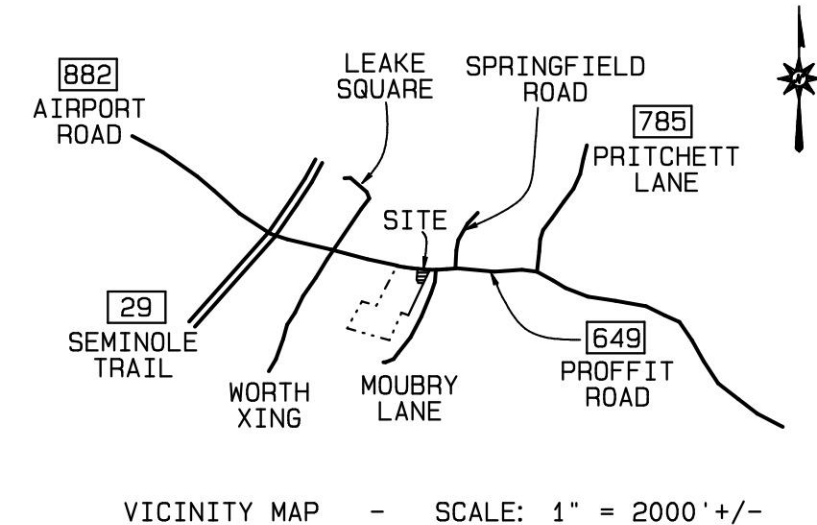


APPROVED FOR RECORDATION

FOR
REVIEW

AGENT FOR THE BOARD OF SUPERVISORS

DATE



SUBDIVISION PLAT
PARCEL M1
A PORTION OF PARCEL M
THE PROPERTY OF TRUSTEES OF MAPLE GROVE CHRISTIAN CHURCH
AND
NEW ACCESS EASEMENT
LOCATED ON STATE ROUTE 649 (PROFFIT ROAD)
ABOUT 0.2 MILE EAST OF U.S. ROUTE 29 (SEMINOLE TRAIL)
RIVANNA MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1" = 40' DATE: MARCH 21, 2023

FOR:
MAPLE GROVE CHRISTIAN CHURCH

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



GL

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PARCEL M1 A PORTION OF PARCEL M (T.M.32-29D) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES, IF ANY.

FOR
REVIEW

THOMAS ZAKIELARZ, AS TRUSTEE OF MAPLE GROVE CHRISTIAN CHURCH

FOR
REVIEW

KIMBERLY GARRISON, AS TRUSTEE OF MAPLE GROVE CHRISTIAN CHURCH

FOR
REVIEW

JEFFFFREY ANGE, AS TRUSTEE OF MAPLE GROVE CHRISTIAN CHURCH

CITY/COUNTY OF _____
STATE OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____
2023 ,BY THOMAS ZAKIELARZ,
AS TRUSTEE OF MAPLE GROVE CHRISTIAN CHURCH

NOTARY PUBLIC _____
REGISTRATION# _____
MY COMMISSION EXPIRES : _____

NOTARY SEAL

CITY/COUNTY OF _____
STATE OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____
2023 ,BY KIMBERLY GARRISON,
AS TRUSTEE OF MAPLE GROVE CHRISTIAN CHURCH

NOTARY PUBLIC _____
REGISTRATION# _____
MY COMMISSION EXPIRES : _____

NOTARY SEAL

CITY/COUNTY OF _____
STATE OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____
2023 ,BY JEFFFREY ANGE,
AS TRUSTEE OF MAPLE GROVE CHRISTIAN CHURCH

NOTARY PUBLIC _____
REGISTRATION# _____
MY COMMISSION EXPIRES : _____

NOTARY SEAL

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.

- A. PROPERTY ZONED R4 (AIRPORT IMPACT AREA & STEEP SLOPES (MANAGED)) .
- B. SETBACK REQUIREMENTS: FRONT= 5'; SIDES= 0', AND REAR= 20' (NON-FILL SECTION 4.19 OF THE ALBEMARLE COUNTY ZONING ORDINANCE) .
- C. ACCORDING TO THE COUNTY OF ALBEMARLE GIS DATA PARCEL M1 AND THE RESIDUE OF T.M.32-29D EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
- D. ACCORDING TO THE COUNTY OF ALBEMARLE GIS DATA, THIS PROPERTY IS NOT LOCATED IN A WATER SUPPLY WATERSHED.
- E. ACCORDING TO THE COUNTY OF ALBEMARLE GIS DATA, THIS PROPERTY IS NOT LOCATED IN AN AGRICULTURAL-FORESTAL DISTRICT.
- F. ACCORDING TO THE COUNTY OF ALBEMARLE GIS DATA, THIS PROPERTY IS IN THE JURISDICTIONAL AREA FOR WATER AND SEWER. THIS PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.

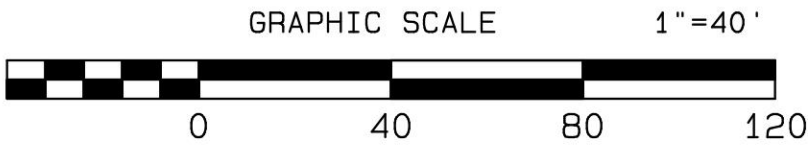
- NOTES:
- 1. OWNER(S) AND ADDRESS:
TRUSTEES OF MAPLE GROVE CHRISTIAN CHURCH
3210 PROFFIT ROAD
CHARLOTTESVILLE, VIRGINIA 22911
 - 2. THE BOUNDARY DATA SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.
 - 3. THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
 - A. A 20'DRAINAGE EASEMENT TO ALBEMARLE LAND DEVELOPMENT, LLC (D.B.5521-240) .
 - B. A TEMPORARY RIGHT-OF-WAY AND CONSTRUCTION EASEMENT FOR A SANITARY SEWER LINE AND A 20'SEWER EASEMENT AS DEFINED IN D.B.5301-396.
 - C. A RELOCATED 15'ACCESS EASEMENT TO SERVE T.M.32-34 AS SHOWN ON PLAT RECORDED IN D.B.2303-630 THRU 633.
 - D. A STORMWATER MANAGEMENT/BMP FACILITIES MAINTENANCE AGREEMENT (D.B.2285-449) .
 - E. A 20'SANITARY SEWER EASEMENT (D.B.1577-723) .
 - F. EASEMENTS TO VIRGINIA ELECTRIC & POWER COMPANY (D.B.1455-606, D.B.1186-230 & D.B.299-435) .
 - G. A 20'WATERLINE EASEMENT (D.B.1219-454) .
 - H. AN EASEMENT TO VIRGINIA TELEPHONE & TELEGRAPH COMPANY (D.B.398-267) .
 - 4. NO TITLE REPORT FURNISHED. ALL EASEMENTS KNOWN BY ME ARE SHOWN OR NOTED HEREON. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL CONDITIONS, UTILITIES, EASEMENTS AND/OR COVENANTS THAT MAY EXIST.

DATE: MARCH 21, 2023

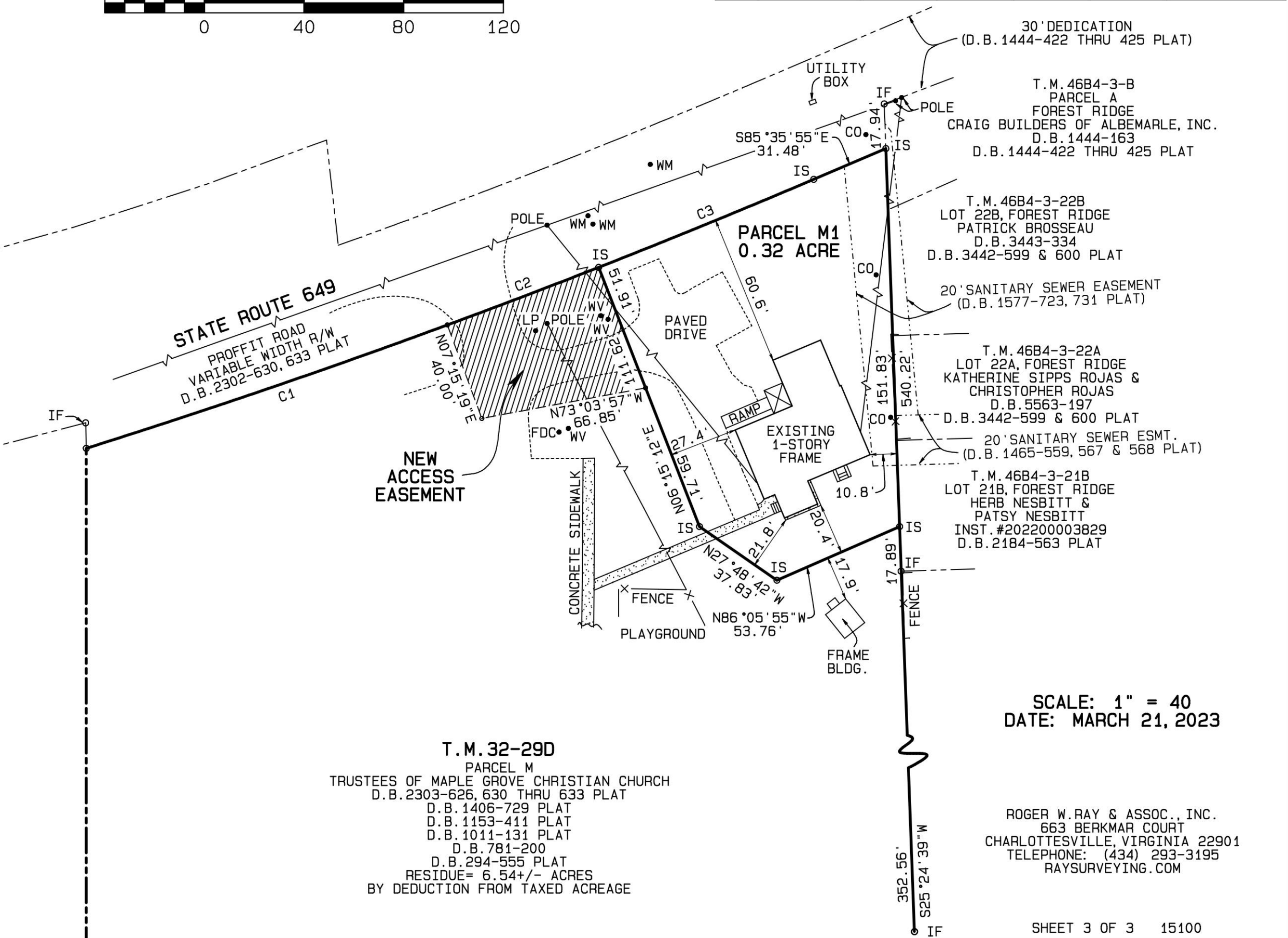
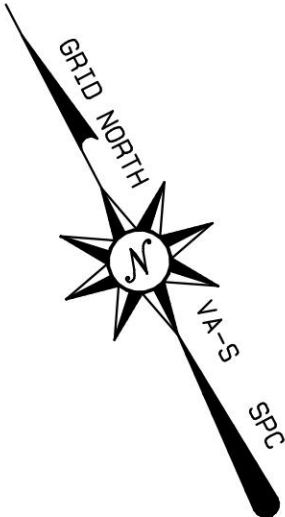
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LEGEND:

- CO CLEAN OUT
FENCE
FDC FIRE DEPARTMENT CONNECTION
FH FIRE HYDRANT
IF IRON FOUND
IS IRON SET
LP LAMP POST
OVERHEAD UTILITY LINE
WM WATER METER
WV WATER VALVE
NEW ACCESS EASEMENT



LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	2°45'41"	3179.08	153.21	76.62	153.20	S81°21'51"E
C2	1°10'17"	3179.08	65.00	32.50	65.00	S83°19'50"E
C3	1°40'53"	3179.08	93.29	46.65	93.28	S84°45'25"E



T.M. 32-29D
PARCEL M
TRUSTEES OF MAPLE GROVE CHRISTIAN CHURCH
D.B. 2303-626, 630 THRU 633 PLAT
D.B. 1406-729 PLAT
D.B. 1153-411 PLAT
D.B. 1011-131 PLAT
D.B. 781-200
D.B. 294-555 PLAT
RESIDUE= 6.54+/- ACRES
BY DEDUCTION FROM TAXED ACREAGE

SCALE: 1" = 40
DATE: MARCH 21, 2023

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