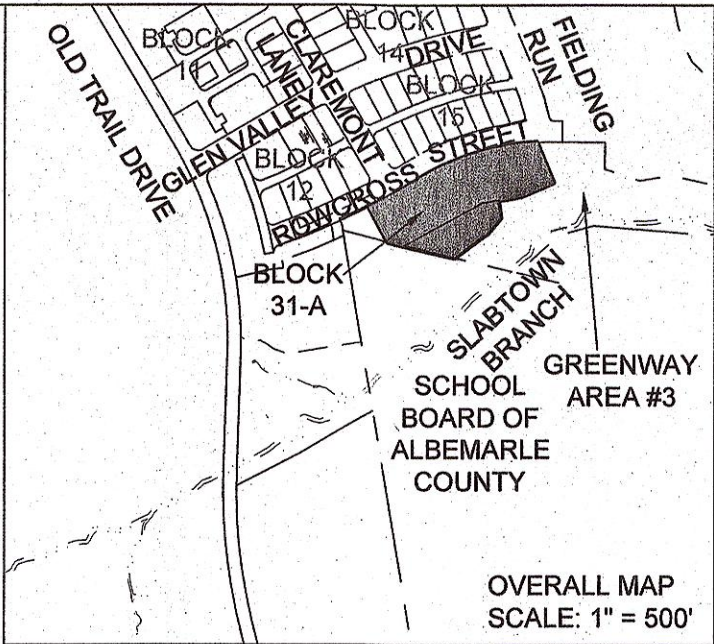
1. THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM TWO INSTRUMENTS OF RECORD. THE FIRST INSTRUMENT WAS A PLAT ENTITLED "BOUNDARY SURVEY OF PIEDMONT VIRGINIA LAND TRUST CONTAINING 485.095 ACRES & 0.529 ACRES," DATED SEPTEMBER 20, 2000 AND PREPARED BY KIRK HUGHES & ASSOCIATES AND WAS RECORDED IN DEED BOOK 2035 AT PAGE 726. THE SECOND INSTRUMENT WAS A PLAT ENTITLED "BOUNDARY LINE ADJUSTMENT PLAT - OLD TRAIL VILLAGE - GREENWAY AREA #3 AND TAX MAP 055E0-01-00-000A1 DATED MAY 6, 2015 AND LAST REVISED JUNE 22, 2015 AND PREPARED BY ROUDABUSH GALE AND ASSOCIATES, INC. AND WAS RECORDED IN DEED BOOK 4661 AT PAGE 188 AND IS BASED ON A FIELD SURVEY CONDUCTED APRIL 10, 2013.
2. EACH LOT CONTAINS A BUILDING SITE THAT COMPLIES WITH SECTION 4.2 OF THE ZONING ORDINANCE.
3. THE DEVELOPER RESERVES ALL THOSE WATER AND SEWER EASEMENTS THAT WILL BE REQUIRED BY A.C.S.A IN ORDER TO ASSUME THE MAINTENANCE RESPONSIBILITY FOR THESE UTILITIES.
4. THE DEVELOPER RESERVES THE RIGHT TO CREATE, REVISE, RELOCATE OR VACATED ANY EASEMENT AS NECESSARY, SO LONG AS THE PROPER AUTHORITY AGREES, REGARDLESS OF THE SALE OF ANY LOT. PORTIONS OF TMP 055E0-01-00-000A1 APPEAR TO LIE IN BOTH FLOOD INSURANCE RATE MAP ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOODPLAIN ZONE X-SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON COMMUNITY PANEL NUMBER 510006 0237 D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. UTILITIES AND EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
8. UNLESS OTHERWISE NOTED, IRON RODS WILL BE SET AT ALL NEW PROPERTY CORNERS.
9. ANY STREAM BUFFERS SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
10. THE DEVELOPER RESERVES A 5' DRAINAGE AND/OR UTILITY EASEMENT ALONG ALL LOT LINES.
11. OWNER RESERVES ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREON FOR DEDICATION TO THE OLD TRAIL COMMUNITY ASSOCIATION.
12. THE WATER, SANITARY AND STORM SEWER (PRIVATE AND PUBLIC) EASEMENTS SHOWN HEREON ARE TO BE CENTERED ON THE AS-BUILT LOCATIONS OF THE UTILITY LINES AND APPURTENANCES.
13. OPEN SPACE AND PRIVATE STREETS OR ALLEYS SHALL BE OWNED AND MAINTAINED BY THE OLD TRAIL COMMUNITY ASSOCIATION.
14. OPEN SPACE AREAS ARE RESERVED WITH PRIORITY FOR WATER, SANITARY AND STORM SEWER WHERE APPLICABLE, BUT NOT TO THE EXCLUSION OF OTHER USES. THE DEVELOPER RESERVES THE RIGHT TO CREATE, REVISE OR VACATE EASEMENTS WITHIN THE OPEN SPACE.
15. THE SANITARY SEWER (PRIVATE AND PUBLIC) EASEMENTS SHOWN HEREON ARE TO BE CENTERED ON THE AS-BUILT LOCATIONS OF THE UTILITY LINES AND APPURTENANCES.

AREA SUMMARIES

TMP 055E0-01-00-000A1
ORIGINAL PARCEL (DATA FROM BLOCK 15 PLAT) 231.482 ACRES
-LOTS 1 - 7 1.390 ACRES
NEW TMP 055E0-01-00-000A1 230.092 ACRES

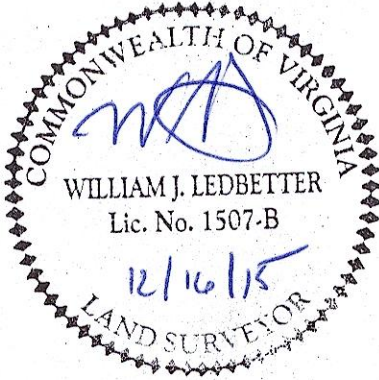
PLAT SHOWING
BLOCK 31-A
SUBDIVISION
OLD TRAIL VILLAGE
WHITE HALL MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

PLAT PREPARED BY: D. JORDAN



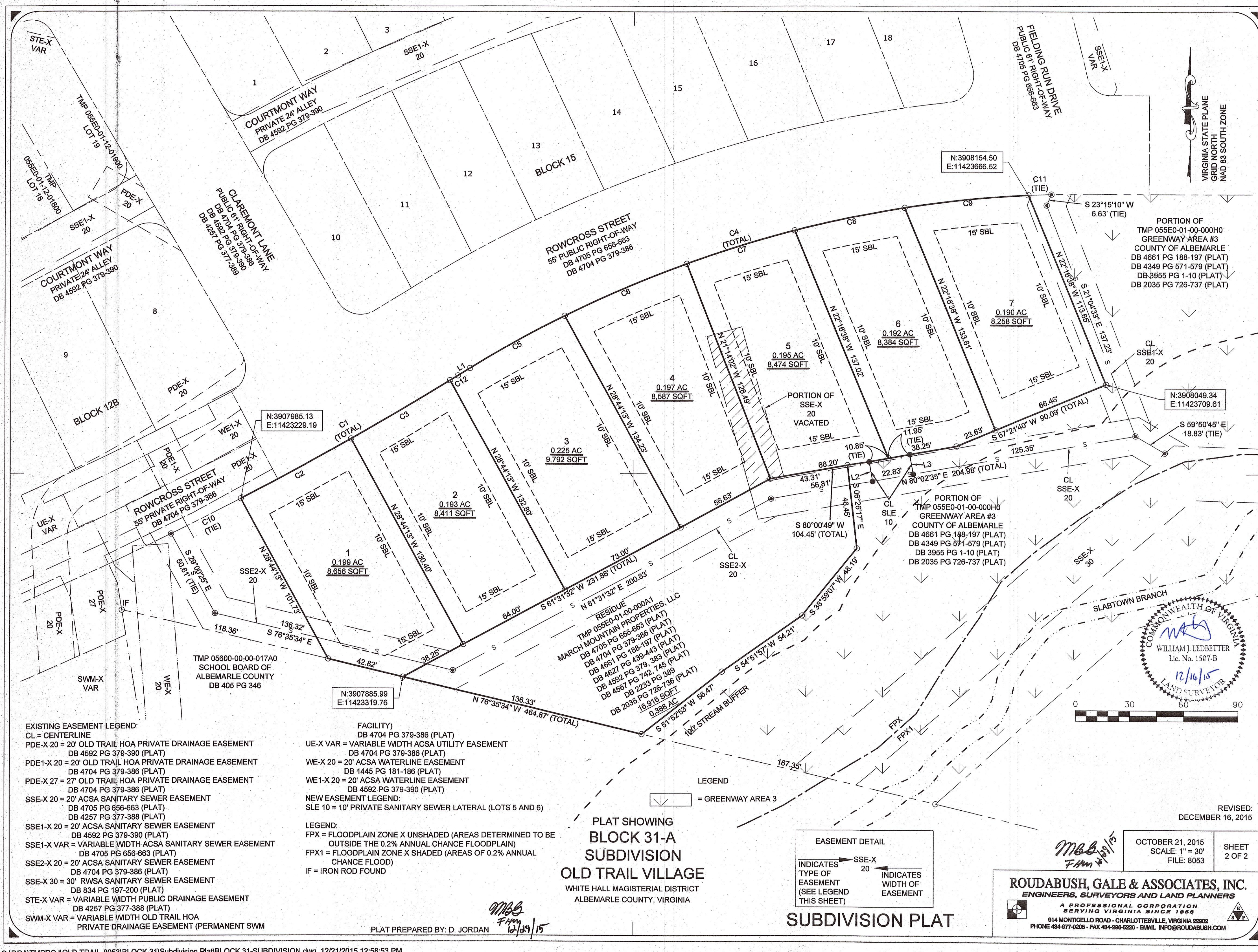
VICINITY MAP
1" = 2000'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1842.80'	139.13'	139.10'	N 60°23'11" E	4°19'33"
C2	1842.80'	70.00'	70.00'	N 61°27'40" E	2°10'36"
C3	1842.80'	64.04'	64.03'	N 59°22'38" E	1°59'28"
C4	648.90'	327.84'	324.36'	N 72°41'50" E	28°56'50"
C5	648.90'	60.05'	60.03'	S 60°52'28" W	5°18'07"
C6	648.90'	73.79'	73.75'	S 66°47'00" W	6°30'55"
C7	648.90'	62.61'	62.59'	S 72°48'19" W	5°31'43"
C8	648.90'	62.08'	62.06'	S 78°18'37" W	5°28'53"
C9	648.90'	69.31'	69.27'	S 84°06'39" W	6°07'11"
C10	1842.80'	43.50'	43.50'	N 63°13'32" E	1°21'09"
C11	648.90'	12.69'	12.69'	S 87°43'49" W	1°07'14"
C12	1842.80'	5.09'	5.09'	N 58°18'10" E	0°09'29"
LINE	BEARING	DISTANCE			
L1	N 58°13'25" E	7.91'			
L2	S 09°46'57" E	11.07'			
L3	S 09°57'19" E	11.08'			



REVISED: OCTOBER 21, 2015
DECEMBER 16, 2015 SCALE: NA
FILE: 8053 SHEET 1 OF 2

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1958
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM



EXISTING EASEMENT LEGEND:
CL = CENTERLINE
PDE-X 20 = 20' OLD TRAIL HOA PRIVATE DRAINAGE EASEMENT
DB 4592 PG 379-390 (PLAT)
PDE1-X 20 = 20' OLD TRAIL HOA PRIVATE DRAINAGE EASEMENT
DB 4704 PG 379-386 (PLAT)
PDE-X 27 = 27' OLD TRAIL HOA PRIVATE DRAINAGE EASEMENT
DB 4704 PG 379-386 (PLAT)
SSE-X 20 = 20' ACSA SANITARY SEWER EASEMENT
DB 4705 PG 656-663 (PLAT)
DB 4257 PG 377-388 (PLAT)
SSE1-X 20 = 20' ACSA SANITARY SEWER EASEMENT
DB 4592 PG 379-390 (PLAT)
SSE1-X VAR = VARIABLE WIDTH ACSA SANITARY SEWER EASEMENT
DB 4705 PG 656-663 (PLAT)
SSE2-X 20 = 20' ACSA SANITARY SEWER EASEMENT
DB 4704 PG 379-386 (PLAT)
SSE-X 30 = 30' RWSA SANITARY SEWER EASEMENT
DB 834 PG 197-200 (PLAT)
STE-X VAR = VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
DB 4257 PG 377-388 (PLAT)
SWM-X VAR = VARIABLE WIDTH OLD TRAIL HOA
PRIVATE DRAINAGE EASEMENT (PERMANENT SWM

FACILITY)
DB 4704 PG 379-386 (PLAT)
UE-X VAR = VARIABLE WIDTH ACSA UTILITY EASEMENT
DB 4704 PG 379-386 (PLAT)
WE-X 20 = 20' ACSA WATERLINE EASEMENT
DB 1445 PG 181-186 (PLAT)
WE1-X 20 = 20' ACSA WATERLINE EASEMENT
DB 4592 PG 379-390 (PLAT)
NEW EASEMENT LEGEND:
SLE 10 = 10' PRIVATE SANITARY SEWER LATERAL (LOTS 5 AND 6)
LEGEND:
FPX = FLOODPLAIN ZONE X UNSHADED (AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
FPX1 = FLOODPLAIN ZONE X SHADED (AREAS OF 0.2% ANNUAL
CHANCE FLOOD)
IF = IRON ROD FOUND

PLAT SHOWING
BLOCK 31-A
SUBDIVISION
OLD TRAIL VILLAGE
WHITE HALL MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

LEGEND
= GREENWAY AREA 3

EASEMENT DETAIL
INDICATES TYPE OF EASEMENT (SEE LEGEND THIS SHEET)
INDICATES WIDTH OF EASEMENT

SUBDIVISION PLAT

COMMONWEALTH OF VIRGINIA
WILLIAM J. LEDBETTER
Lic. No. 1507-B
12/16/15
LAND SURVEYOR

REVISED:
DECEMBER 16, 2015

OCTOBER 21, 2015
SCALE: 1" = 30'
FILE: 8053
SHEET 2 OF 2

ROUDABUSH, GALE & ASSOCIATES, INC.
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