

RECORDED IN  
ALBEMARLE COUNTY, VA  
JON R. ZUG  
CLERK OF CIRCUIT COURT  
FILED Oct 21, 2022  
AT 10:10 am  
BOOK  
START PAGE  
END PAGE  
INST # 202200012153  
TOTAL NUM PAGES 4  
MEB

**VIRGINIA LAND RECORD COVER SHEET**

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

**FORM A – COVER SHEET CONTENT**

Instrument Date: 10/6/2022

Instrument Type: PM

Number of Parcels: 1 Number of Pages: 3

[ ] City [X] County ALBEMARLE  
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

[ ] Grantor:

[ ] Grantee:

Business/Name

(Area Above Reserved For Deed Stamp Only)

1 Grantor: COUNTY OF ALBEMARLE, COUNTY OF ALBEMARLE

Grantor:

1 Grantee: COUNTY OF ALBEMARLE, RICHARDSON, JEFFREY B.

Grantee:

Grantee Address

Name: JEFFREY B. COUNTY OF ALBEMARLE, RICHARDSON

Address:

City: State: VA Zip Code:

Consideration: \$0.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: [ ] City [ ] County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 12100-00-00-082A2

Short Property Description:

Current Property Address:

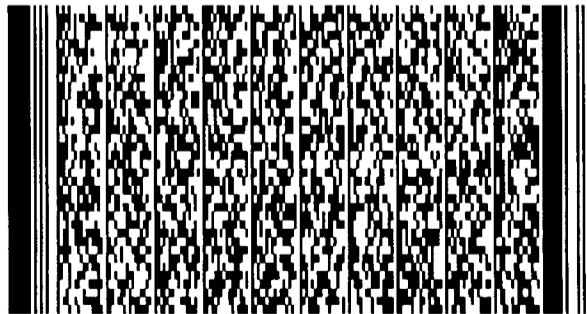
City: SAMUEL MILLER MAGISTERIAL State: VA Zip Code: 22946

Instrument Prepared By: ALBEMARLE COUNTY ATTORNEY Recording Paid By: ALBERMARLE COUNTY

Recording Returned To: DERECK H PERRY

Address: 110 AVON STREET

City: CHARLOTTESVILLE State: VA Zip Code: 22902



This document was prepared by:  
Albemarle County Attorney  
County of Albemarle  
401 McIntire Road  
Charlottesville, Virginia 22902

Parcel ID Number: 12100-00-00-082A2

This deed is exempt from taxation under Virginia Code § 58.1-811(A)(3) and from Court Clerk's fees under Virginia Code § 17.1-266.

**CERTIFICATE OF PLAT**

The attached plat, made by Draper Aden Associates, dated September 15, 2022, of certain lands belonging to the County of Albemarle, Virginia, situated in County of Albemarle, Virginia, identified as Parcel ID # 12100-00-00-082A2, and being the same land acquired by the said County of Albemarle, Virginia by deed recorded in the Office of the Clerk of the Circuit Court of Albemarle County, Virginia in Deed Book 1088, page 600, is hereby confirmed and submitted for record in the aforesaid Clerk's Office.

Given under my hand this 6<sup>th</sup> day of October, 2022.

COUNTY OF ALBEMARLE, VIRGINIA

By:

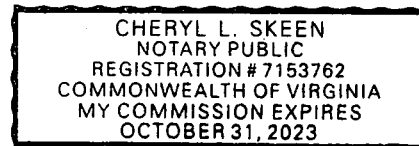
*Jeffrey B. Richardson*  
Jeffrey B. Richardson, County Executive

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Charlottesville:

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of October, 2022 by Jeffrey B. Richardson, County Executive, on behalf of the County of Albemarle, Virginia, Grantee.

*Cheryl L. Skeen*  
Notary Public

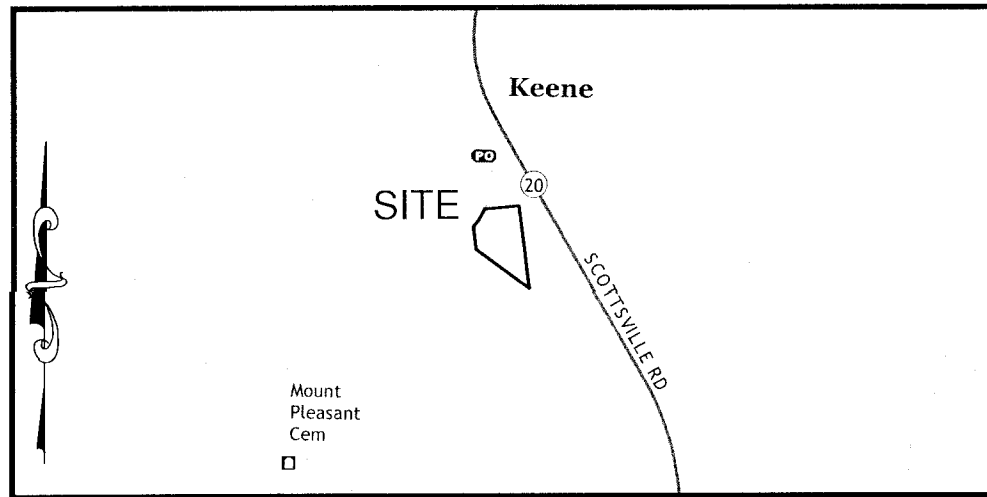
My Commission Expires: Oct. 31, 2023  
Registration number: 7153762



Approved as Form:

*Andre N. Haniel*  
County Attorney

10/5/2022  
Date



VICINITY MAP  
SCALE: 1"=2,000'

**NOTES:**

- 1.) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE TITLE.
- 2.) EXTERIOR PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DOCUMENTS. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY.
- 3.) THIS SURVEY WAS PREPARED FOR THE RIVANNA SOLID WASTE AUTHORITY. DRAPER ADEN ASSOCIATES ASSUMES NO LIABILITY FOR REUSE OR MODIFICATION OF THIS DOCUMENT.
- 4.) NO GRAVES OR PLACES OF BURIAL ARE FOUND.
- 5.) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X BASED ON A SCALED LOCATION ON FIRM PANEL #51003C0525D EFFECTIVE DATE 02/04/2005. THIS FLOOD DETERMINATION IS NOT A RECOMMENDATION BY DRAPER ADEN ASSOCIATES TO NOT PURCHASE OR PURCHASE FLOOD INSURANCE COVERAGE AND DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOOD DAMAGE.
- 6.) THE PROPERTY SHOWN HEREON IS LOCATED IN THE TOTIER CREEK WATERSHED.
- 7.) THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A "WATER SUPPLY PROTECTION AREA."
- 8.) THE PROPERTY SHOWN HEREON IS LOCATED IN THE SAMUEL MILLER MAGISTERIAL DISTRICT
- 9.) THE PROPERTY SHOWN HEREON IS PARTIALLY LOCATED IN THE ENTRANCE CORRIDOR OVERLAY DISTRICT.
- 10.) THE PROPERTY SHOWN HEREON CONTAINS NO STREAM BUFFERS.
- 11.) THE PROPERTY SHOWN HEREON IS NOT WITHIN THE WATER AND SEWER JURISDICTIONAL SERVICE AREA.
- 12.) THE PROPERTY SHOWN HEREON IS NOT WITHIN AN AGRICULTURAL DISTRICT.
- 13.) PRIMARY ZONING: RURAL AREAS

**STATEMENT OF CONSENT**

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, IDENTIFIED AS A SWM FOREST AND OPEN SPACE EASEMENT ACROSS LAND CONVEYED IN DEED BOOK 1088 AT PAGE 600, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

[Signature] 10/6/22  
COUNTY OF ALBEMARLE DATE

**CERTIFICATE OF ACKNOWLEDGMENT**

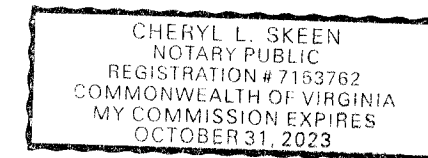
CITY/COUNTY OF Charlottesville  
COMMONWEALTH OF VIRGINIA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 6<sup>th</sup> DAY OF October, 2022 BY

Jeffrey B. Richardson  
Cheryl L. Skeen, Notary

NOTARY REGISTRATION NUMBER: 7153762

MY COMMISSION EXPIRES: Oct 31, 2023

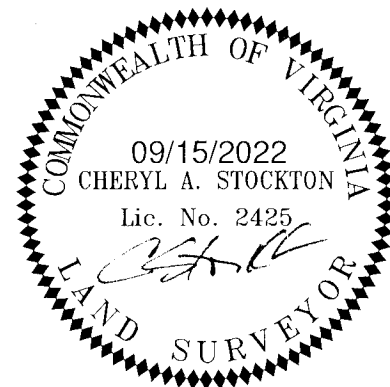


**AREA SUMMARY**

D.B. 1088 PG. 600 PARCEL 7.000 ACRES (PER COUNTY GIS)  
TOTAL NEW PERMANENT 4.584 ACRES  
EASEMENT AREA

**APPROVALS**

Jodie F. Landi WAF 10/11/22  
AGENT, ALBEMARLE COUNTY BOARD OF SUPERVISORS DATE



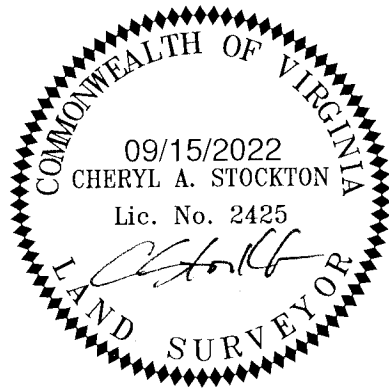
**Draper Aden Associates**  
Engineering • Surveying • Environmental Services  
110 Avon Street Richmond, VA Raleigh, NC  
Charlottesville, VA 22902 Blacksburg, VA Fayetteville, NC  
434-295-0700 Fax: 434-295-2105 Hampton Roads, VA Northern Virginia  
Virginia Beach, VA

DESIGNED: N/A  
DRAWN: VDV  
CHECKED: CAS  
DATE: 09/15/2022

SOUTHERN ALBEMARLE CONVENIENCE CENTER  
PLAT SHOWING THE LOCATION OF A SWM FOREST AND OPEN SPACE EASEMENT TO BE ACQUIRED THROUGH THE PROPERTY OF THE COUNTY OF ALBEMARLE, PARCEL ID: 121-82A2, COUNTY OF ALBEMARLE, VIRGINIA

SCALE: NTS  
PROJECT: 2100656

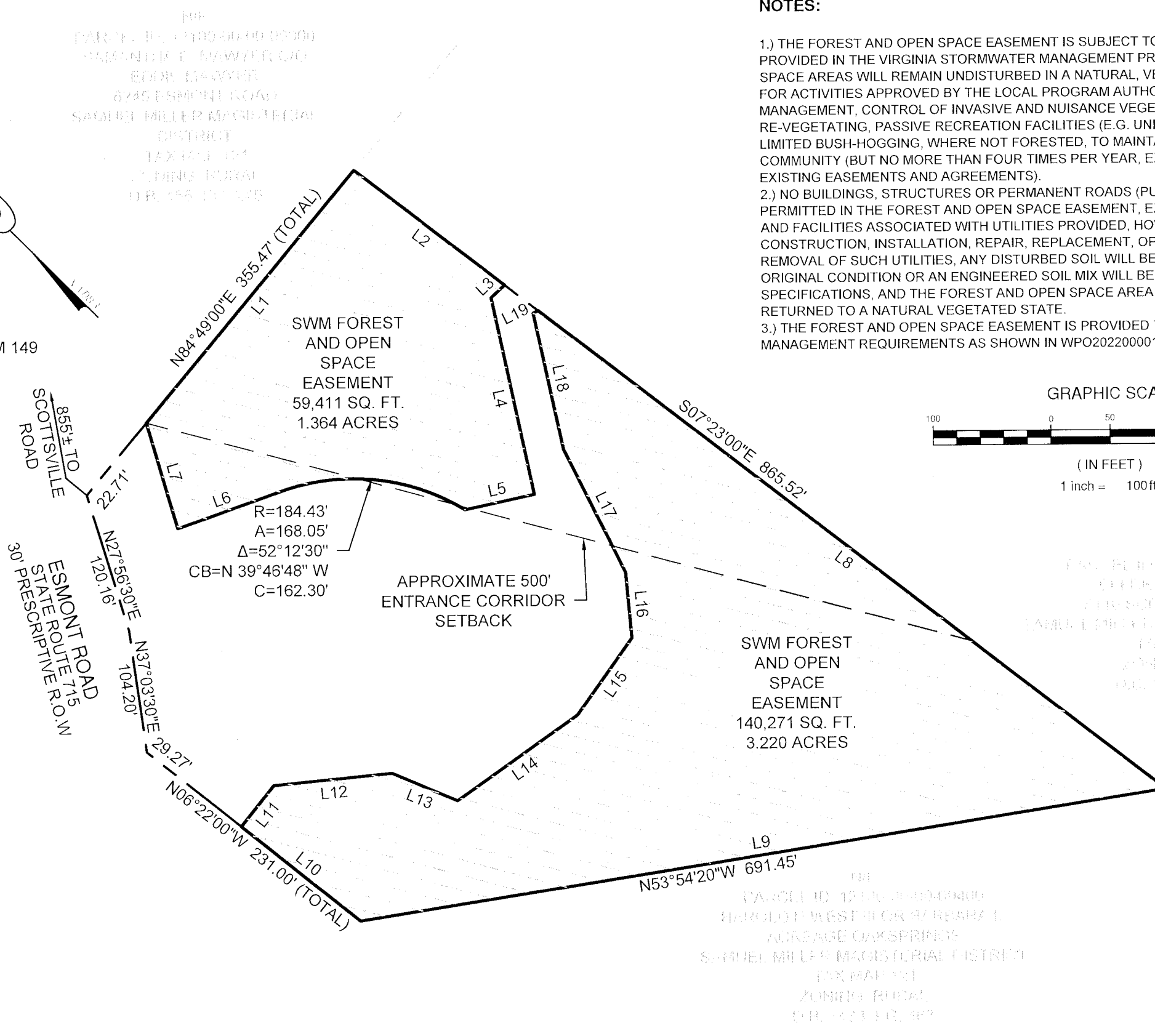
FIGURE  
1 OF 2



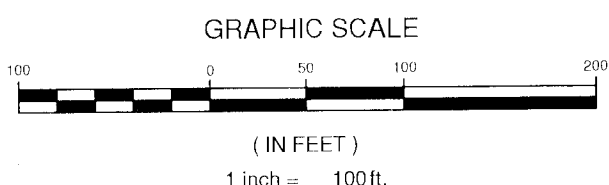
**SUBJECT PARCEL INFORMATION**

PARCEL ID: 12100-00-00-082A2  
 COUNTY OF ALBEMARLE C/O FINANCE ADMINISTRATION RM 149  
 KEENE PROPERTY  
 SAMUEL MILLER MAGISTERIAL DISTRICT  
 7.000 ACRES (PER COUNTY GIS RECORDS)  
 ZONING: RURAL  
 D.B. 1088, PG. 600

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 84°49'00" E	276.55'
L2	S 07°23'00" E	160.59'
L3	N 88°17'38" W	15.69'
L4	S 32°51'36" W	170.12'
L5	N 57°08'24" W	60.31'
L6	N 64°27'48" W	87.07'
L7	N 28°50'33" E	93.29'
L8	S 07°23'00" E	669.07'
L9	N 53°54'20" W	691.45'
L10	N 06°22'00" W	129.24'
L11	N 83°38'00" E	44.11'
L12	S 50°30'15" E	101.10'
L13	S 21°59'46" E	60.56'
L14	S 80°08'40" E	124.62'
L15	N 80°26'22" E	79.66'
L16	N 39°44'31" E	55.74'
L17	N 18°35'19" E	116.81'
L18	N 32°43'43" E	118.08'
L19	S 71°14'45" E	4.74'



- NOTES:**
- 1.) THE FOREST AND OPEN SPACE EASEMENT IS SUBJECT TO DEQ GUIDANCE AS PROVIDED IN THE VIRGINIA STORMWATER MANAGEMENT PROGRAM. FOREST AND OPEN SPACE AREAS WILL REMAIN UNDISTURBED IN A NATURAL, VEGETATED STATE, EXCEPT FOR ACTIVITIES APPROVED BY THE LOCAL PROGRAM AUTHORITY, SUCH AS FOREST MANAGEMENT, CONTROL OF INVASIVE AND NUISANCE VEGETATION, REPLANTING AND RE-VEGETATING, PASSIVE RECREATION FACILITIES (E.G. UNIMPROVED TRAILS), AND LIMITED BUSH-HOGGING, WHERE NOT FORESTED, TO MAINTAIN DESIRED VEGETATIVE COMMUNITY (BUT NO MORE THAN FOUR TIMES PER YEAR, EXCEPT AS PERMITTED BY EXISTING EASEMENTS AND AGREEMENTS).
  - 2.) NO BUILDINGS, STRUCTURES OR PERMANENT ROADS (PUBLIC OR PRIVATE) ARE PERMITTED IN THE FOREST AND OPEN SPACE EASEMENT, EXCEPT FOR STRUCTURES AND FACILITIES ASSOCIATED WITH UTILITIES PROVIDED, HOWEVER, THAT AFTER CONSTRUCTION, INSTALLATION, REPAIR, REPLACEMENT, OPERATION, MAINTENANCE OR REMOVAL OF SUCH UTILITIES, ANY DISTURBED SOIL WILL BE RESTORED TO ITS ORIGINAL CONDITION OR AN ENGINEERED SOIL MIX WILL BE PLACED PER THE DESIGN SPECIFICATIONS, AND THE FOREST AND OPEN SPACE AREA OR AREAS WILL BE RETURNED TO A NATURAL VEGETATED STATE.
  - 3.) THE FOREST AND OPEN SPACE EASEMENT IS PROVIDED TO SATISFY STORMWATER MANAGEMENT REQUIREMENTS AS SHOWN IN WPO202200001.



P:\2021\100600\2100656\05 SVY\CAD\2100656 Topo\DWG\2100656\_22\_0914-EASEMENT\PLAT.dwg September 22, 2022 1:23:47 PM

INSTRUMENT # 202200012153  
 RECORDED ALBEMARLE CO CIRCUIT COURT CLERK'S OFFICE  
 Oct 21, 2022 AT 10:10 am  
 JON R. ZUG, CLERK by MEB  
 10/11/22

**Draper Aden Associates**  
*Engineering • Surveying • Environmental Services*  
 110 Avon Street  
 Charlottesville, VA 22902  
 434-295-0700 Fax: 434-295-2105

Richmond, VA  
 Blacksburg, VA  
 Hampton Roads, VA

Raleigh, NC  
 Fayetteville, NC  
 Northern Virginia  
 Virginia Beach, VA

DESIGNED: N/A  
 DRAWN: VDV  
 CHECKED: CAS  
 DATE: 09/15/2022

SOUTHERN ALBEMARLE CONVENIENCE CENTER  
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SCALE: 1" = 100'  
 PROJECT: 2100656

FIGURE  
 2 OF 2