

APPROVED FOR RECORDATION

AGENT BOARD OF SUPERVISORS DATE

PARCEL DATA:
TMP 055E0-01-00-000H0
OLD TRAIL PARK

OWNER:
COUNTY OF ALBEMARLE
401 MCENTIRE ROAD
CHARLOTTESVILLE, VIRGINIA 22902

SOURCE OF TITLE/PLAT REFERENCES:
DB 4661 PG 183-197
DB 4349 PG 571-579
DB 3955 PG 1-9 PLAT
DB 3941 PG 678-687 PLAT
DB 2233 PG 389
DB 2035 PG 726-737 PLAT

PARCEL DATA:
TMP NOT YET ASSIGNED
PARCEL EV - RESIDUE C AND LOTS 1, 2, 3, 13 AND 14

OWNER:
EAST VILLAGE, LLC
1005 HEATHERCROFT CIRCLE, SUITE 100
CROZET, VA 22932

SOURCE OF TITLE/PLAT REFERENCES:
DB 4780 PG 372-378 PLAT
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 1-9 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.

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:
RESIDUE A DOES NOT LIE WITHIN THE FLOOD HAZARD OVERLAY DISTRICT AS DESIGNATED BY ALBEMARLE COUNTY.

OWNERS APPROVAL:
TMP 055E0-01-00-000H0

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "PLAT NEW STORMWATER MANAGEMENT EASEMENTS AND ACSA SANITARY SEWER EASEMENTS - TMP 055E0-01-00-000H0 - OLD TRAIL PARK - OLD TRAIL VILLAGE SUBDIVISION," IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

COUNTY OF ALBEMARLE DATE

NOTARY PUBLIC:
CITY/COUNTY OF _____
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

ON BEHALF OF COUNTY OF ALBEMARLE

THIS _____ DAY OF _____, 2016

NOTARY PUBLIC'S SIGNATURE _____
NOTARY REGISTRATION NUMBER: _____
MY COMMISSION EXPIRES: _____, _____

OWNERS APPROVAL:
PARCEL EV - RESIDUE C AND LOTS 13 AND 14

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "PLAT NEW STORMWATER MANAGEMENT EASEMENTS AND ACSA SANITARY SEWER EASEMENTS - TMP 055E0-01-00-000H0 - OLD TRAIL PARK - OLD TRAIL VILLAGE SUBDIVISION," IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

EAST VILLAGE, LLC DATE

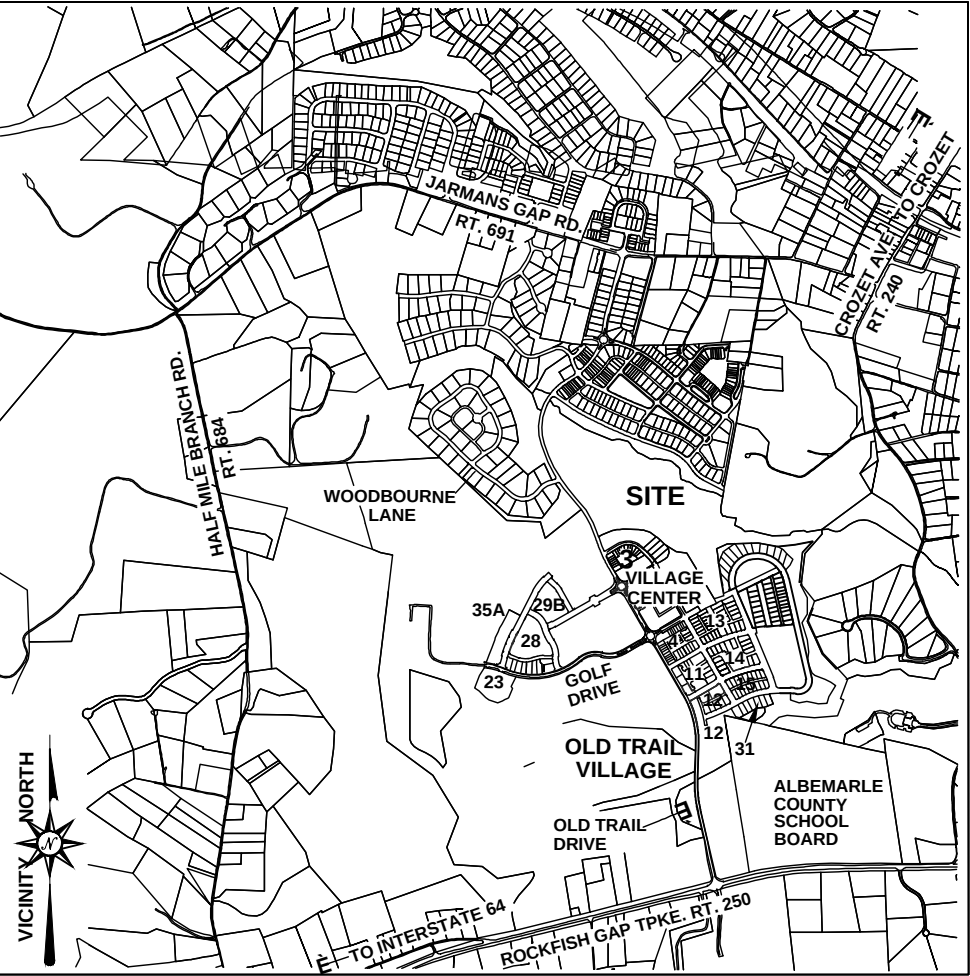
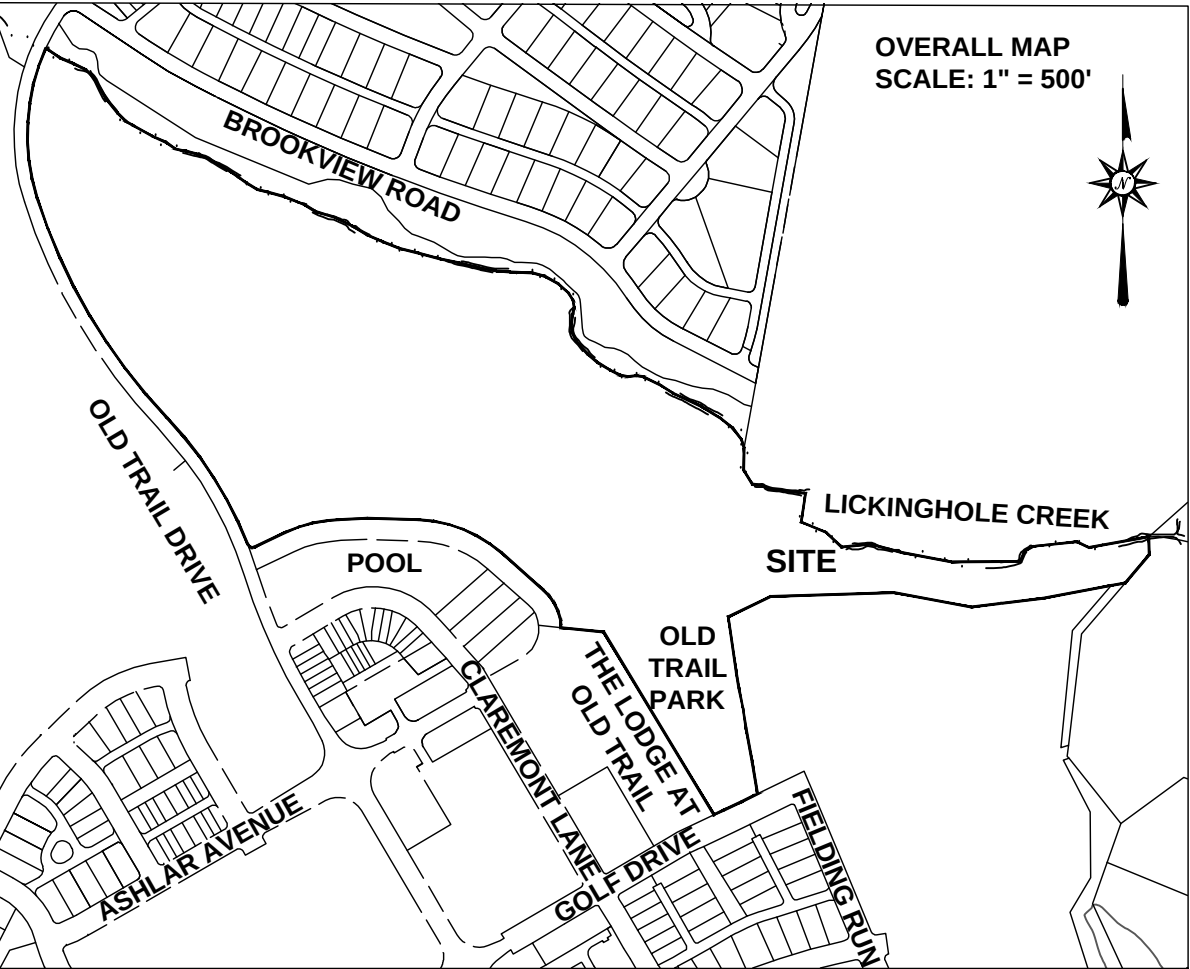
NOTARY PUBLIC:
CITY/COUNTY OF _____
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

ON BEHALF OF EAST VILLAGE, LLC

THIS _____ DAY OF _____, 2016

NOTARY PUBLIC'S SIGNATURE _____
NOTARY REGISTRATION NUMBER: _____
MY COMMISSION EXPIRES: _____, _____

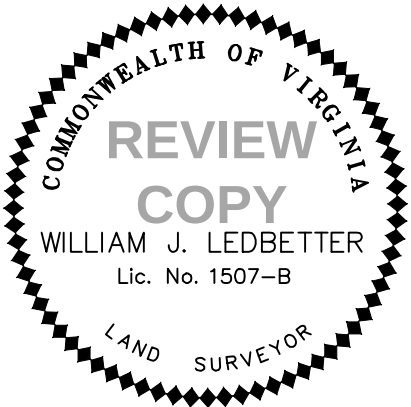
- NOTES:
1. THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM THREE PLATS. THE FIRST PLAT IS ENTITLED "SUBDIVISION PLAT SHOWING OLD TRAIL PARK AND GREENWAY AREAS - OLD TRAIL LOCATED ON OLD TRAIL DRIVE," DATED JUNE 28, 2010 AND LAST REVISED SEPTEMBER 13, 2010 AND PREPARED BY LINCOLN SURVEYING AND WAS RECORDED IN DEED BOOK 3955 AT PAGES 1-10. THE SECOND PLAT IS ENTITLED "OLD TRAIL - BOUNDARY LINE ADJUSTMENT - GOLF DRIVE R-O-W & TMPs 55E-1-A1, F, F1 & H," DATED FEBRUARY 1, 2013 AND PREPARED BY ROUDABUSH GALE AND ASSOCIATES, INC. AND WAS RECORDED IN DEED BOOK 4349 AT PAGES 541-579. THE THIRD PLAT IS ENTITLED "SUBDIVISION OF TMP 55E-01-A1 BEING THE PROPOSED EAST VILLAGE OF OLD TRAIL SUBDIVISION," DATED APRIL 25, 2016 AND PREPARED BY ROUDABUSH GALE AND ASSOCIATES, INC. AND WAS RECORDED IN DEED BOOK 4780 PAGE 372-378.
 2. THE DEVELOPER RESERVES THE RIGHT TO CREATE, REVISE, RELOCATE OR VACATE ANY EASEMENT AS NECESSARY, SO LONG AS THE PROPER AUTHORITY AGREES, REGARDLESS OF THE SALE OF ANY LOT.
 3. THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD INSURANCE RATE MAP ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), ZONE X - SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON COMMUNITY PANEL NUMBER 510006 0237 D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
 4. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON AND SAID PROPERTY MAY BE SUBJECT TO INFORMATION DISCLOSED ON A TITLE REPORT BY A LICENSED ATTORNEY.
 5. UNLESS OTHERWISE NOTED, IRON RODS WILL BE SET AT ALL NEW PROPERTY CORNERS.
 6. ANY STREAM BUFFERS SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
 7. OWNER RESERVES ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREON FOR DEDICATION TO THE OLD TRAIL COMMUNITY ASSOCIATION.
 8. DAM BREAK INUNDATION ZONES (BOTH STATE AND FEDERAL) DO NOT APPEAR TO BE SITUATED ON THE SUBJECT PROPERTY.
 9. ROUDABUSH GALE & ASSOCIATES HAS NO KNOWLEDGE OF ANY CEMETERIES, GRAVE MARKERS OR BURIAL PLOTS KNOWN TO EXIST OR TO BE SITUATED ON THE SUBJECT PROPERTIES.



VICINITY MAP
1" = 2000'

PLAT SHOWING
NEW STORMWATER
MANAGEMENT
EASEMENTS AND
ACSA SANITARY
SEWER EASEMENTS
TMP 055E0-01-00-000H0
OLD TRAIL PARK
OLD TRAIL VILLAGE
SUBDIVISION

WHITE HALL MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SHEET 1 OF 4

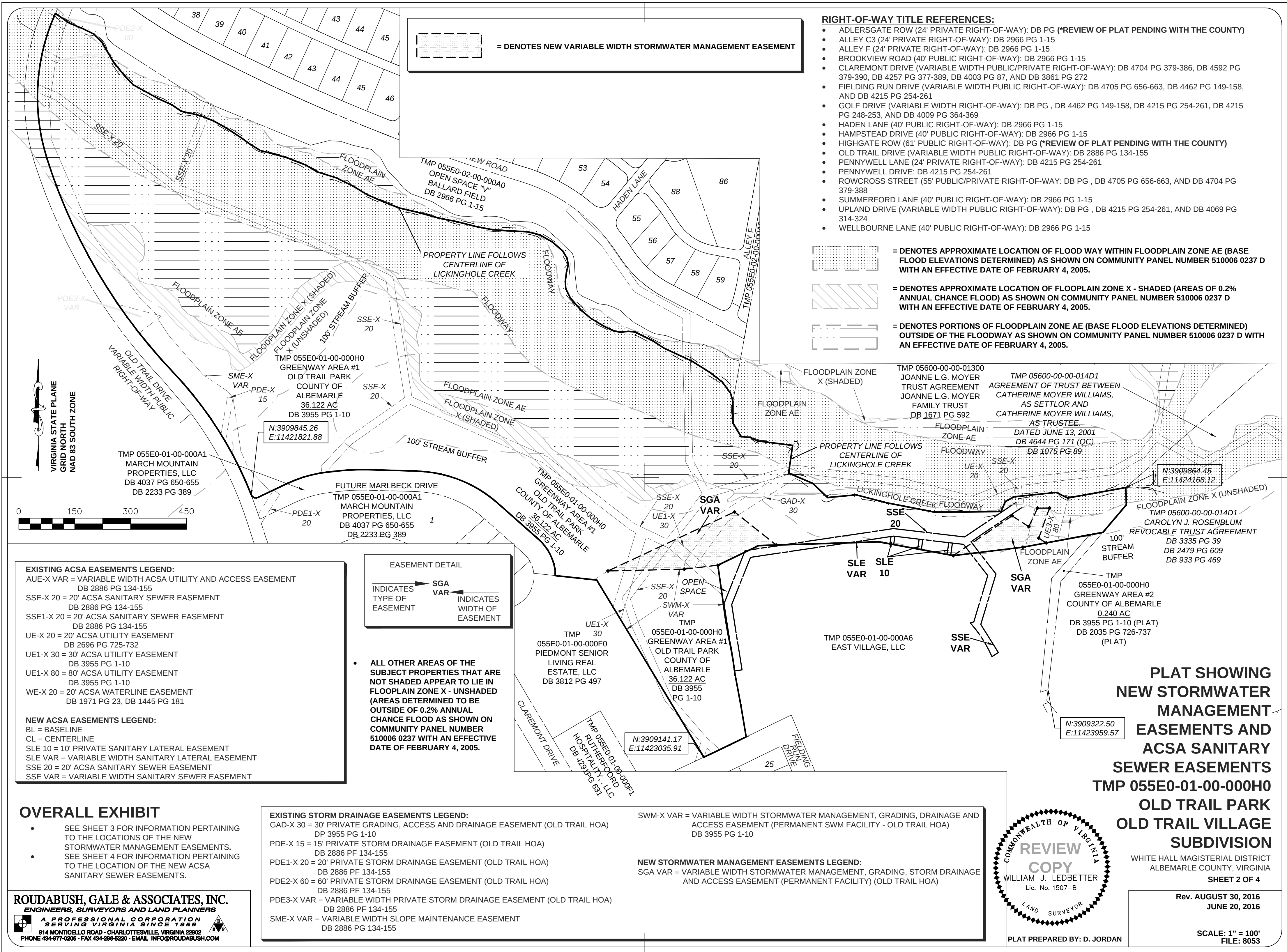


COVER SHEET

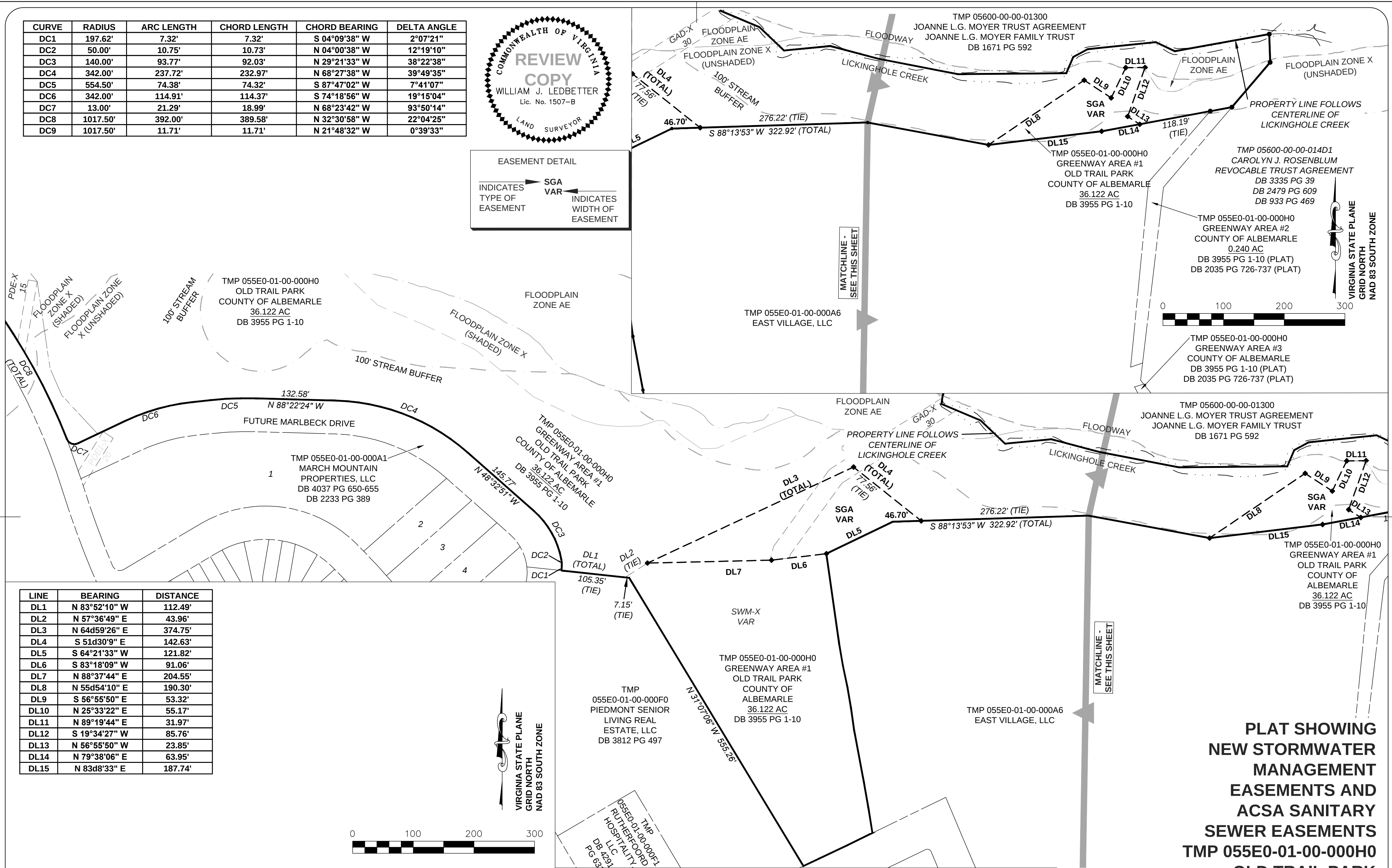
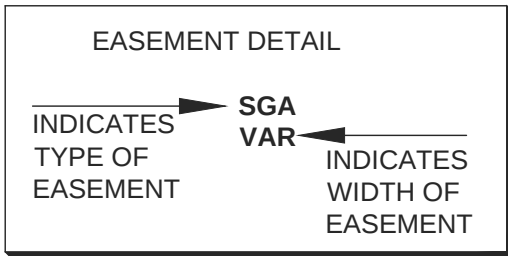
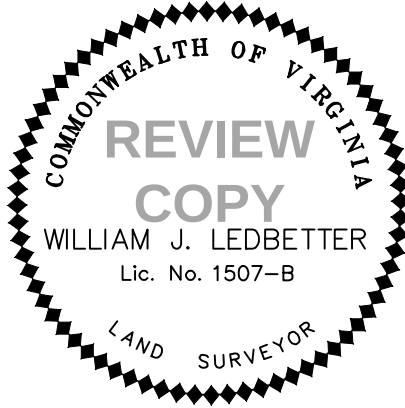
PLAT PREPARED BY: D. JORDAN

SCALE: 1" = 100'
FILE: 8053

Rev. AUGUST 30, 2016
JUNE 20, 2016



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
DC1	197.62'	7.32'	7.32'	S 04°09'38" W	2°07'21"
DC2	50.00'	10.75'	10.73'	N 04°00'38" W	12°19'10"
DC3	140.00'	93.77'	92.03'	N 29°21'33" W	38°22'38"
DC4	342.00'	237.72'	232.97'	N 68°27'38" W	39°49'35"
DC5	554.50'	74.38'	74.32'	S 87°47'02" W	7°41'07"
DC6	342.00'	114.91'	114.37'	S 74°18'56" W	19°15'04"
DC7	13.00'	21.29'	18.99'	N 68°23'42" W	93°50'14"
DC8	1017.50'	392.00'	389.58'	N 32°30'58" W	22°04'25"
DC9	1017.50'	11.71'	11.71'	N 21°48'32" W	0°39'33"



LINE	BEARING	DISTANCE
DL1	N 83°52'10" W	112.49'
DL2	N 57°36'49" E	43.96'
DL3	N 64d59'26" E	374.75'
DL4	S 51d30'9" E	142.63'
DL5	S 64°21'33" W	121.82'
DL6	S 83°18'09" W	91.06'
DL7	N 88°37'44" E	204.55'
DL8	N 55d54'10" E	190.30'
DL9	S 56°55'50" E	53.32'
DL10	N 25°33'22" E	55.17'
DL11	N 89°19'44" E	31.97'
DL12	S 19°34'27" W	85.76'
DL13	N 56°55'50" W	23.85'
DL14	N 79°38'06" E	63.95'
DL15	N 83d8'33" E	187.74'

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1966
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

EXISTING STORM DRAINAGE EASEMENTS LEGEND:
GAD-X 30 = 30' PRIVATE GRADING, ACCESS AND DRAINAGE EASEMENT (OLD TRAIL HOA)
DP 3955 PG 1-10
PDE-X 15 = 15' PRIVATE STORM DRAINAGE EASEMENT (OLD TRAIL HOA)
DB 2886 PF 134-155
PDE1-X 20 = 20' PRIVATE STORM DRAINAGE EASEMENT (OLD TRAIL HOA)
DB 2886 PF 134-155
PDE2-X 60 = 60' PRIVATE STORM DRAINAGE EASEMENT (OLD TRAIL HOA)
DB 2886 PF 134-155
PDE3-X VAR = VARIABLE WIDTH PRIVATE STORM DRAINAGE EASEMENT (OLD TRAIL HOA)
DB 2886 PF 134-155
SME-X VAR = VARIABLE WIDTH SLOPE MAINTENANCE EASEMENT
DB 2886 PG 134-155

SWM-X VAR = VARIABLE WIDTH STORMWATER MANAGEMENT, GRADING, DRAINAGE AND ACCESS EASEMENT (PERMANENT SWM FACILITY - OLD TRAIL HOA)
DB 3955 PG 1-10
NEW STORMWATER MANAGEMENT EASEMENTS LEGEND:
SGA VAR = VARIABLE WIDTH STORMWATER MANAGEMENT, GRADING, STORM DRAINAGE AND ACCESS EASEMENT (PERMANENT FACILITY) (OLD TRAIL HOA)

**PLAT SHOWING
NEW STORMWATER
MANAGEMENT
EASEMENTS AND
ACSA SANITARY
SEWER EASEMENTS
TMP 055E0-01-00-000H0
OLD TRAIL PARK
OLD TRAIL VILLAGE
SUBDIVISION**

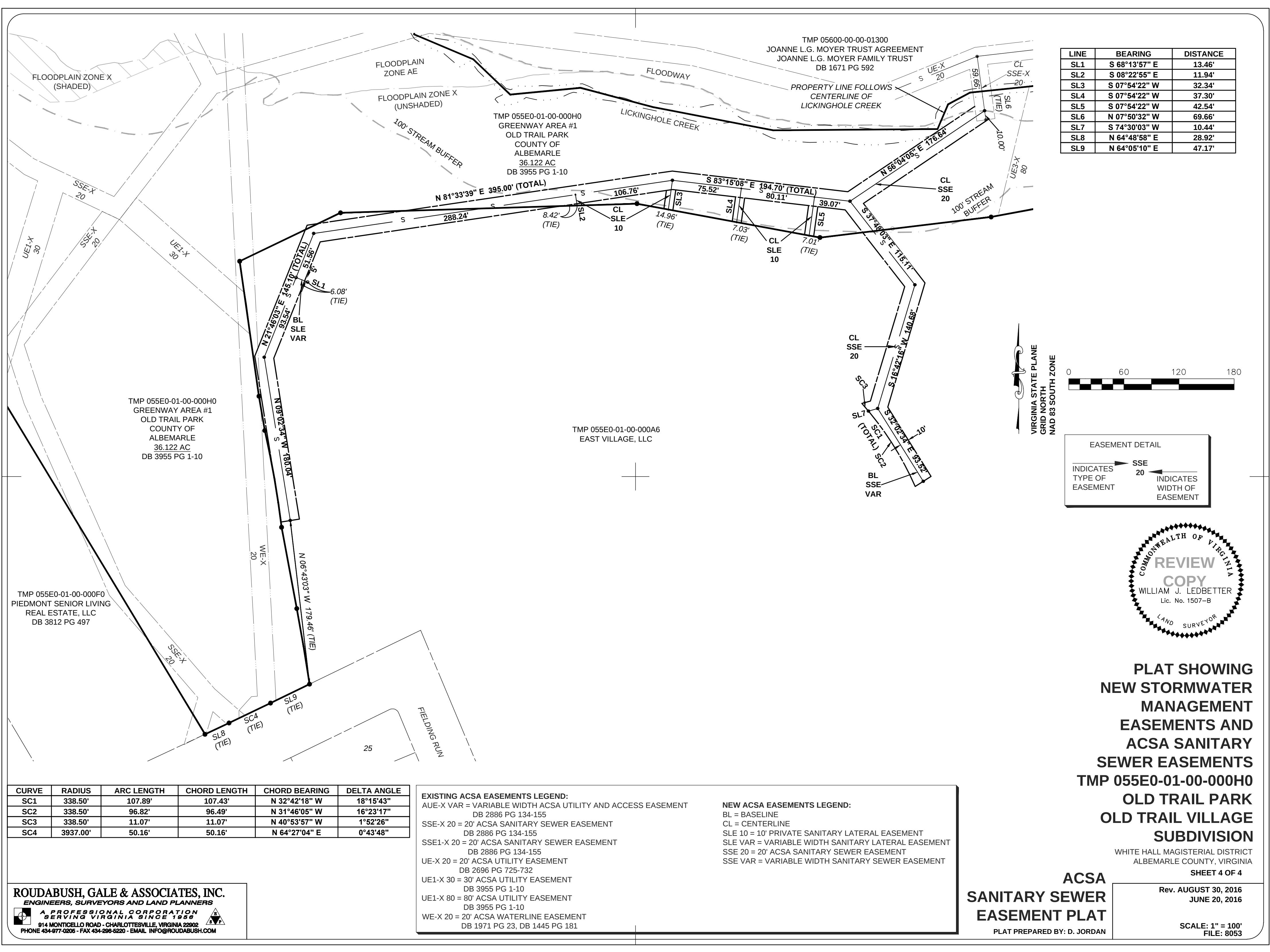
WHITE HALL MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SHEET 3 OF 4

**STORMWATER
MANAGEMENT
EASEMENT PLAT**

PLAT PREPARED BY: D. JORDAN

Rev. AUGUST 30, 2016
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SCALE: 1" = 100'
FILE: 8053

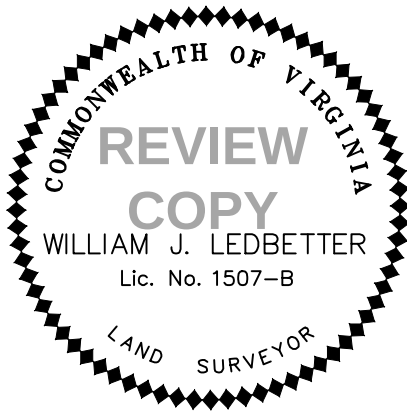


LINE	BEARING	DISTANCE
SL1	S 68°13'57" E	13.46'
SL2	S 08°22'55" E	11.94'
SL3	S 07°54'22" W	32.34'
SL4	S 07°54'22" W	37.30'
SL5	S 07°54'22" W	42.54'
SL6	N 07°50'32" W	69.66'
SL7	S 74°30'03" W	10.44'
SL8	N 64°48'58" E	28.92'
SL9	N 64°05'10" E	47.17'

EASEMENT DETAIL

INDICATES TYPE OF EASEMENT

INDICATES WIDTH OF EASEMENT



PLAT SHOWING
NEW STORMWATER
MANAGEMENT
EASEMENTS AND
ACSA SANITARY
SEWER EASEMENTS
TMP 055E0-01-00-000H0
OLD TRAIL PARK
OLD TRAIL VILLAGE
SUBDIVISION

WHITE HALL MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SHEET 4 OF 4

ACSA
SANITARY SEWER
EASEMENT PLAT
PLAT PREPARED BY: D. JORDAN

Rev. AUGUST 30, 2016
JUNE 20, 2016

SCALE: 1" = 100'
FILE: 8053

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
SC1	338.50'	107.89'	107.43'	N 32°42'18" W	18°15'43"
SC2	338.50'	96.82'	96.49'	N 31°46'05" W	16°23'17"
SC3	338.50'	11.07'	11.07'	N 40°53'57" W	1°52'26"
SC4	3937.00'	50.16'	50.16'	N 64°27'04" E	0°43'48"

EXISTING ACSA EASEMENTS LEGEND:

AUE-X VAR = VARIABLE WIDTH ACSA UTILITY AND ACCESS EASEMENT
DB 2886 PG 134-155
SSE-X 20 = 20' ACSA SANITARY SEWER EASEMENT
DB 2886 PG 134-155
SSE1-X 20 = 20' ACSA SANITARY SEWER EASEMENT
DB 2886 PG 134-155
UE-X 20 = 20' ACSA UTILITY EASEMENT
DB 2696 PG 725-732
UE1-X 30 = 30' ACSA UTILITY EASEMENT
DB 3955 PG 1-10
UE1-X 80 = 80' ACSA UTILITY EASEMENT
DB 3955 PG 1-10
WE-X 20 = 20' ACSA WATERLINE EASEMENT
DB 1971 PG 23, DB 1445 PG 181

NEW ACSA EASEMENTS LEGEND:

BL = BASELINE
CL = CENTERLINE
SLE 10 = 10' PRIVATE SANITARY LATERAL EASEMENT
SLE VAR = VARIABLE WIDTH SANITARY LATERAL EASEMENT
SSE 20 = 20' ACSA SANITARY SEWER EASEMENT
SSE VAR = VARIABLE WIDTH SANITARY SEWER EASEMENT

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