

CHERYL A. STOCKTON

## **AREA SUMMARY**

 TM 45-8
 98.355
 Acres\*

 plus Lot "X1"
 +4.015
 Acres

 Rev. TM 44-120
 102.370
 Acres

 TM 44-36B
 0.815
 Acres\*

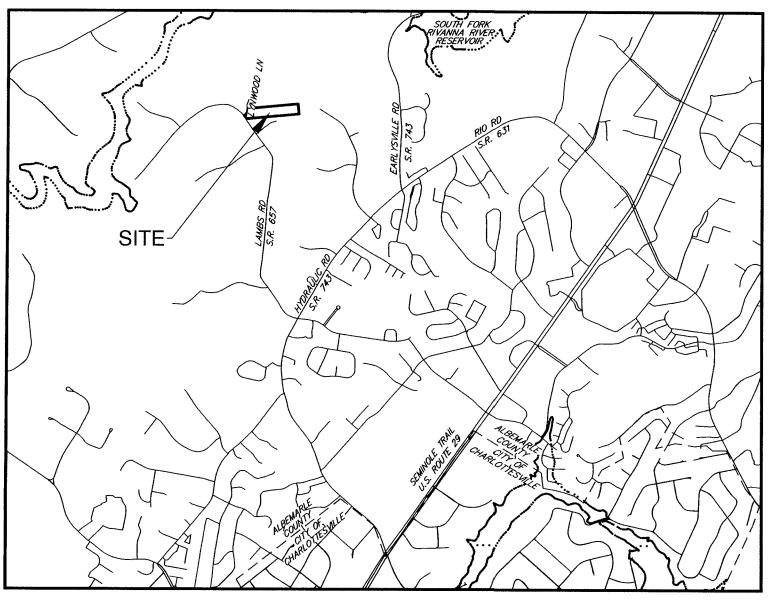
 plus Lot "X2"
 +1.222
 Acres

 Rev. TM 44-36B
 2.037
 Acres

\*Overall areas are based on Tax Records.

## NOTES:

- 1.) Horizontal Datum: NAD 83/CORS2011, Virginia South Zone, based upon GPS performed by Draper Aden Associates.
- 2.) Tax Map Parcel 45—8 has five development rights and may be further divided and when further divided these rights shall not comprise more than 31 acres; Tax Map Parcel 44—36B has one development right and may not be further divided; Tax Map Parcel 44—120 has one development right and may not be further divided.
- 3.) Zoning: Rural Areas District (RA) Minimum yards: 75' front, 25' side, 35' Rear.
- 4.) The properties delineated hereon lie within Zone X: "Areas determined to be outside the 0.2% annual chance floodplain", according to FEMA issued FIRM, Map Number 51003C0260D, effective date February 4, 2005.
- 5.) These properties do not lie within a stream buffer.
- 6.) These properties lie within the Ivy Creek Water Supply Watershed. These properties do not lie within an Airport Impact Area, Entrance Corridor Overlay, and Agricultural—Forestal District.
- 7.) Amended Parcels TM 44-36B and TM 45-8 each contain a building site that complies with section 4.2.1 of the Albemarle County Zoning Ordinance.
- 8.) These parcels will not be served by a public water supply and public sewer system.
- 9.) New property corners are to be set upon approval of this plat.
- 10.) Drainfield is approximate and drawn per schematic sketch from Thomas Jefferson Health District, Identification Number SD-94-0017.



VICINITY MAP
Scale: 1"=2,000"

## OWNER'S CERTIFICATION:

16 Morris Street, Hamden, CT 06517

The platting or dedication of the following described land Tax Map Parcels 44—36B, 44—120, & 45—8 is with free consent and in accordance with the desire of the undersigned owners, proprietors and trustees, if any.

Elizabeth L. Langhorne, Trustee
The Elizabeth L. Langhorne 2002 Revocable Trust

ACKNOWLEDGMENT OF SIGNATURE:

Signed before me, in my presence, this day of 2016.

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Notary Public for the County/City of NEW HEWEN, CONTEDINAT

My commission expires 0+3018

Gregory K Carver 1850 Lambs Road

Charlottesville, Virginia 22901

JOHN A. DEZIO
Notary Public
Commonwealth of Virginia
280058

ACKNOWLEDGMENT OF SIGNATORIAL Signed before me, in my presence, this 8 day of

Jury , 2016.

lotary Public for the County/City of Alberrie

APPROVED:

Agent for the Board of Supervisors

Date

County of Albemarle, Virginia 401 McIntire Road Charlottesville, Virginia 22902

ACKNOWLEDGMENT OF SIGNATURE:

Signed before me, in my presence, this \_\_\_\_\_day of \_\_\_\_\_, 2016.

Notary Public for the County/City of

My commission expires

City of Charlottesville

ACKNOWLEDGMENT OF SIGNATURE:

Signed before me, in my presence, this  $\frac{1}{100}$  day of  $\frac{1}{100}$   $\frac{1}{100}$  , 2016.

Notary Public for the County/City of Charlottes/11-C

TERRY L. BENTLEY
Notary Public
Commonwealth of Virginia
My Commission Expires April 30, 2016
Commission ID# 187882

Draper Aden Engineering · Surveying ·

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36B, 44-120, & 45-8

TAX MAP 44-36B, 44-120,

**ADJUSTMENT** 

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REVISIONS

2014 County Comments 207-10-2014 Addtl County Comments

202-22-2016 Addtl County Comments

DESIGNED BY:

DRAWN BY: CAS
CHECKED BY: NAO
SCALE: 1"=60'

SCALE: 1"=60

DATE: 09-24-2013

PROJECT NUMBER: C13135C-01

1 OF 2

