

202400007676.002

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM C – ADDITIONAL PARCELS

Instrument Date: 9/11/2024

Instrument Type: OTHER

Number of Parcels: 2 Number of Pages: 3

[] City [X] County ALBEMARLE COURT
CIRCUIT COURT

Parcels Identification/Tax Map

Prior Recording At:

[] City [] County

Percentage In This Jurisdiction: 100%

Book Number: Page Number:

Instrument Number:

Parcel Identification Number (PIN)/Tax Map Number: 30-35B

Short Property Description:

Current Property Address: 1706 BUCK MOUNTAIN ROAD

City: EARLYSVILLE State: VA Zip Code: 22936

Prior Recording At:

[] City [] County Percentage In This Jurisdiction:

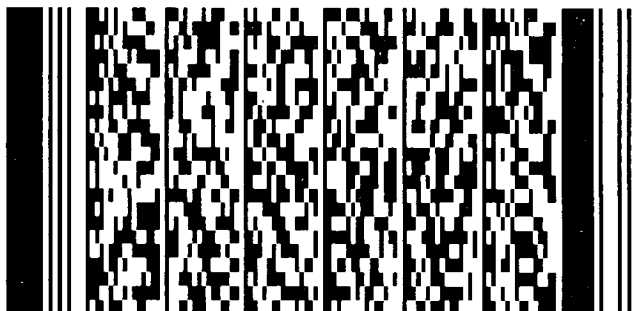
Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number:

Short Property Description:

Current Property Address:

City: State: Zip Code:



(Area Above Reserved For Deed Stamp Only)

Prepared by:
 VALERIE W. LONG, ESQ.
 VSB No. 42968
 WILLIAMS MULLEN
 323 2ND ST., STE. 900
 CHARLOTTESVILLE, VIRGINIA 22902

Tax Map Nos. 30-1A and 30-35B

CERTIFICATE OF PLAT

The attached plat entitled, "BOUNDARY LINE ADJUSTMENT PLAT REVISED T.M. 30-35B, CONTAINING 2.18 ACRES, PARCEL X, CONTAINING 4.53 ACRES & PARCEL Y, CONTAINING 0.17 ACRE, PORTIONS OF T.M. 30-35B THE PROPERTY OF RIVANNA WATER AND SEWER AUTHORITY BEING ADDED TO AND COMBINED WITH T.M. 30-1A, THE PROPERTY OF RIVANNA WATER AND SEWER AUTHORITY LOCATED ON STATE ROUTE 665 (BUCK MOUNTAIN ROAD), WHITE HALL MAGISTERIAL DISTRICT ALBEMARLE COUNTY, VIRGINIA" made by Brian S. Ray, L.S., of Roger W. Ray & Assoc., Inc., dated November 29, 2023, last revised July 17, 2024 (the "Plat"), is hereby submitted for recordation on behalf of the Owner in the Clerk's Office of the Circuit Court of the County of Albemarle, Virginia.

Given under my hand this 11th day of September, 2024.

OWNER:

RIVANNA WATER AND SEWER AUTHORITY, a body corporate and politic formed under the Virginia Water and Waste Authorities Act

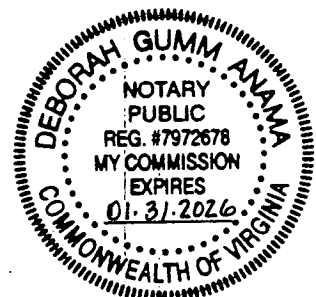
By: William I. Mawyer, Jr. P.E.
 William I. Mawyer, Jr., Executive Director

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF Albemarle County:

The foregoing instrument was acknowledged before me this 11th day of September, 2024, by William I. Mawyer, Jr., Executive Director of the Rivanna Water and Sewer Authority.

Deborah Gumm Anama
 Notary Public

Registration Number: 7972678
 My commission expires: January 31, 2026



THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, REVISED T.M.30-1A AND REVISED T.M.30-35B, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETORS, AND/OR TRUSTEES, IF ANY.

W. I. Mawyer, Jr. P.E.
FOR: RIVANNA WATER AND SEWER AUTHORITY

CITY/COUNTY OF Albemarle County
STATE OF Virginia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 2nd DAY OF August

2024 BY William I. Mawyer, Jr., Executive Director
FOR: RIVANNA WATER AND SEWER AUTHORITY

NOTARY PUBLIC Deborah Gumm Anama # 7972678

MY COMMISSION EXPIRES : January 31, 2026

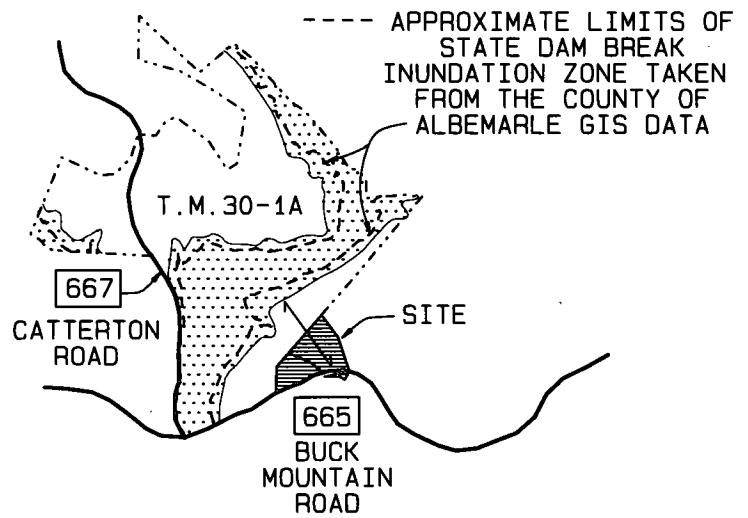


NOTARY SEAL



KEY MAP & VICINITY MAP
SCALE: 1" = 2000' +/-

APPROXIMATE LOCATION OF AREA WITHIN ZONE A (100 YEAR FLOOD PLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS, EFFECTIVE DATE FEBRUARY 4, 2005 (COMMUNITY PANEL 510006 0120D).



NOTES:

- OWNERS & ADDRESS:
T.M.30-1A & T.M.30-35B
RIVANNA WATER AND SEWER AUTHORITY
695 MOORES CREEK LANE, CHARLOTTESVILLE, VA 22902
- THE BOUNDARY DATA SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.
- SHOULD AN OFFICIAL DETERMINATION OF PARCELS OF RECORD REVEAL THAT ADDITIONAL PARCELS AND/OR DEVELOPMENT RIGHTS EXIST, THE INTENT OF THIS PLAT IS NOT TO COMBINE THESE PARCELS OR EXTINGUISH DEVELOPMENT RIGHTS.
- T.M.30-1A IS SUBJECT TO THE FOLLOWING:
A. EASEMENTS TO VIRGINIA TELEPHONE & TELEGRAPH COMPANY (D.B.490-350, D.B.449-370 & D.B.352-461).
B. A GAS LINE EASEMENT TO THE CITY OF CHARLOTTESVILLE (D.B.426-214, D.B.290-417 & D.B.290-433).
- T.M.30-35B IS SUBJECT TO THE FOLLOWING:
A. EASEMENTS TO VIRGINIA TELEPHONE & TELEGRAPH COMPANY (D.B.449-404 & D.B.359-153).
B. A GAS LINE EASEMENT TO THE CITY OF CHARLOTTESVILLE (D.B.416-112 & D.B.290-447).
- T.M.30-35B IS SUBJECT TO A GAS LINE EASEMENT TO THE CITY OF CHARLOTTESVILLE INsofar AS IT MAY APPLY (D.B.304-354).
- NO TITLE REPORT FURNISHED. ALL EASEMENTS KNOWN BY ME ARE SHOWN OR NOTED HEREON. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL EASEMENTS, UTILITIES, CONDITIONS, AND/OR COVENANTS THAT MAY EXIST.
- ACREAGES BEFORE THIS BOUNDARY LINE ADJUSTMENT PLAT:
T.M.30-1A = 159.96+/- ACRES (TAXED ACREAGE)
T.M.30-35B= 6.70 ACRES

APPROVED FOR RECORDATION

Jodie Fikardo
AGENT FOR THE BOARD OF SUPERVISORS

8/6/2024
DATE

THE LAND USE NOTES SHOWN ON THIS PLAT ARE IMPOSED AT THE REQUEST OF THE DIRECTOR OF PLANNING. BY PLACING HIS/HER SIGNATURE ON THIS PLAT HE/SHE HAS DEEMED THAT THEY ARE CORRECT AND IN ACCORDANCE WITH THE ALBEMARLE COUNTY ZONING ORDINANCE IN EFFECT THIS DATE. THESE NOTES ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH. ANY REFERENCE TO FUTURE DEVELOPMENT RIGHTS SHOWN HEREON IS THEORETICAL.

- T.M.30-1A IS ZONED RA (FLOOD HAZARD OVERLAY) T.M.30-35B IS ZONED RA.
- TWO DEVELOPMENT RIGHTS ARE BEING ADDED TO REVISED T.M.30-1A WITH THE 4.53 ACRES SHOWN HEREON.
- REVISED T.M.30-35B RETAINS ONE DEVELOPMENT RIGHT AND MAY NOT BE FURTHER DIVIDED.
- ACCORDING TO THE ALBEMARLE COUNTY GIS DATA, REVISED T.M.30-1A & REVISED T.M.30-35B, EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
- ACCORDING TO THE ALBEMARLE COUNTY GIS DATA, THESE PROPERTIES ARE NOT LOCATED IN AN AGRICULTURAL-FORESTAL DISTRICT.
- ACCORDING TO THE ALBEMARLE COUNTY GIS DATA, THESE PROPERTIES ARE LOCATED IN A WATER SUPPLY WATERSHED.
- THE STREAMS AND STREAM BUFFERS SHOWN HEREON WERE TAKEN FROM THE ALBEMARLE COUNTY GIS DATA AND SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.

BOUNDARY LINE ADJUSTMENT PLAT
REVISED T.M.30-35B, CONTAINING 2.18 ACRES,
PARCEL X, CONTAINING 4.53 ACRES & PARCEL Y, CONTAINING 0.17 ACRE
PORTIONS OF T.M.30-35B
THE PROPERTY OF RIVANNA WATER AND SEWER AUTHORITY
BEING ADDED TO AND COMBINED WITH T.M.30-1A
THE PROPERTY OF RIVANNA WATER AND SEWER AUTHORITY
LOCATED ON STATE ROUTE 665 (BUCK MOUNTAIN ROAD)
WHITE HALL MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

SCALE: 1" = 100'

DATE: NOVEMBER 29, 2023

REVISED: JUNE 3, 2024

(TO UPDATE OWNERSHIP OF T.M.30-35B ONLY)

REVISED: JULY 17, 2024

INSTRUMENT # 202400007676
RECORDED ALBEMARLE CO CIRCUIT COURT CLERK'S OFFICE
Sep 11, 2024 AT 11:27 am
JON R. ZUG, CLERK by MEB

FOR:
RIVANNA WATER AND SEWER AUTHORITY

ROGER W. RAY & ASSOC., INC.
663 BERKMAR COURT
CHARLOTTESVILLE, VIRGINIA 22901
TELEPHONE: (434) 293-3195
RAYSURVEYING.COM

LINE	BEARING	DISTANCE
L1	S70°38'40"W	101.94
L2	S79°40'42"W	52.12
L3	N70°38'40"E	101.94
L4	S27°28'59"W	64.65
L5	N58°17'40"W	55.85
L6	S86°41'39"W	163.39

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	55°17'10"	122.32	118.03	64.06	113.50	N81°42'45"W
C2	5°44'32"	696.20	69.77	34.92	69.74	S73°30'56"W
C3	3°17'30"	696.20	40.00	20.00	39.99	S78°01'57"W
C4	22°22'32"	497.46	194.27	98.39	193.04	S68°29'26"W
C5	0°36'35"	338.31	3.60	1.80	3.60	S56°59'52"W
C6	5°08'05"	736.20	65.98	33.01	65.96	N73°12'43"E
C7	60°13'32"	82.32	86.53	47.74	82.60	S79°14'34"E