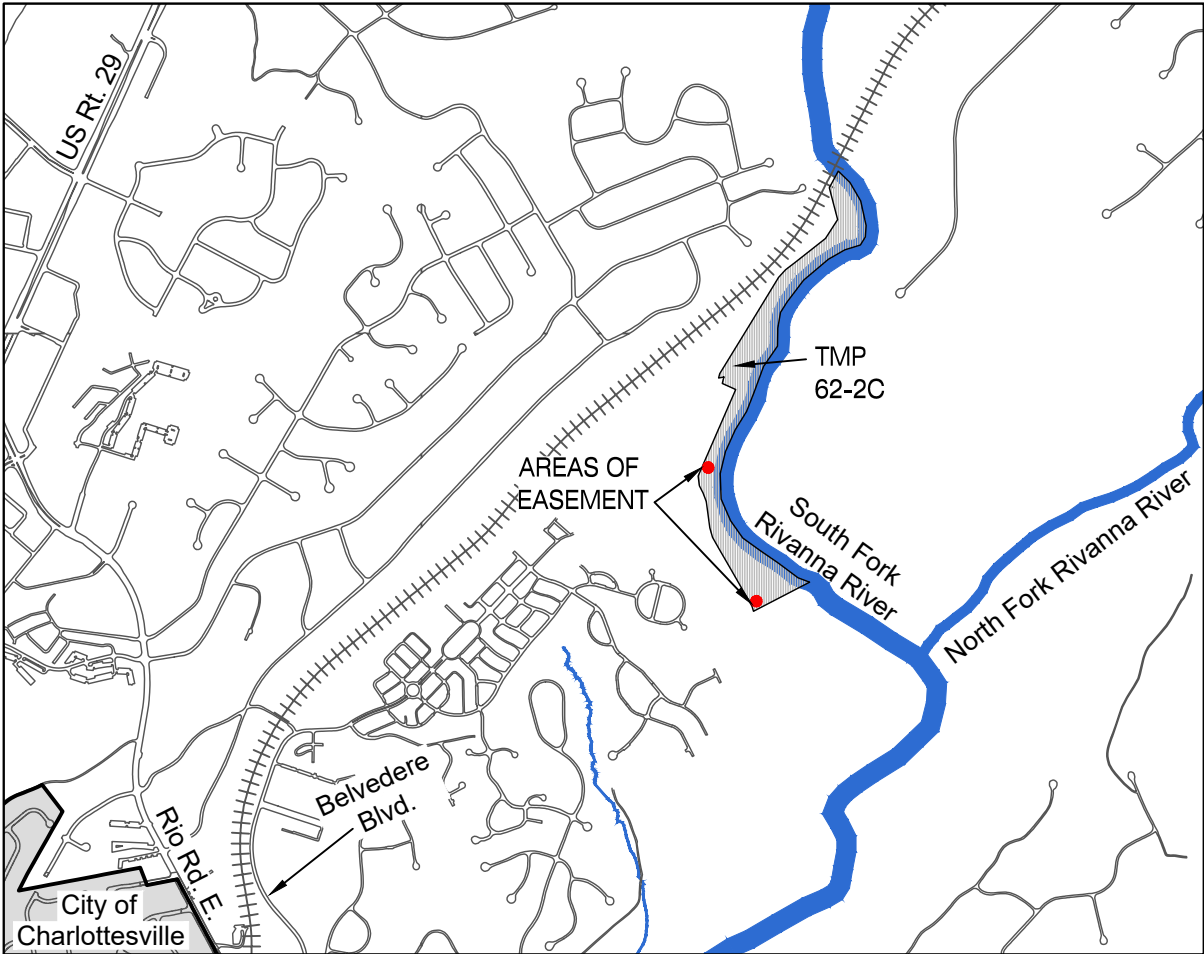




VICINITY MAP

SCALE: 1" = 2,000'



SHEET INDEX

- V1 COVER SHEET
V2 NEW UTILITY EASEMENT
V3 NEW UTILITY EASEMENT

COUNTY APPROVAL

AGENT FOR THE BOARD OF SUPERVISORS

DATE

NOTES:

1. 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.
2. ALL DEED AND PLAT REFERENCES SHOWN ARE RECORDED IN THE OFFICE OF THE ALBEMARLE COUNTY CIRCUIT COURT CLERK.
3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY USING MONUMENTS FOUND TO EXIST AT THE TIME OF SURVEY, THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, SUBJECT TO NOTE 1.
4. THE PORTION OF TMP 62-2C SHOWN ON THIS PLAT FALLS ENTIRELY WITHIN FLOOD HAZARD ZONE "AE" FOR A 100-YEAR FLOOD. THESE DETERMINATIONS ARE AS SHOWN ON FEMA MAP NO 51003C0279D, EFFECTIVE DATE 2/4/2005 AND HAVE BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
5. TMP 62-2C IS ZONED NMD (NEIGHBORHOOD MODEL DISTRICT) AND IS PROFFERED (ZMA 200400007, ZMA201800007). ENTIRE PORTION SHOWN ON THIS PLAT FALLS WITHIN THE FLOOD HAZARD OVERLAY DISTRICT, AND CONTAINS AREAS OF PRESERVED STEEP SLOPES.
6. PER CURRENT GIS, SUBJECT PROPERTY DOES NOT LIE WITHIN AN AGRICULTURAL / FORESTAL DISTRICT NOR DOES IT LIE WITHIN A WATER SUPPLY PROTECTION AREA.
7. PER CURRENT GIS, THE PORTION OF TMP 62-2C SHOWN ON THIS PLAT LIES ENTIRELY WITHIN THE STATE DAM BREAK INUNDATION ZONE.
8. NO EVIDENCE OF GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY NO EVIDENCE OF GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF SURVEY.
9. SUBJECT PARCEL IS SERVED BY PUBLIC WATER SUPPLY AND PUBLIC SEWER SYSTEM.
10. THE STREAM BUFFER(S) SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.

STATEMENT OF CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, KNOWN AS PARCEL ID NUMBER 062000000002C0 PER CURRENT COUNTY RECORDS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

COUNTY OF ALBEMARLE (AUTHORIZED REPRESENTATIVE)
401 MCINTIRE RD.
CHARLOTTESVILLE, VA 22902-4596

COMMONWEALTH OF VIRGINIA, COUNTY (OR CITY) OF _____, I, _____, A
NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, AND
COUNTY (OR CITY) AFORESAID, DO CERTIFY THAT
_____, WHOSE NAME (OR NAMES)
IS (OR ARE) SIGNED TO THE WRITING ABOVE, BEARING DATE ON THE
____ DAY OF _____, HAS (OR HAVE) ACKNOWLEDGED THE SAME
BEFORE ME IN MY COUNTY (OR CITY) AFORESAID. GIVEN UNDER MY
HAND THIS ____ DAY OF _____, 20____.

SIGNATURE OF NOTARY PUBLIC

REG. NO.: _____

MY COMMISSION EXPIRES: _____



ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956

999 SECOND ST. SE.
CHARLOTTESVILLE, VA 22902

PHONE 434-977-0205 WWW.ROUDABUSH.COM

DATE:	08-06-2025	SCALE:	N/A
REV.:	12-10-2025	JOB:	8438
REV.:	12-18-2025	FILE:	KWINTERS

**REVIEW
COPY**

PLAT SHOWING A NEW
ACSA UTILITY EASEMENT ON
TAX MAP 62 PARCEL 2C FOR
BELVEDERE SUBDIVISION
RIO MAGISTERIAL DISTRICT,
ALBEMARLE COUNTY, VA

COVER SHEET

SHEET:

V1

OF 03

EASEMENT HOLDERS

-VEGETATIVE PRESERVATION EASEMENT, DB 5277 PG 305

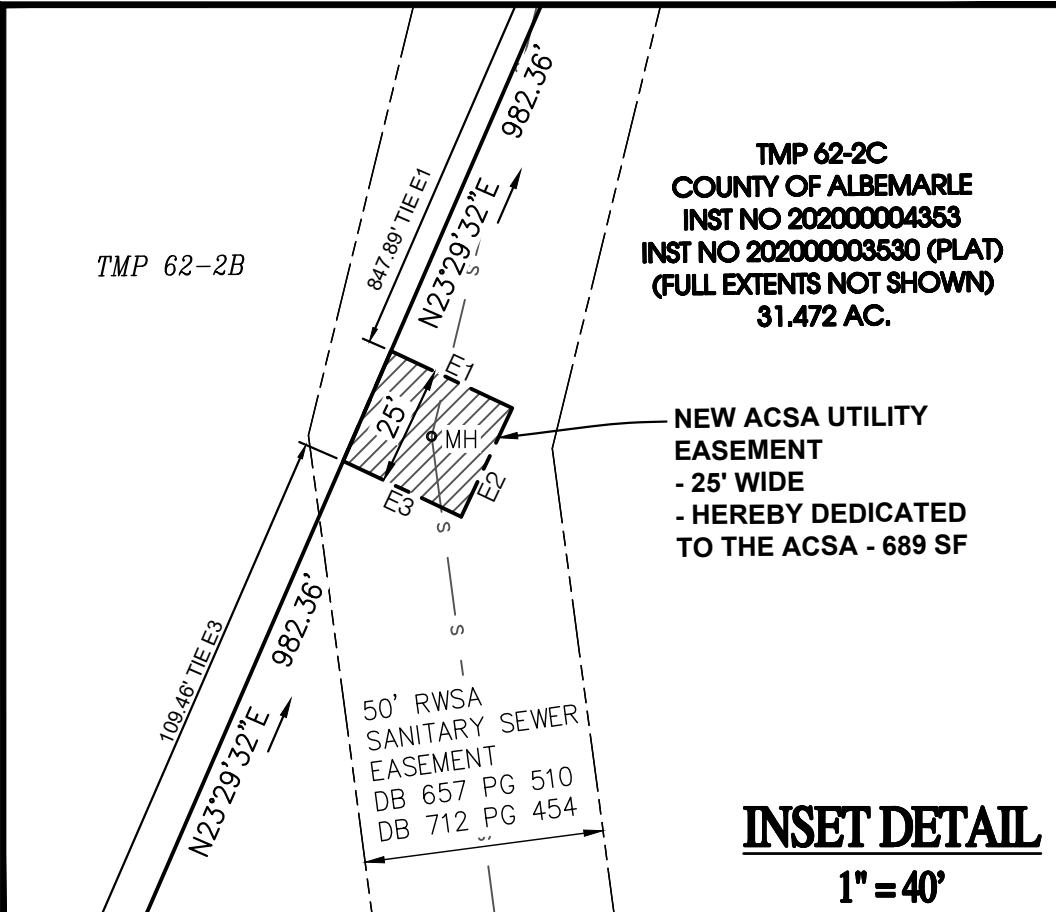
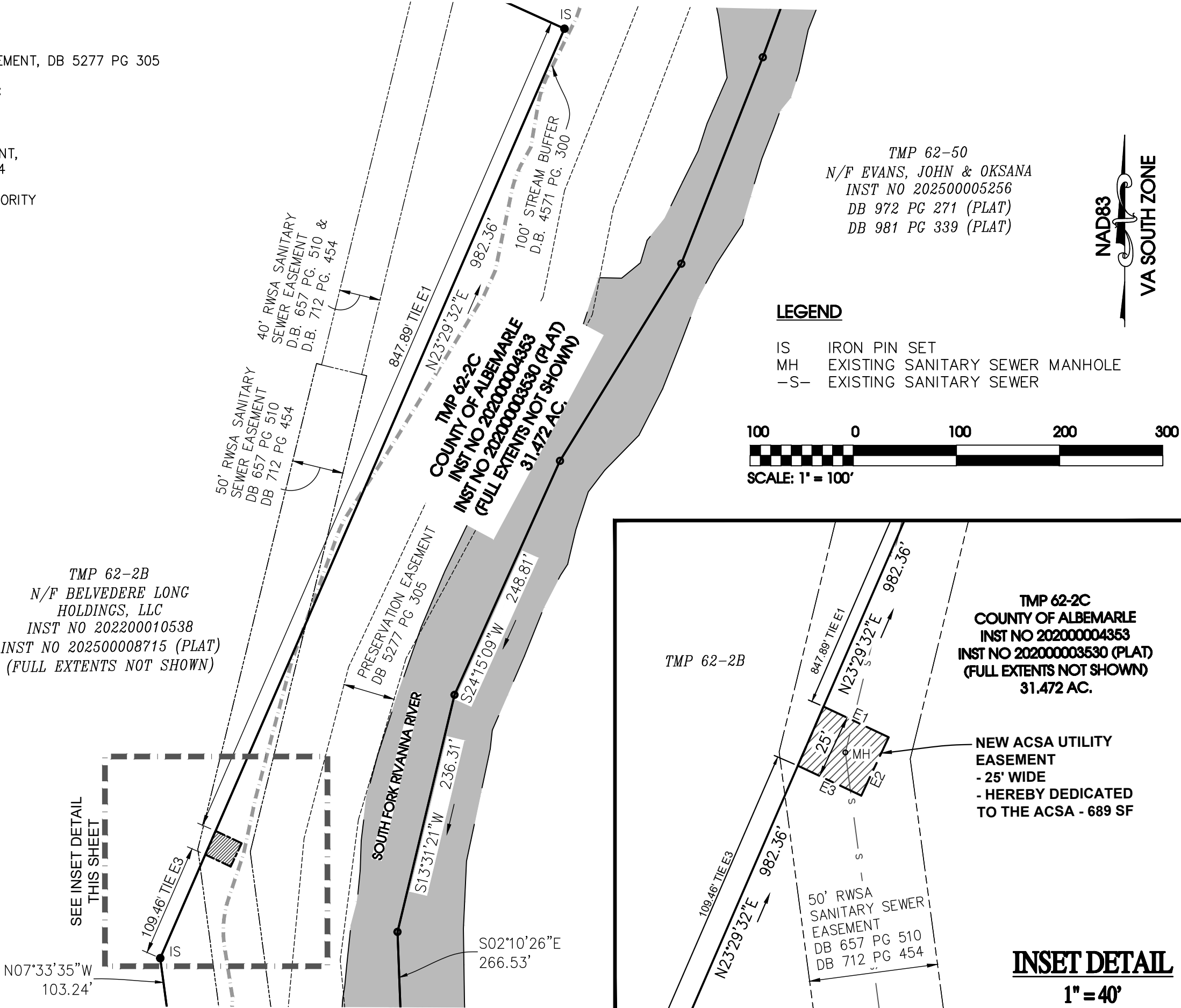
BELVEDERE LONG HOLDINGS, LLC
455 2ND STREET SE, FLOOR 5
CHARLOTTESVILLE VA, 22902

-RWSA SANITARY SEWER EASEMENT,
DB 657 PG 510, DB 712 PG 454

RIVANNA WATER & SEWER AUTHORITY
695 MOORES CREEK LN.
CHARLOTTESVILLE, VA 22902

EASEMENT LINE TABLE		
Line	Direction	Length
E1	S 64°46'16" E	27.93'
E2	S 25°13'44" W	25.00'
E3	N 64°46'16" W	27.18'

TMP 62-2B
N/F BELVEDERE LONG
HOLDINGS, LLC
INST NO 202200010538
INST NO 202500008715 (PLAT)
(FULL EXTENTS NOT SHOWN)



ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1966

999 SECOND ST. SE.
CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM

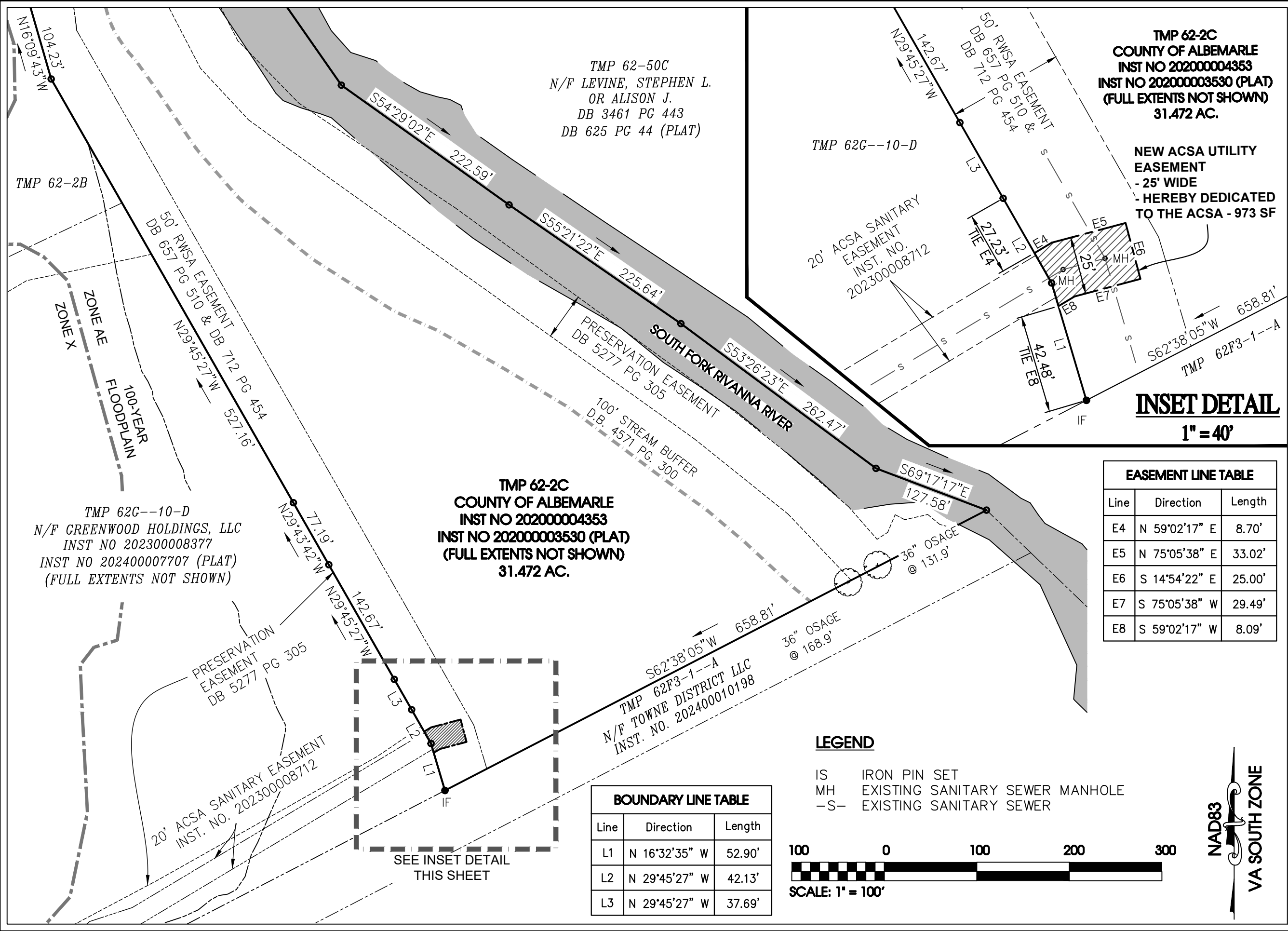
DATE:	08-06-2025	SCALE:	VARIABLES
REV.:	12-10-2025	JOB:	8438
REV.:	12-18-2025	FILE:	KWINTERS

REVIEW COPY

PLAT SHOWING A NEW
ACSA UTILITY EASEMENT ON
TAX MAP 62 PARCEL 2C FOR
BELVEDERE SUBDIVISION
RIO MAGISTERIAL DISTRICT,
ALBEMARLE COUNTY, VA

NEW UTILITY EASEMENT

SHEET: **V2** OF 03



REVIEW COPY

PLAT SHOWING A NEW
ACSA UTILITY EASEMENT ON
TAX MAP 62 PARCEL 2C FOR
BELVEDERE SUBDIVISION
RIO MAGISTERIAL DISTRICT,
ALBEMARLE COUNTY, VA

NEW UTILITY EASEMENT

ROUDABUSH, GALE & ASSOC., INC.
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