

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.

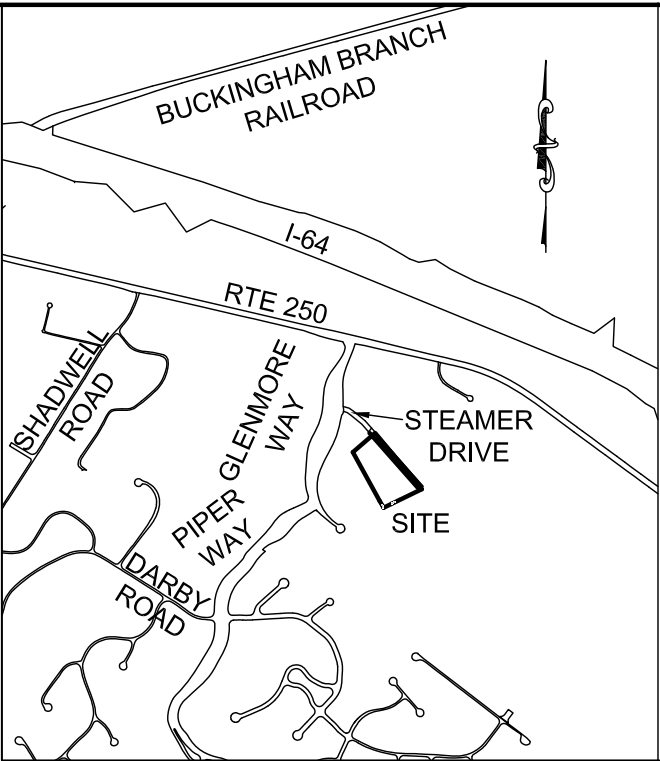
OWNER:  
TMP 93A1-00-00-00200  
COUNTY OF ALBEMARLE (TENANTS IN COMMON)  
401 MCINTIRE ROAD  
CHARLOTTESVILLE, VA 22902

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



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

REVISED: FEBRUARY 2, 2016

