

Instrument Control Number

014624

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[ILS VLR Cover Sheet Agent 1.0.66]



Doc ID: 003110100034 Type: DEE
Recorded: 08/25/2006 at 01:51:18 PM
Fee Amt: \$126.00 Page 1 of 36
Albemarle County, VA
Shelby Marshall Clerk Circuit Court
File# 2006-00014624

BK 3278 PG 249-282

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Date of Instrument: [8/24/2006]

Instrument Type: [DEC]

Number of Parcels [1]

Number of Pages [26] 5.34

City ☐ County ☒ [Albemarle County]

(Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[The Rocks, L.L.C.]	[]	[]	[]
[]	[]	[]	[]

First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[The Rocks, L.L.C.]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [The Rocks, L.L.C.]
(Address 1) [1340 Stony Pt Rd]
(Address 2) [
(City, State, Zip) [Charlottesville] [VA] [22911]

Consideration [0.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City ☐ County ☒ [Albemarle County] Percent. in this Juris. [100]

Book [2834] Page [705] Instr. No []

Parcel Identification No (PIN) [07400-00-00700, 07400-00-00-00500]

Tax Map Num. (If different than PIN) [74-7, 74-5]

Short Property Description [Lots A1-A20 & Lots B1-B20, Ragged Mtn Farm]

Current Property Address (Address 1) []

(Address 2) []

(City, State, Zip) [] [] []

Instrument Prepared by [LeClair Ryan]

Recording Paid for by [LeClair Ryan]

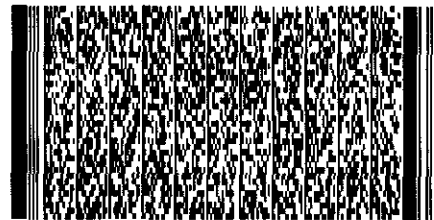
Return Recording to (Name) [LeClair Ryan]

(Address 1) [123 E Main St 8th Fl]

(Address 2) []

(City, State, Zip) [Charlottesville] [VA] [22902]

Customer Case ID [] [] []



014624

RAGGED MOUNTAIN FARM

DECLARATION OF SUBDIVISION, EASEMENTS

AND

RESTRICTIVE COVENANTS

Prepared By: LeClair Ryan
123 East Main Street
8th Floor
Charlottesville, Virginia 22902

Tax Map: 74, Parcels 5 and 7

**RAGGED MOUNTAIN FARM
DECLARATION OF SUBDIVISION, EASEMENTS AND
RESTRICTIVE COVENANTS**

THIS DECLARATION, is made this 18th day of August, 2006, by **THE ROCKS, L.L.C.**, a Virginia limited liability company (the "Declarant").

RECITALS:

R-1. The Declarant is the fee simple owner of that certain tract of land located in Albemarle County, Virginia, more particularly described in Exhibit A hereto;

R-2. The Declarant desires to subdivide such land to create the Ragged Mountain Farm rural preservation development as shown on a subdivision plat prepared by Thomas B. Lincoln, Surveyor, dated February 27, 2006, last revised May 17, 2006, entitled, "Subdivision Plat Showing Lots A1 through A20 and Lots B1 through B20, Ragged Mountain Farm Located on State Route 637 Samuel Miller District Albemarle County, Virginia," attached hereto and recorded herewith as Exhibit B;

R-3. The Declarant has deemed it desirable for the efficient preservation of the values and amenities in Ragged Mountain Farm, as herein defined, to create an agency to which will be delegated and assigned the powers of owning, maintaining and administering the common properties and the improvements and facilities (if any) constructed thereon, administering and enforcing the covenants and restrictions set forth herein, collecting and disbursing the assessments, dues and charges set forth herein, and promoting the health, safety, common good and general welfare of the residents of Ragged Mountain Farm; and,

R-4. The Declarant has caused to be incorporated under the laws of the Commonwealth of Virginia the Ragged Mountain Farm Property Owners' Association, Inc., a Virginia non-stock corporation, for the purpose of exercising such functions;

WITNESSETH:

NOW, THEREFORE, the Declarant declares that the real property shown on the Plat, and such additions thereto as may hereafter be made pursuant to Article II hereof, is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, charges and liens (sometimes referred to as "covenants and restrictions") set forth herein.

ARTICLE I. DEFINITIONS

The following terms have the following meanings in this Declaration:

Section 1.01. Articles of Incorporation. The term "Articles of Incorporation" shall mean and refer to the Articles of Incorporation of the Ragged Mountain Farm Property Owners' Association, Inc., filed with the Virginia State Corporation Commission on January 5, 2006, as

such may be amended from time to time.

Section 1.02. Assessment Commencement Date. The term “Assessment Commencement Date” shall mean, for each Lot, the settlement date of the initial conveyance of such Lot from the Declarant to a third party other than to a successor to whom all of Declarant's rights hereunder are assigned.

Section 1.03. Association. The term “Association” shall mean and refer to Ragged Mountain Farm Property Owners’ Association, Inc., a Virginia non-stock corporation, its successors and assigns.

Section 1.04. Board of Directors. The term “Board of Directors” or “Board” shall mean the duly constituted Board of Directors of the Association.

Section 1.05. Bylaws. The term “Bylaws” shall mean and refer to the duly-adopted bylaws of the Association, as such may be amended from time to time.

Section 1.06. Common Areas. The term “Common Areas” shall mean and refer to all real property with any improvements thereon owned by the Declarant or the Association for the common use and enjoyment of the Owners and shown on the Plat as Common Area, open space or private roads, if any. The term “Common Areas” shall include, without limitation, sidewalks, bridges, ponds, dams, spillways, stormwater management facilities, pedestrian trails and personal property acquired or leased by the Association if said property is so designated.

Section 1.07. Declaration. The term “Declaration” shall mean the covenants, conditions and restrictions and all other terms and provisions set forth in this document, as the same may from time to time be amended.

Section 1.08. Declarant. The term “Declarant” shall mean and refer to The Rocks, L.L.C., a Virginia limited liability company, its successors and assigns.

Section 1.09. Landscape and Architectural Review Board. The term “Landscape and Architectural Review Board,” or “LARB,” shall mean and refer to the Landscape and Architectural Review Board created pursuant to Article VI hereof.

Section 1.10. Lot. The term “Lot” shall mean and refer to any plot of land designated as a numbered residential lot upon the Plat, as such may be amended from time to time.

Section 1.11. Owner. The term “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 1.12. Plat. The terms “Plat” shall mean and refer to that certain Subdivision Plat prepared by Thomas B. Lincoln, Surveyor, dated February 27, 2006, last revised May 17, 2006, entitled, “Subdivision Plat Showing Lots A1 through A20 and Lots B1 through B20, Ragged Mountain Farm Located on State Route 637 Samuel Miller District Albemarle County,

Virginia,” all amendments thereto, and all plats attached to any Supplemental Declaration.

Section 1.13. Property. The term “Property” shall mean and refer to certain real property located in Albemarle County, Virginia, described on Exhibit A hereto and shown on the Plat, as such may be amended from time to time.

Section 1.14. Ragged Mountain Farm. The term “Ragged Mountain Farm” shall mean and refer to all of the Lots and Common Areas.

Section 1.15. Supplemental Declaration. The term “Supplemental Declaration” shall mean and refer to any declaration of subdivision, easements and restrictive covenants that extends the provisions of the Declaration to additional real estate and modifies the Declaration and/or the Plat.

ARTICLE II. PROPERTY SUBJECT TO DECLARATION

Section 2.01. Existing Property. The real property which initially is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in Albemarle County, Virginia, and is more particularly described in Exhibit A.

Section 2.02. Additions to Existing Property. Additional real property may from time to time become subject to this Declaration in the following manner:

(a) **Additions by the Declarant.** The Declarant shall have the right, from time to time and without the consent of the Association, to bring within the terms of this Declaration additional real property. Any additional real property thus added may, at the discretion of the Declarant, include areas and facilities devoted to the common use and enjoyment of the members of the Association, including, without limitation, streets, roads, trails, ponds, community and recreation areas and facilities.

(b) **Procedure for Additions.** Additions authorized under Section 2.02(a) may be made by recording in the Clerk’s Office of the Circuit Court of Albemarle County, Virginia, one or more duly executed and acknowledged Supplemental Declarations with respect to the additional property. Such Supplemental Declaration shall extend the provisions of the covenants, conditions and restrictions of this Declaration to the real property described in such Supplemental Declaration. The covenants for assessments set forth in Article IV of this Declaration shall be deemed to include the maintenance, operation and improvement of that portion of such additional real property devoted to common use and enjoyment of members of the Association from and after the time such real property is subjected to a Supplemental Declaration.

ARTICLE III. ASSOCIATION

Section 3.01. Purposes. The Association is a non-stock membership corporation duly organized under the Virginia Non-Stock Corporation Act for the purposes of owning, maintaining and administering the Common Areas of Ragged Mountain Farm, administering and enforcing the

provisions of this Declaration, promoting the health, safety, common good and general welfare of the residents of Ragged Mountain Farm and forwarding the intent and purposes of rural preservation development as set forth in Section 18-10.3.3.2 of the Albemarle County Code of Ordinances, as amended.

Section 3.02. Voting. Each Owner is a member of the Association in accordance with its Articles of Incorporation and Bylaws. Membership in the Association shall be appurtenant to and may not be separated from ownership of the Lots. The Association shall have two classes of membership:

(a) **Class A.** Class A Owners shall be all Owners, except for the Declarant. Each Class A Owner shall have one vote in the Association for each Lot owned by such Owner. In the event that more than one person or entity holds fee simple title to any Lot, then the vote for such Lot shall be exercised as they determine among themselves, but in no event shall more than one vote be cast with respect to such Lot.

(b) **Class B.** The Class B Owner shall be Declarant, its successors or assigns. The Class B member shall be entitled to thirty-nine (39) votes in the Association for each Lot owned by the Class B member. The Class B membership shall cease and be converted to Class A membership upon the first to occur of the following: (i) such time as Declarant has conveyed all of its interest in the Property other than to a successor to whom all of Declarant's rights hereunder are assigned; or (ii) upon Declarant's delivery to the Association of written notice of Declarant's voluntary termination of the Class B membership.

Section 3.03. Obligations of Members. Each Owner agrees, by accepting conveyance of or an interest in a Lot, to abide and be bound by the Declaration, Articles of Incorporation and Bylaws, including, without limitation, the payment of such assessments, dues and charges as may be made by the Association.

Section 3.04. Responsibilities of the Association. The Association shall be responsible for the construction, reconstruction, maintenance, repair, and replacement of all Common Elements in accordance with Article V hereof.

Section 3.05. Assumption of Declarant's Authority. At such time as the Declarant shall in writing so notify the Association, the Association shall become the successor to the Declarant for all purposes set forth in this Declaration, including but not limited to architectural control and enforcement of all covenants, restrictions and conditions, and the granting of necessary and appropriate utility and drainage easements. In the event of the failure of the Declarant to provide such notice to the Association, the Association shall automatically become successor to the Declarant for the purposes set forth in this Section at such time as the Declarant shall no longer own any Lot.

ARTICLE IV. ASSESSMENTS

Section 4.01. General. Assessments, dues and charges of the Association shall be made in accordance with the Declaration and the Bylaws. Annual and special assessments, together with

such interest thereon and costs of collection thereof as set forth herein, including without limitation reasonable attorney's fees, shall be a charge upon the land and shall be a continuing lien upon the Lot against which each such assessment is made, but shall be subject to prior liens against the Lot, all as more particularly provided in Va. Code § 55-516. In addition, the Owner of a Lot against which assessments, dues or costs are imposed shall be personally obligated for the payment thereof. No Owner may waive or otherwise avoid liability for the payment of any assessments dues or charges of the Association by abandonment of such Owner's Lot or nonuse of Common Areas. Assessments shall not be levied on exempt property as defined in Section 4.09.

Section 4.02. Purpose of Annual and Special Assessments. Assessments levied by the Association shall support the purposes of the Association, as set forth in Section 3.01 hereof, including, without limitation, the maintenance of the Common Areas. Both annual and special assessments shall be fixed at a uniform rate for all Lots, subject to the provisions of Section 4.03 hereof.

Section 4.03. Basis and Maximum of Annual Assessments. Annual assessments shall be made on the basis of a calendar year beginning on January 1 and paid in twelve (12) equal, monthly installments due and payable in advance on the first day of each month. The obligation of an Owner to pay assessments shall commence on the Assessment Commencement Date, and shall be pro-rated between the Declarant and such Owner for the month in which the Assessment Commencement Date occurs. Unimproved Lots (consisting of any Lot for which a certificate of occupancy for a dwelling has not yet been issued by the applicable government authority) shall be assessed at 25% of the annual assessment rate. The initial annual assessment rate shall be Six Hundred Dollars (\$600.00) per year. Each fiscal year thereafter the annual assessment may be increased by up to fifteen percent (15%) per year of the prior year's annual assessment by the Board of Directors without a vote of the membership of the Association. The Board of Directors shall establish such annual increase after due consideration of current maintenance costs and needs of the Association. Any increase in the annual assessment above fifteen percent (15%) established by the Board of Directors must be approved by a vote of the Owners holding a majority of the votes in the Association at a meeting of the Association duly called for this purpose, as more particularly provided in the Bylaws.

Section 4.04. Special Assessments for Capital Improvements In addition to the annual assessment authorized above, the Association may levy in any assessment year one or more special assessments applicable to that fiscal year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, maintenance, repair or replacement of any of the Common Areas, provided that any such special assessment shall have the consent of Owners holding a majority of the votes in the Association at a meeting of the Association duly called for this purpose, as more particularly provided in the Bylaws.

Section 4.05. Nonpayment of Assessments. Any assessments, dues or charges of the Association not paid within thirty (30) days after the due date established by the Board of Directors therefor shall be considered delinquent and shall bear interest from the due date at the maximum rate allowed by law. The Association shall also be entitled to recover from any delinquent Owner the expenses (including reasonable attorneys' fees) of collecting delinquent

assessments, dues or charges. In addition to and not in limitation of all other legal and equitable remedies available to the Association, including the right to assert the lien provided for in Section 4.06, the Board of Directors may bring in the name of the Association an action at law to collect any assessments, dues or charges (plus interest and expenses) that are delinquent, either in the first instance or for a deficiency following foreclosure or other realization on the lien provided for in Section 4.06.

Section 4.06. Lien for Assessments. In addition to the personal obligation of the Owner of a Lot for the payment of assessments, dues and charges of the Association, there shall be in favor of the Association a continuing lien against each Lot and any improvements thereon to secure the payment of assessments, dues and charges imposed by the Association, plus interest, expenses and reasonable costs of collection, including, without limitation, reasonable attorneys' fees. Every lien so created may be foreclosed at any time within ten (10) years after the date on which the assessments, dues or charges became due. Sale or transfer of any Lot shall not affect any lien provided for hereunder.

Section 4.07. Subordination of Lien to Certain Mortgages. The lien to secure the payment of assessments, dues and charges provided for in Section 4.06 shall be at all times subject and subordinate to the lien of any first or second mortgage or deed of trust placed on any Lot, provided, however, that from the time the Association places of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, an instrument setting forth as to any Lot the fact that assessments, dues or charges of the Association are delinquent, the lien for the delinquent assessments, dues or charges in the amount stated in the instrument shall become a lien prior to any mortgages or deeds of trust placed of record subsequent thereto in the same manner as the lien of a docketed judgment in the Commonwealth of Virginia.

Section 4.08. Nonwaiver and Evidence of Assessments. No right or remedy provided for in this Article for the collection of assessments, dues and charges of the Association is exclusive of any other remedies given hereunder or now or hereafter existing at law, in equity or by statute. No delay or omission by the Association in exercising any right or remedy provided for herein shall impair any such right or remedy or shall be construed to be a waiver of any delinquency or acquiescence therein. Any right or remedy of the Association may be exercised from time to time and as often as may be deemed expedient by the Association. A statement from the Association showing the balance due on any assessments dues or charges shall be prima facie proof of the current assessments, dues or charges, if any, due on a particular Lot.

Section 4.09 Exempt Property. The following property shall be exempt from any assessments, dues and charges of the Association and from the lien provided for in Section 4.06:

(a) Property dedicated to and accepted by any public or quasi-public authority or body or any public utility.

(b) Any Lot, prior to the Assessment Commencement Date for such Lot.

(c) The Common Areas.

ARTICLE V. MAINTENANCE OF COMMON AREAS

Section 5.01. Responsibility for Maintenance. The cost of construction, maintenance, upkeep and replacement of the Common Areas shall be the sole responsibility of the Owners as set forth herein. **No public agency, including the Virginia Department of Transportation and the County of Albemarle, Virginia, will be responsible for maintaining any improvement identified herein.** The Owners shall pay all such costs to the Association pursuant to the provisions of Article IV hereof.

Section 5.02. Standards for Maintenance. The Common Areas, including, without limitation, private roads, bridges, ponds, dams, spillways, drainage facilities, pedestrian trails and all improvements and appurtenances to common property and easements as such may be shown on the Plat, shall be maintained by the Association, subject to the terms and conditions of this Declaration, in perpetuity in the same condition as existed when original construction of the improvement was completed and approved by the County of Albemarle. For purposes of this instrument, 'maintenance' includes the maintenance of the private streets or alleys, and all curbs, curbs and gutters, drainage facilities, utilities, dams, bridges and other private street improvements, and the prompt removal of snow, water, debris, or any other obstruction so as to keep the private street or alley reasonably open for usage by all vehicles, including emergency services vehicles. The travelway shall at all times be maintained so that it is safe and convenient for passenger automobiles and emergency vehicles at all times except in severe temporary weather conditions. Pond maintenance shall include keeping pond surfaces and bottoms free from debris and periodically removing sedimentation deposits. The LARB shall have the authority to order any maintenance or repair of any improvement subject. The LARB shall have the sole authority as to whether or not any such improvement is in need of any construction, reconstruction, maintenance, repair or replacement in order to be in compliance with the standards set forth in this Declaration. The LARB shall contract for and oversee the performance of all such work.

Section 5.03. Responsibility for Repair of Damage from Construction Activities. Notwithstanding any other provision of this Declaration, each Owner shall be solely and exclusively responsible for and shall bear the costs of maintenance and repair of the infrastructure of Ragged Mountain Farm, including without limitation the roads, and any bridges, ponds or dams, and all landscaped areas, and community property necessitated by construction, development or other unusual activities on his Lot and shall promptly restore any such infrastructure damaged by such construction, development or other unusual activity to at least its condition existing prior to such construction development or unusual activity. Enforcement of the provisions of this Section shall be by the Association.

ARTICLE VI. LANDSCAPE AND ARCHITECTURE CONTROL

Section 6.01. Landscape and Architecture Review Board. Until the date that the Declarant no longer owns any Lot, the Landscape and Architecture Review Board, herein the "LARB," shall consist of one or more persons or entities named by the Declarant. On the date that the Declarant no longer owns any Lot, the LARB shall be appointed by the Board in accordance with the Bylaws.

Section 6.02. Purpose. The LARB shall control and regulate the development and the external design, appearance, elevation, location, landscaping, grading and use of the Lots and Common Areas in such manner so as to promote the safety and general welfare of Owners and their invitees, to preserve and enhance the property values and physical beauty of Ragged Mountain Farm, and to maintain a harmonious relationship among structure, topography and vegetation.

Section 6.03. Conditions. No construction or improvements, including without limitation outdoor lighting, alterations, repairs, excavations, changes in grade, landscaping or other work that in any way alters the exterior of any Lot or the structures or other improvements located thereon from the state existing on the date such Lot was first conveyed in fee by the Declarant to an Owner shall be made or done unless and until approved in writing by the LARB pursuant to Section 6.04. The LARB shall have the absolute right to withhold its approval upon any grounds, including purely aesthetic, which the LARB in its sole and absolute discretion shall deem sufficient. The LARB shall have the authority to issue, amend, revise and terminate rules and regulations pertaining to the exercise of its authority, subject to the Bylaws. In addition, in granting its approval, the LARB shall have the right to impose such conditions, restrictions and requirements as it may deem appropriate for the purpose of reducing the impact of construction activities upon Ragged Mountain Farm, such as, without limitation, requirements for temporary toilet facilities, trash collection and restrictions upon working hours. Permission from the LARB shall be only for the specific item(s) requested, and permission shall not give rise for the right of any other Lot owner to duplicate such item(s).

Section 6.04. Procedures. The LARB may establish and amend procedures and requirements in the form of written guidelines according to and by which an Owner or the Association may apply for approval of proposed landscape, site and/or construction plans. The LARB shall have the right to require such written application, site plans, architectural plans, landscape plans, elevations, details, specifications, color choices and other information which it, in its sole discretion, may deem necessary and appropriate. The LARB may impose reasonable fees for its review of any request for approval

Section 6.05. Presumption. In the event that written application is made to the LARB for approval of any matter and no written response is issued by the LARB within thirty (30) days after receipt of such written application by the LARB, then such application shall be deemed approved. In the event that the implementation of approved plans, drawings and/or specifications has not been commenced within six (6) months after receipt of the approval of the LARB, the approval shall automatically, and without further action by the LARB, terminate, thereby voiding its approval unless such approval is extended in writing by the LARB. Once the implementation of any plan, drawing or specification approved by the LARB has begun, it shall be diligently pursued until completion in conformity with the approval(s). In the event action requiring approval of the LARB is undertaken without written request for permission of the LARB, and the LARB has not initiated the appropriate equitable action together with recordation of a lis pendens within two years of completion of such action, it shall be conclusively presumed that such activities are approved by the LARB.

ARTICLE VII. USE OF PROPERTY

Section 7.01. General Restrictions. All Lots shall be developed and maintained in accordance with the provisions of this Declaration, such regulations and restrictions as may be established from time to time by the Board of Directors and by the LARB, and such additional regulations and restrictions as may be imposed by any Supplemental Declaration.

Section 7.02. Residential Use. All Lots shall be used for residential purposes only; provided, however, that Rural Preservation Lots A19, A20, B19 and B20 (collectively, the "Preservation Tracts") may be used for agricultural and forestal purposes in accordance with the terms of the respective conservation easements of record for the Preservation Tracts. Not more than one single family residence shall be placed on any Lot. Buildings or structures that are accessory to such residence, including, without limitation, guest cottages, garages, storage buildings and pool houses, shall be permitted provided that they receive the approval of the LARB. LARB approval shall not be required for customary farm buildings and improvements constructed on the Preservation Tracts. No tent, camper, vehicle designed for mobile living or temporary structure of any type shall be used as a residence, temporary or permanent, on any Lot. With the exception of customary farm buildings constructed on the Preservation Tracts, no secondary structure shall be constructed on a Lot before the construction of the principal residential structure has been completed without the consent of the LARB. No profession or home industry shall be conducted in or on any Lot without the prior written approval of the Association except for the following: (i) agricultural and forestal activities on the Preservation Tracts, or (ii) activities conducted by an Owner within a structure on his Lot incidental to his business or profession which activities have no exterior manifestations, no on-site employees and no business or profession-related traffic. Further, there shall be no outside sign advertisements or identification of such business or profession permitted on any Lot, except as otherwise permitted in Section 7.03 below. Speculative homes for sale to the public may be constructed on any Lots by the Declarant.

Section 7.03. Signs and Flags. No signs or flags of any type may be erected, maintained or displayed on any Lot by anyone, including but not limited to Owners, realtors, contractors or subcontractors, without the prior written approval of the LARB. Such approval may be limited as to materials, size, location and color of the sign or flag, and to the duration of the permitted display. Notwithstanding the foregoing, each of the Preservation Tracts may display a single farm sign at the entrance to such Lot, and the Declarant shall be permitted to install Lot designation and direction signs, subdivision entrance signs, street signs, traffic control signs and the like anywhere on the Property so long as Declarant owns any Lot.

Section 7.04. Mail Boxes. The LARB shall provide a description and/or sketch of what is permissible for mail boxes and/or newspaper delivery boxes. No mail or newspaper delivery boxes shall be erected without the prior written approval of the LARB as to the location, color, size, design, lettering and all other particulars of such mail or newspaper delivery boxes, and the standards, poles, brackets and name signs for such boxes.

Section 7.05. Antenna and Satellite Dishes. Plans for the location and design and screening of any and all television antenna, aerials or satellite dishes or any other communications equipment to be placed on any Lot must first be submitted to and approved by the LARB, which shall have

the authority to regulate the location, size, design, color and screening of all such equipment. No transmitting or receiving equipment that might interfere with television, radio or any other communication reception at any other Lot shall be used or permitted upon or within a Lot.

Section 7.06. Restriction on Further Subdivision. No Lot shall be further subdivided or separated into smaller lots by any Owner without the written consent of the Association, its successors and assigns. No portion less than all of a Lot shall be conveyed or transferred by an Owner. The restrictions contained in this Section 7.06 shall not prohibit deeds of correction, deeds to resolve boundary line disputes and similar corrective improvements. No Lot shall be used as a roadway for access to any property lying outside at the boundaries of Ragged Mountain Farm without the written consent of the Association, except that (i) Rural Preservation Lot B19 may be accessed from S.R. 681, through the Rosemont Subdivision or over such other road or access easement exterior to Ragged Mountain Farm as the Owner of Rural Preservation Lot B19 shall determine, at such Owner's sole discretion, and (ii) Rural Preservation Lot A20 shall be accessed from S.R. 708.

Section 7.07. Nuisances. No noxious or unreasonable activities or noises shall be carried on or created upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. Trash, garbage and other waste shall not be kept unless in sanitary containers that are hidden from the view of any other Lot except for the day upon which pickup is scheduled to occur. No clothes lines or clothes drying shall be permitted on any Lot. No outside burning of wood, leaves, trash, garbage or other materials shall be permitted on any Lot. No light shall be emitted beyond the Lot lines of any Lot which is unreasonably bright or glares upon any adjacent Lot. No unreasonably loud or annoying noises or obnoxious or offensive odors shall be emitted beyond the boundary line of any Lot. No Owner shall interfere with the natural drainage of surface water from his Lot to the detriment of any other Lot.

The LARB shall have the authority to determine whether any activity conducted on any Lot or any condition existing on any Lot constitutes a nuisance upon the submission to it of a complaint in writing by any Lot owner regarding such activity or condition. The LARB is given full authority and power to abate any nuisance found to be existing after giving the Owner written notice specifying the nature of the nuisance and after the Owner has failed to abate such nuisance within a reasonable period of time after the giving of such notice, in which event all costs incurred by the LARB in connection therewith shall be assessed against the Owner. Any such assessment may be enforced as set forth elsewhere herein.

Notwithstanding the foregoing, activities, noises, odors and other conditions customarily associated with agricultural and forestal use of the Preservation Tracts shall not be considered nuisances, and the LARB shall have no authority to restrict agricultural and forestal use of the Preservation Tracts.

Section 7.08. Maintenance of Lots. Consistent with the conditions of Section 6.03, each Owner shall keep his Lot, whether improved or unimproved, and all improvements free of debris and in good order and repair including but not limited to, the seeding, watering and mowing of all lawns or fields, the pruning and cutting of all trees and shrubbery, and the painting (or other appropriate external care) of all structures and other improvements, all in a manner and with such frequency

as is consistent with good property management and so as not to detract from the overall beauty and the common good and general welfare of Ragged Mountain Farm.

Section 7.09. Restriction on Tree Removal. No tree having a diameter of six inches (6") or greater measured at three feet above the surface of the ground, and no tree having a height of five feet (5') or more above ground level, shall be cut on any Lot without the prior written approval of the LARB. In the event that any such tree is removed without the approval of the LARB, the Owner of the Lot from which the tree was removed shall be required to replace the tree or trees with trees of a similar species, or as otherwise approved by the LARB, within thirty (30) days of the removal. Replacement of trees shall be by replacing "tree inches with tree inches," i.e. one tree of twenty inches in diameter may be replaced by five trees of four inches in diameter each; provided, however, that no replacement tree shall be less than two inches (2") in diameter. If trees are not replaced within the specified time, or any extension thereof granted by the LARB, then the LARB shall have the right to enter upon the Lot and effect the replacement, in which event all costs incurred by the LARB in connection therewith shall be assessed against the Owner. Any such assessment may be enforced as set forth elsewhere herein. The terms of this Section 7.09 shall not apply to the Preservation Tracts

Section 7.10. Vehicles. All Lots shall be kept free of inoperative motor vehicles and other inoperative machinery. All recreational vehicles, motor homes, trailers, campers, camper tops, buses, trucks over 3/4 ton capacity, boats, tractors and other such vehicles and machinery shall be screened in such a manner as not to be visible from Common Areas (including roads) or other Lots; provided, however, that trucks or tractor trailers may be temporarily parked on Lots in connection with agricultural and forestal activities on the Preservation Tracts, the moving of furnishings into and out of a residence or in connection with construction activities being performed on a Lot. The LARB shall have the right to regulate or prohibit the outside storage or parking, whether temporary or permanent, within Ragged Mountain Farm, including on any road within Ragged Mountain Farm, of any vehicle or item of machinery which, at the determination of the LARB, damages or detracts from the general aesthetic character and harmony of Ragged Mountain Farm by reason of the type and/or quantity of materials or items stored within or on such vehicle; the general condition of the vehicle; or the unusual or tasteless exterior of such vehicle created by unusual custom paint schemes, graphics, illustrations and/or words.

Section 7.11. Grounds, Construction. All unimproved Lots shall be kept free of dead brush, trash and other forms of debris, and unforested areas shall be kept mowed. In the event that any unimproved Lot shall not be kept up to reasonable standards as determined by the LARB, the LARB may remove such trash and debris and/or mow the Lot and assess the cost thereof to the Owner of such Lot. Any structure or improvement commenced on any Lot must be completed within twelve (12) months from the date of commencement of construction. In the event an Owner of any Lot shall fail to maintain the premises and improvements situated thereon or to complete any structure as provided herein, the Association, after ten (10) business days' written notice to the Owner, shall have the right to enter upon the Lot to correct any violation of this Section. All costs related to the correction, repair, restoration or completion of construction may become a Special Assessment upon such Lot in the discretion of the Board of Directors, which shall notify the Owner of such Lot in writing in the event of the imposition of any such Special Assessment. Once a lien has been placed on any Lot, or any violation or breach of this

Declaration has occurred as determined by the Association or the LARB with respect to any Lot, no further improvements may be made to such Lot, except to the extent necessary to correct any violation or breach, until the lien has been paid in full or the violation or breach has been corrected to the satisfaction of the Association or the LARB, whichever has originally determined the existence of the violation or breach.

Section 7.12. Sanitation. No outside toilet shall be constructed on any Lot. Sewage disposal from all Lots shall be by a private septic tank sewage disposal system to be constructed and maintained on each Lot by the Owner thereof in accordance with applicable rules and regulations of the appropriate health and regulatory authorities. In the event central sewage and/or water service is made available to any Lot, the Owner of the Lot agrees, by accepting conveyance of or interest in the Lot, to convert to the use of the central system even though an individual system previously may have been installed, and to pay all connection and use charges in accordance with rate schedules in effect from time to time.

Section 7.13. Permitted Animals. No poultry, livestock, or animals of any kind shall be kept on any Lot except for the Preservation Tracts. Notwithstanding the foregoing, dogs, cats or other common and non-dangerous household pets may be kept on a Lot as long as such pets do not constitute a nuisance to the Owners of other Lots and provided that such pets are not kept, bred or raised for commercial purposes. All pets shall be kept subject to such reasonable rules and regulations as may be established by the Association. Owners are prohibited from running or allowing their animals to roam at large within Ragged Mountain Farm.

Section 7.14. County Design Requirements. The following conditions have been imposed by the County of Albemarle in conjunction with approval of the Plat (SUB 05-019), and shall be observed:

- (a) Structures (including all dwellings and outbuildings), septic fields, reserve drainfields and parking areas located on Rural Preservation Lots A19, A20 and B20 shall be constructed only within the proposed building sites that are depicted on the Plat.
- (b) Clearing and grading of land on the Preservation Tracts shall be subject to tree conservation plans submitted to the Albemarle County Department of Community Development for review prior to the issuance of any building permits for such Lots. Such tree conservation plans shall be independent of any required timbering plans and shall identify the limits of clearing and specific methods for protecting individual trees and groups of trees to be saved near construction zones and building sites. Such tree conservation plans shall be used in order to ensure that clearing for the safe construction of access roads, permitted structures and septic fields is minimized and that trees surrounding such improvements are protected.
- (c) Building siding, trim and roofs shall be of dark or earth-toned colors and materials that blend with the surrounding natural environment. Highly-reflective colors or surfaces (such as white, pastels or reflective metal) are prohibited.
- (d) Driveways shall be constructed of dark or earth-toned materials, deemed acceptable by the Albemarle County Department of Community Development, in order to blend with the surrounding natural environment.

- (e) Each building site on a Lot shall be served by a single driveway constructed to the minimum cross-section deemed appropriate by the Albemarle County Department of Community Development. Such driveway shall be constructed to minimize length, grading and impact on critical slopes and trees; alternatively, such driveway may be surfaced with permeable material that is stabilized to prevent erosion and sediment runoff, subject to engineering approval.
- (f) A maximum of one exterior light fixture per exterior door on each structure shall be permitted. All outdoor light fixtures shall be aimed downward and shall be full cutoff luminaries, as defined in Section 18-4.17.3 of the Albemarle County Code of Ordinances, as amended, regardless of intensity (lumens).

To the extent the terms of this Section 7.14 conflict with any other provision of this Declaration, the Bylaws or any rules and regulations of the Association, the terms of this Section 7.14 shall prevail. The terms of this Section 7.14 are for the benefit of the County of Albemarle. In consideration for its approval of the Plat, the County of Albemarle shall be entitled to enforce the covenants, conditions and restrictions of this Section 7.14 through any means available at law, in equity or otherwise. Such right of enforcement shall be in addition to, and not in lieu of, the rights of the Owners, the Declarant, the Association and the LARB provided in this Declaration.

Section 7.15. Other Restrictions and Regulations. The LARB may from time to time impose such additional restrictions and regulations upon the use of Lots located within the Property as it may deem necessary or convenient for the common good and general welfare of the Ragged Mountain Farm.

Section 7.16. Violation and Remedies. In the event of a violation or breach of any of the covenants or restrictions contained herein by an Owner or the agent of an Owner, then the any other Owner, the Declarant, the Association and the LARB, or any of them, jointly and severally, shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent the violation or breach. In addition, the Declarant, the Association and the LARB shall each have the right to enter, without notice, upon any of the Lots for the exclusive purpose of determining compliance with the covenants and conditions contained herein at any reasonable time. In the event of any violation or breach, the Declarant, the Association and the LARB shall have the right to enter upon the Lot to correct or abate the violation or breach, including, without limitation, correction of drainage and removal or correction buildings, fences, walls, drainage structures and other structures determined to be in violation or breach of these restrictions and covenants. No such entry or correction, abatement or removal shall be deemed a trespass provided that either (i) thirty (30) days' prior written notice has been provided to the Owner of the offending Lot, or (ii) the violation or breach constitutes an immediate threat to public safety. In the event of a violation or breach of any of the covenants or restrictions contained herein by any Owner or agent of any Owner, the Owner shall pay the reasonable costs of enforcement of the covenants or restrictions incurred by the Declarant, Association or LARB, including but not limited to reasonable attorney's fees, which costs shall be an assessment against the Owner and all Lots owned by the Owner and shall be enforceable as set forth elsewhere herein.

Each Lot Owner consents to the entry of a Court Order of a temporary or permanent injunction compelling compliance with the terms hereof or preventing any violation or breach of the terms

of this Declaration. Each Lot Owner further consents to the appointment of a designee of the Declarant, the Association or the LARB as the Lot Owner's attorney-in-fact to confess any money judgment for failure to pay, when due, any assessment, or to consent to the entry of any temporary or permanent injunction compelling compliance with the terms of the Declaration or preventing any violation or breach of the terms of this Declaration.

VIII. EASEMENTS

Section 8.01. Utility Easements. The Declarant reserves for itself, its successors and assigns, a perpetual and alienable easement and right-of-way ten feet in width in the proximity of the front and both sidelines of each lot and fifteen feet in width in the proximity of the rear line of each Lot for the installation, maintenance, inspection replacement and repair of underground electrical, telephone, water, sewer, gas, television, and drainage lines, facilities and equipment. The easements provided for in this Section shall include the right of ingress and egress, the right to cut trees, brush and shrubbery, the right to grade the soil, and the right to take other similar reasonable action necessary to provide economical and safe utility and drainage facilities. Any damage resulting from the use of the easements hereby reserved shall be properly repaired at the expense of the entity responsible for such use.

Section 8.02. Private Road Easements. The Declarant does hereby establish and impose for the benefit of all Lots private access easements along and across private roads subject to the Declaration, if any, for the purpose of ingress and egress to and from all Lots and the public highways or secondary roads of the Commonwealth of Virginia. The width of such private roads or private access easements, if any, shall be shown and described on the Plat. This easement shall terminate as to any private road, or portion thereof, in Ragged Mountain as of the date such private road or portion thereof, as applicable, is accepted for maintenance by any public agency.

Section 8.03. Easement of Enjoyment in Common Areas. Each Owner, his immediate family, guests and tenants, shall have a right and easement of enjoyment in and to the Common Areas. Such easement shall be appurtenant to and shall pass with the title to every Lot, subject to this Declaration and further subject to the following provisions:

- (a) the right of the Association to place reasonable restrictions upon of the Common Area;
- (b) the right of the Association to charge reasonable admission and other fees for the use of recreational facilities, if any, situated upon the Common Areas, if the need arises;
- (c) the right of the Association, in accordance with its Articles of Incorporation and Bylaws, to borrow money for the purpose of improving the Common Areas and in aid thereof to mortgage the Common Areas; provided, however, that the rights of such mortgagee in the Common Areas shall be at all times subordinate to the rights of the Owners hereunder;
- (d) the right of the Association to suspend the right to use any recreational facilities constituting part of the Common Areas (except for any roads) by an Owner for any period during which any assessment against such Owner's Lot remains unpaid; and

(e) the right of the Association to convey or transfer all or any part of the Common Areas to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Association. Except for easements granted pursuant to Sections 8.01 or 8.02 hereof, no such conveyance or transfer of Common Areas shall be effective unless an instrument signed by Owners entitled to cast two-thirds (2/3) of the votes in the Association has been recorded, agreeing to such conveyance or transfer.

ARTICLE IX. DECLARANT'S RIGHTS

Section 9.01 Declarant's Rights. The Declarant hereby reserves to itself, and each Owner of any Lot by acceptance of a deed or other instrument of conveyance therefore hereby agrees, that the Declarant shall have the following rights so long as the Declarant owns any Lot in Ragged Mountain Farm:

(a) The right to replat, vacate or withdraw any area from the real property subject to this Declaration, in accordance with the laws of the Commonwealth of Virginia;

(b) The right to conduct the development, construction, marketing and sale of all property in Ragged Mountain Farm owned by the Declarant, regardless of whether such activities conflict with the use restrictions contained in Article VII hereof; and

(c) The right to relocate easements shown on the Plat, including, without limitation, easements for stormwater management lines, pipes and other facilities, to reflect as-built locations, and to record a plat showing such as-built locations without necessity of further review or approval of the County of Albemarle.

Section 9.02 Release of Rights by Declarant. The Declarant may, by an instrument recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, release, at any time and without the approval or consent of any other party, any of the rights reserved unto it under Section 9.01 hereof.

Section 9.03 Declarant's Right of First Refusal. Declarant hereby retains the right of first refusal in each Lot until such time as a certificate of occupancy for a dwelling on such Lot has been issued by the applicable government authority. In the event Declarant refrains from exercising Declarant's right of first refusal in any case, and at the request of the Owner of such Lot, Declarant shall provide a certificate in recordable form releasing such right of first refusal. Declarant's refraining from exercising Declarant's right of first refusal in any case shall not waive Declarant's right of first refusal in any other case, whether regarding the same Lot or another Lot. Upon the issuance of a certificate of occupancy for a dwelling on any Lot, Declarant's right of first refusal shall automatically terminate as to such Lot.

ARTICLE X. GENERAL PROVISIONS

Section 10.01. Duration. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty-five (25) years from the date this Declaration is recorded, and

thereafter shall be automatically renewed for successive periods of twenty-five (25) years each unless terminated as provided for in Section 10.02.

Section 10.02. Termination. This Declaration may be terminated at the end of the original or any renewal term upon the affirmative vote of two-thirds (2/3) of the Owners who are present in person or by proxy at a meeting called for such purpose at which a quorum is present, which action shall be conclusively evidenced by an instrument recorded in the Clerk's Office where this Declaration is recorded. Notwithstanding the foregoing, the road maintenance aspects of this Declaration as set forth in Article V hereof shall remain in force and effect in perpetuity and may not be terminated by action of the Owners.

Section 10.03. Amendment. This Declaration may be amended in whole or in part by recorded instrument approved or ratified by (2/3) of the Owners; provided, however, that no amendment of Section 7.14 shall be effective without the written approval of the County of Albemarle and further provided that no amendment shall abridge the right of the Owners of the Preservation Tracts to conduct agricultural and forestal activities on the Preservation Tracts. Agreement of the required majority of Owners to such amendment shall be evidenced by their execution of the amendment, or ratifications thereof, and the same shall become effective when a copy of the amendment is recorded together with a certification, signed by the Secretary, that the requisite majority of the Owners signed the amendment or ratifications thereof..

Section 10.04. Interpretation. In the event of a conflict between the provisions of the Bylaws and this Declaration, the provisions of this Declaration shall control.

Section 10.05 Enforcement. The Board of Directors, the LARB, any Owner or the Declarant shall have the right to enforce, by any proceeding at law or in equity, the restrictions, conditions covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration and any Supplemental Declarations. Failure to enforce any covenant or restriction herein contained shall in no event be deemed to be a waiver of the right to do so thereafter.

Section 10.06. Limited Liability. In connection with all reviews, acceptances, inspections, permissions consents or required approvals by or from the Declarant or the Association contemplated under this Declaration, neither the LARB, the Declarant nor the Association shall be liable to an Owner or to any other person on account of any claim, liability, damage or expense suffered or incurred by or threatened against an Owner or such other person arising out of or in any way relating to the subject matter of any such reviews, acceptances, inspections, permissions, consents or required approvals, whether given, granted or withheld.

Section 10.07. Severability. The invalidity or unenforceability of any particular provisions of this Declaration or any Supplemental Declaration shall in no way affect any other provisions, which shall remain in full force and effect.

Section 10.08. Nondiscrimination. Each Owner covenants that neither such Owner nor any person or entity authorized to act for such Owner will refuse to sell or rent, after the making of a bona fide offer, or refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny any of the property owned by such Owner in Ragged Mountain Farm to any person because

of race, color, religion, sex or national origin.

Section 10.09. **Successors and Assigns.** This Declaration shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns. The covenants, conditions and restrictions contained in this Declaration shall bind the Declarant and the Owners, shall burden title to the Lots for the benefit of the Owners, and shall run with the land and bind the Declarant's successors in title.

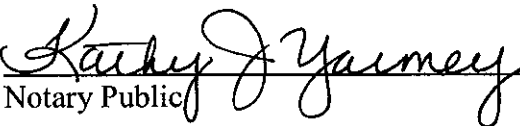
IN WITNESS WHEREOF, the Declarant has executed this instrument by its duly-authorized representative as of the date first above written.

THE ROCKS, L.L.C., a Virginia limited liability company

By: 
Alexander M. Toomy, Manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Charlottesville, to-wit:
KRM

The foregoing instrument was acknowledged before me this 18th day of August, 2005, by Alexander M. Toomy as Manager of The Rocks, L.L.C., a Virginia limited liability company.


Notary Public

My commission expires: 8-31-2010

Exhibit A

Property Description

Parcel One: All that certain tract or parcel of land, with improvements thereon and appurtenances thereto, situated in Albemarle County, Virginia, fronting on State Routes 637, 681 and 708, containing 480.45 acres, more or less, shown as "Ragged Mountain Farm" on a plat by O.R. Randolph Engineer, dated December, 1960, and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 365, page 118; LESS AND EXCEPT that certain tract or parcel of land containing 1.21 acres, more or less, conveyed to the Commonwealth of Virginia by deed recorded in the aforesaid Clerk's Office in Deed Book 644, page 334; AND FURTHER LESS AND EXCEPT that certain tract or parcel of land containing 12.74 acres, more or less, shown as Parcel "A1" on a plat by R.O. Snow & R.W. Ray Inc., dated May 27, 1982 and recorded in the aforesaid Clerk's Office in Deed Book 898, page 345.

Parcel Two: All that certain tract or parcel of land, with improvements thereon and appurtenances thereto, situated in Albemarle County, Virginia, on the east side of State Route 708, containing 48.3 acres, more or less, as shown on a plat by T.W. Saunders, C.L.S., dated January 22, 1964, and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 395, page 532.

Being the same property conveyed to The Rocks, L.L.C. by deed of Ragged Mountain Farm, Inc., dated September 7, 2004, recorded in said Clerk's Office in Deed Book 2834, page 705.

Exhibit B

[Plat]

SUBDIVISION PLAT SHOWING
LOTS A1 THROUGH A20 AND
LOTS B1 THROUGH B20
RAGGED MOUNTAIN FARM
LOCATED ON STATE ROUTE 637
SAMUEL MILLER DISTRICT
ALBEMARLE COUNTY, VIRGINIA
FEBRUARY 27, 2006
REVISED: MAY 17, 2006

THE LAND USE REGULATIONS LISTED HEREIN ARE
IMPOSED PURSUANT TO THE ALBEMARLE COUNTY
ZONING ORDINANCE IN EFFECT ON THIS DATE AND
ARE SHOWN FOR INFORMATION PURPOSES ONLY.
THEY ARE NOT RESTRICTIVE COVENANTS RUNNING
WITH THE LAND AND THEIR APPEARANCE ON THIS
PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH.

LOTS A1 THROUGH A20 AND B1 THROUGH B20
EACH CONTAINS A BUILDING SITE THAT COMPLIES
WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY
ZONING ORDINANCE.

LOTS A1 THROUGH A20 AND LOTS B1 THROUGH B20
MAY NOT BE FURTHER DIVIDED

LOTS A1 THROUGH A20 AND LOTS B1 THROUGH B20
ARE ZONED RA.

A PORTION OF THE PROPERTY SHOWN HEREON IS
WITHIN AN ALBEMARLE COUNTY AND/OR CITY OF
CHARLOTTESVILLE WATER SUPPLY WATERSHED.
THE PROPERTY SHOWN HEREON IS NOT WITHIN
AN AGRICULTURAL-FORESTAL DISTRICT.

UNDER CURRENT COUNTY POLICY, PUBLIC WATER AND/OR
SEWER SERVICE WILL NOT BE AVAILABLE TO THIS PROPERTY.

ALL LOTS SHALL ACCESS INTERNAL ROADS ONLY EXCEPT
LOTS A20 WHICH SHALL ACCESS ST. RT. 708 AND LOT B19
WHICH SHALL ACCESS ST. RT. 681.

LOTS A19, A20, B19 AND B20 ARE RURAL PRESERVATION
TRACTS.

ALL NEW ROADS SHOWN HEREON ARE HEREBY DEDICATED
TO PUBLIC USE.

ONLY ONE DWELLING UNIT PER PARCEL.

THE STREAM BUFFER(S) SHOWN HEREON SHALL BE
MANAGED IN ACCORDANCE WITH THE WATER
PROTECTION ORDINANCE OF ALBEMARLE COUNTY.

I HEREBY CERTIFY THAT THIS SUBDIVISION
PLAT, TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE AND BELIEF, IS CORRECT AND
COMPLIES WITH THE MINIMUM PROCEDURES
AND STANDARDS ESTABLISHED BY THE VIRGINIA
STATE BOARD OF ARCHITECTS, PROFESSIONAL
ENGINEERS, LAND SURVEYORS AND CERTIFIED
LANDSCAPE ARCHITECTS. I ALSO CERTIFY THAT
THE BOUNDARY SHOWN HEREON IS BASED ON
A CURRENT FIELD SURVEY.

TITLE REFERENCES
FOR TMP 74-5:

THE ROCKS, LLC
1340 STONY POINT ROAD
CHARLOTTESVILLE, VA 22911
D.B. 2834 P. 705
D.B. 1520 P. 353 VEPCO
D.B. 1226 P. 376 VEPCO
D.B. 1170 P. 397-399
D.B. 983 P. 243 VEPCO
D.B. 957 P. 52 VEPCO
D.B. 898 P. 347
D.B. 898 P. 345 PLAT
D.B. 644 P. 334 COMM. OF VA.
D.B. 504 P. 248 VT&T
D.B. 423 P. 378 COMM. OF VA.
D.B. 377 P. 31 VT&T
D.B. 365 P. 118 PLAT
D.B. 337 P. 55
D.B. 310 P. 52 VT&T
D.B. 292 P. 432
D.B. 288 P. 81 VEPCO
D.B. 288 P. 55 VEPCO
D.B. 269 P. 428 VEPCO
D.B. 252 P. 533
D.B. 247 P. 247 VPSC
D.B. 241 P. 351
D.B. 229 P. 133 C&P TEL.
D.B. 229 P. 131 C&P TEL.
D.B. 229 P. 111 C&P TEL.
D.B. 226 P. 579 BMW
D.B. 226 P. 577 BMW
D.B. 181 P. 590 PLAT
D.B. 134 P. 177
D.B. 133 P. 294 PLAT
D.B. 116 P. 399
D.B. 99 P. 322 PLAT

TITLE REFERENCES
FOR TMP 74-7:

THE ROCKS, LLC
1340 STONY POINT ROAD
CHARLOTTESVILLE, VA 22911
D.B. 2834 P. 705
D.B. 934 P. 166
D.B. 504 P. 248 VT&T
D.B. 423 P. 375 COMM. OF VA.
D.B. 395 P. 532 PLAT
D.B. 284 P. 287 VEPCO
D.B. 213 P. 550 VPSC
D.B. 176 P. 315 PLAT

OWNER'S APPROVAL:

THE DIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE
CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED
OWNER(S) AND TRUSTEES. ANY REFERENCE TO
FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED AS THEORETICAL
ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE.

Mingus Munder 8-4-06
SIGNED *Alexander M. Toomy* DATE

NOTARY PUBLIC:

STATE OF Virginia
COUNTY OF Albemarle

THE FOREGOING WAS ACKNOWLEDGED
BEFORE ME THIS 4 DAY OF August
20 06 BY Alexander M. Toomy

Kimberly M. Pace
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 30, 2008

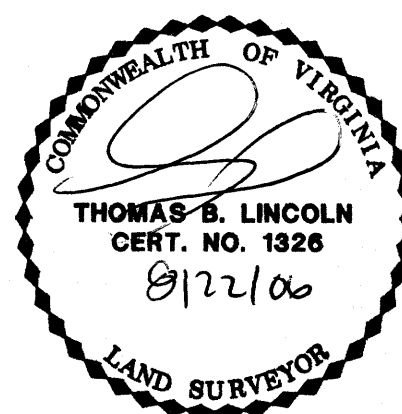
COUNTY APPROVALS:

Amelia H. McCulley 8-22-06
ALBEMARLE COUNTY DATE
AGENT FOR THE BOARD OF SUPERVISORS

LEGEND:

BIF = BENT IRON FOUND
BPF = BENT PIPE FOUND
IF = IRON FOUND
IS = IRON SET
PF = PIPE FOUND
PF/SP = PIPE FOUND IN STONE PILE
SF = STONE FOUND
SF/SP = STONE FOUND IN STONE PILE
STF = STAKE FOUND

IRONS TO BE SET AT ALL CORNERS UNLESS
OTHERWISE NOTED.



ROAD R/W COURSE DATA

LINE	BEARING	DISTANCE
L1	S26°00'48"E	7.05'
L2	N26°00'48"W	5.00'

LOT COURSE DATA

LINE	BEARING	DISTANCE
L83	S35°27'30"E	257.07'
L84	N23°14'01"E	391.01'
L85	S57°52'57"E	271.20'
L86	N19°52'05"E	320.13'
L87	N29°06'20"E	217.46'
L88	N15°58'33"E	176.11'

TRACT "A"

TOTAL PROJECT AREA 254.656 AC.

DEVELOPMENT LOTS 71.649 AC.
TOTAL AREA 18
NUMBER OF LOTS 5.882 AC.
MAXIMUM LOT SIZE 2.941 AC.
MINIMUM LOT SIZE 3.981 AC.
AVERAGE LOT SIZE

RURAL PRESERVATION TRACTS 177.064 AC.
TOTAL AREA 2
NUMBER OF LOTS 92.275 AC.
MAXIMUM LOT SIZE 84.789 AC.
MINIMUM LOT SIZE 88.532 AC.
AVERAGE LOT SIZE

GROSS DENSITY 0.080 DU/AC

ACRES IN LOTS 248.713 AC.
DEVELOPMENT LOTS 71.649 AC.
RURAL PRESERVATION TRACTS 177.064 AC.

ACRES IN RIGHT OF WAY 5.943 AC.

TOTAL AREA 254.656 AC.

TRACT "B"

TOTAL PROJECT AREA 263.397 AC.

DEVELOPMENT LOTS 55.700 AC.
TOTAL AREA 18
NUMBER OF LOTS 4.157 AC.
MAXIMUM LOT SIZE 2.854 AC.
MINIMUM LOT SIZE 3.094 AC.
AVERAGE LOT SIZE

RURAL PRESERVATION TRACTS 206.269 AC.
TOTAL AREA 2
NUMBER OF LOTS 106.052 AC.
MAXIMUM LOT SIZE 100.217 AC.
MINIMUM LOT SIZE 103.135 AC.
AVERAGE LOT SIZE

GROSS DENSITY 0.076 DU/AC

ACRES IN LOTS 261.969 AC.
DEVELOPMENT LOTS 55.700 AC.
RURAL PRESERVATION TRACTS 206.269 AC.

ACRES IN RIGHT OF WAY 1.428 AC.

TOTAL AREA 263.397 AC.

TRACTS "A" AND "B"

TOTAL PROJECT AREA 518.053 AC.

DEVELOPMENT LOTS 127.349 AC.
TOTAL AREA 36
NUMBER OF LOTS 5.882 AC.
MAXIMUM LOT SIZE 2.854 AC.
MINIMUM LOT SIZE 3.537 AC.
AVERAGE LOT SIZE

RURAL PRESERVATION TRACTS 383.333 AC.
TOTAL AREA 4
NUMBER OF LOTS 106.052 AC.
MAXIMUM LOT SIZE 84.789 AC.
MINIMUM LOT SIZE 95.833 AC.
AVERAGE LOT SIZE

GROSS DENSITY 0.039 DU/AC

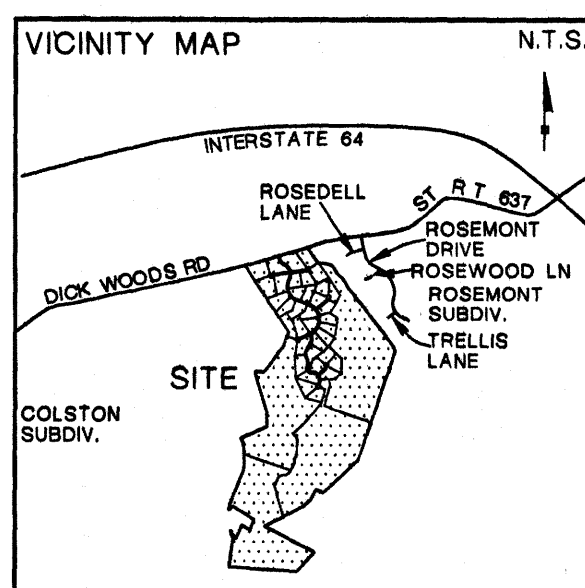
ACRES IN LOTS 510.682 AC.
DEVELOPMENT LOTS 127.349 AC.
RURAL PRESERVATION TRACTS 383.333 AC.

ACRES IN RIGHT OF WAY 7.371 AC.

TOTAL AREA 518.053 AC.

ROAD R/W CURVE DATA

LINE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	DELTA
C1	25.00'	39.29'	25.02'	35.37'	S28°24'20"W	90°02'21"
C2	180.00'	158.69'	84.92'	153.60'	S41°52'15"E	60°30'50"
C3	320.00'	286.91'	153.91'	277.40'	S41°26'31"E	51°22'18"
C4	25.00'	36.00'	21.93'	32.97'	S57°00'32"E	82°30'19"
C5	180.00'	9.41'	4.71'	9.41'	N80°14'25"E	2°59'47"
C6	25.00'	29.36'	16.64'	27.70'	N45°05'52"E	67°17'19"
C7	55.00'	41.82'	21.98'	40.82'	N33°14'04"E	43°33'43"
C8	55.00'	88.84'	57.50'	79.49'	S78°42'42"E	92°32'45"
C9	55.00'	88.27'	56.90'	79.09'	S13°32'10"W	91°56'59"
C10	55.00'	59.88'	33.29'	56.96'	N89°18'00"W	62°22'41"
C11	25.00'	20.78'	11.03'	20.18'	N81°55'07"W	47°36'55"
C12	220.00'	28.66'	14.35'	28.64'	S78°00'22"W	7°27'53"
C13	25.00'	36.00'	21.93'	32.97'	S40°29'09"W	82°30'19"
C14	320.00'	170.20'	87.16'	168.20'	S14°28'13"W	30°28'27"
C15	380.00'	251.82'	130.73'	247.24'	S10°43'22"W	37°58'08"
C16	380.00'	401.51'	221.79'	383.09'	S38°31'53"E	60°32'22"
C17	470.00'	213.17'	108.45'	211.35'	S55°48'27"E	25°59'14"
C18	25.00'	36.99'	22.82'	33.71'	S85°12'21"E	84°47'03"
C19	180.00'	72.95'	36.98'	72.45'	N40°47'29"E	23°13'17"
C20	25.00'	29.36'	16.64'	27.70'	N04°27'49"W	67°17'19"
C21	55.00'	56.93'	31.31'	54.42'	N08°27'16"W	59°18'25"
C22	55.00'	67.74'	38.92'	63.64'	N56°29'00"E	70°34'09"
C23	55.00'	154.13'	N/A	108.42'	S07°57'08"E	160°33'34"
C24	25.00'	20.78'	11.03'	20.18'	S48°13'12"W	47°36'55"
C25	220.00'	106.32'	54.22'	105.29'	S38°33'26"W	27°41'23"
C26	25.00'	36.99'	22.82'	33.71'	S10°00'36"W	84°47'03"
C27	470.00'	152.57'	76.96'	151.90'	S23°04'56"E	18°35'58"
C28	470.00'	192.62'	97.68'	191.28'	S02°02'30"E	23°28'55"
C29	470.00'	153.35'	77.36'	152.67'	S19°02'47"W	18°41'38"
C30	470.00'	153.35'	77.36'	152.67'	S37°44'25"W	18°41'38"
C31	470.00'	95.84'	48.09'	95.68'	S52°55'44"W	11°41'01"
C32	25.00'	36.99'	22.82'	33.71'	S16°22'44"W	84°47'03"
C33	270.00'	266.27'	145.09'	255.61'	S02°14'18"W	56°30'12"
C34	270.00'	18.31'	9.16'	18.30'	S32°25'56"W	3°53'05"
C35	180.00'	201.14'	112.53'	190.84'	S02°21'44"W	64°01'30"
C36	320.00'	280.09'	149.73'	271.23'	S04°34'32"E	50°08'59"
C37	100.00'	90.47'	48.60'	87.42'	S05°25'07"E	51°50'10"
C38	100.00'	118.40'	67.24'	111.60'	S65°15'16"E	67°50'09"
C39	220.00'	183.45'	97.44'	178.18'	S75°17'03"E	47°46'35"
C40	25.00'	34.65'	20.76'	31.94'	N88°53'45"E	79°24'58"
C41	160.00'	68.95'	35.02'	68.42'	N36°50'33"E	24°41'25"
C42	25.00'	30.06'	17.15'	28.29'	N09°57'14"W	68°54'10"
C43	55.00'	82.83'	51.55'	75.22'	N01°15'44"W	86°17'09"
C44	55.00'	84.62'	53.25'	76.52'	N85°57'20"E	88°08'59"
C45	55.00'	74.21'	43.99'	68.71'	S11°18'50"E	77°18'40"
C46	55.00'	36.88'	19.16'	36.19'	S46°32'59"W	38°24'59"
C47	25.00'	20.44'	10.83'	19.87'	S42°20'16"W	46°50'27"
C48	200.00'	105.66'	54.10'	104.44'	S34°03'09"W	30°16'14"
C49	25.00'	34.65'	20.76'	31.94'	S09°28'47"W	79°24'58"
C50	220.00'	109.17'	55.73'	108.06'	S10°00'44"E	28°25'56"
C51	220.00'	75.01'	37.87'	74.64'	S07°58'15"W	19°32'02"
C52	25.00'	22.93'	12.34'	22.13'	S08°31'59"E	52°32'31"
C53	55.00'	56.53'	31.05'	54.07'	S05°21'34"E	58°53'21"
C54	55.00'	109.60'	84.97'	92.34'	S81°10'18"W	114°10'24"
C55	55.00'	113.62'	92.19'	94.47'	N17°26'19"E	118°21'37"
C56	25.00'	25.69'	14.11'	24.58'	N47°10'42"E	58°52'51"
C57	180.00'	367.28'	293.22'	306.80'	N40°43'02"W	116°54'37"
C58	140.00'	165.75'	94.14'	156.24'	N65°15'16"W	67°50'09"
C59	140.00'	126.66'	68.03'	122.38'	N05°25'07"W	51°50'10"
C60	280.00'	245.08'	131.01'	237.33'	N04°34'32"W	50°08'59"
C61	220.00'	100.57'	51.18'	99.70'	N16°33'16"W	26°11'31"
C62	220.00'	145.27'	75.39'	142.64'	N15°27'29"E	37°50'00"
C63	230.00'	242.41'	133.83'	231.35'	N04°10'51"E	60°23'17"
C64	25.00'	39.27'	25.00'	35.36'	N71°00'48"W	90°00'00"
C65	25.00'	24.33'	13.23'	23.39'	S36°06'04"W	55°46'16"
C66	55.00'	88.86'	57.52'	79.51'	S54°30'03"W	92°34'14"
C67	55.00'	93.50'	62.61'	82.64'	N30°30'47"W	97°24'05"
C68	55.00'	53.94'	29.36'	51.80'	N46°16'59"E	56°11'27"
C69	55.00'	43.56'	23.00'	42.43'	S82°55'55"E	45°22'46"
C70	25.00'	24.33'	13.23'	23.39'	S88°07'40"E	55°46'16"
C71	430.00'	542.50'	314.05'	507.23'	N27°50'38"E	72°17'08"
C72	430.00'	454.06'	250.78'	433.26'	N38°33'00"W	60°30'08"
C73	420.00'	176.64'	88.08'	172.41'	N56°57'25"W	23°41'18"
C74	420.00'	189.19'	96.23'	187.59'	N32°12'31"W	25°48'30"
C75	420.00'	359.27'	191.46'	348.42'	N05°12'05"E	49°00'42"
C76	280.00'	135.88'	69.30'	134.55'	N15°48'18"E	27°48'16"
C77	25.00'	43.70'	29.88'	38.35'	N48°10'46"W	100°09'51"
C78	25.00'	24.33'	13.23'	23.39'	S53°51'10"W	55°46'16"
C79	55.00'	130.00'	134.20'	101.78'	N86°19'05"W	135°25'46"
C80	55.00'	90.17'	58.92'	80.41'	N28°21'56"E	93°56'16"
C81	55.00'	59.68'	33.16'	56.80'	S73°34'41"E	62°10'31"
C82	25.00'	24.33'	13.23'	23.39'	S70°22'33"E	55°46'16"
C83	25.00'	43.70'	29.88'	38.35'	N31°39'23"E	100°09'51"
C84	280.00'	238.00'	126.73'	230.90'	N42°46'37"W	48°42'07"
C85	220.00'	193.96'	103.79'	187.74'	N41°52'15"W	50°30'50"
C86	25.00'	39.25'	24.98'	35.34'	N61°35'40"W	89°57'39"



THOMAS B. LINCOLN LAND SURVEYOR INC.
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
434-974-1417

SUBDIVISION PLAT SHOWING
LOTS A1 THROUGH A20 AND
LOTS B1 THROUGH B20
RAGGED MOUNTAIN FARM
LOCATED ON STATE ROUTE 637
SAMUEL MILLER DISTRICT
ALBEMARLE COUNTY, VIRGINIA
FEBRUARY 27, 2006
REVISED: MAY 17, 2006

THE LAND USE REGULATIONS LISTED HEREIN ARE
IMPOSED PURSUANT TO THE ALBEMARLE COUNTY
ZONING ORDINANCE IN EFFECT ON THIS DATE AND
ARE SHOWN FOR INFORMATION PURPOSES ONLY.
THEY ARE NOT RESTRICTIVE COVENANTS RUNNING
WITH THE LAND AND THEIR APPEARANCE ON THIS
PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH.

LOTS A1 THROUGH A20 AND B1 THROUGH B20
EACH CONTAINS A BUILDING SITE THAT COMPLIES
WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY
ZONING ORDINANCE.

LOTS A1 THROUGH A20 AND LOTS B1 THROUGH B20
MAY NOT BE FURTHER DIVIDED

LOTS A1 THROUGH A20 AND LOTS B1 THROUGH B20
ARE ZONED RA.

A PORTION OF THE PROPERTY SHOWN HEREON IS
WITHIN AN ALBEMARLE COUNTY AND/OR CITY OF
CHARLOTTESVILLE WATER SUPPLY WATERSHED.
THE PROPERTY SHOWN HEREON IS NOT WITHIN
AN AGRICULTURAL-FORESTAL DISTRICT.

UNDER CURRENT COUNTY POLICY, PUBLIC WATER AND/OR
SEWER SERVICE WILL NOT BE AVAILABLE TO THIS PROPERTY.

ALL LOTS SHALL ACCESS INTERNAL ROADS ONLY EXCEPT
LOTS A20 WHICH SHALL ACCESS ST. RT. 708 AND LOT B19
WHICH SHALL ACCESS ST. RT. 681.

LOTS A19, A20, B19 AND B20 ARE RURAL PRESERVATION
TRACTS.

ALL NEW ROADS SHOWN HEREON ARE HEREBY DEDICATED
TO PUBLIC USE.

ONLY ONE DWELLING UNIT PER PARCEL.

THE STREAM BUFFER(S) SHOWN HEREON SHALL BE
MANAGED IN ACCORDANCE WITH THE WATER
PROTECTION ORDINANCE OF ALBEMARLE COUNTY.

I HEREBY CERTIFY THAT THIS SUBDIVISION
PLAT, TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE AND BELIEF, IS CORRECT AND
COMPLIES WITH THE MINIMUM PROCEDURES
AND STANDARDS ESTABLISHED BY THE VIRGINIA
STATE BOARD OF ARCHITECTS, PROFESSIONAL
ENGINEERS, LAND SURVEYORS AND CERTIFIED
LANDSCAPE ARCHITECTS. I ALSO CERTIFY THAT
THE BOUNDARY SHOWN HEREON IS BASED ON
A CURRENT FIELD SURVEY.

TITLE REFERENCES
FOR TMP 74-5:

THE ROCKS, LLC
1340 STONY POINT ROAD
CHARLOTTESVILLE, VA 22911
D.B. 2834 P. 705
D.B. 1520 P. 353 VEPCO
D.B. 1226 P. 376 VEPCO
D.B. 1170 P. 397-399
D.B. 983 P. 243 VEPCO
D.B. 957 P. 52 VEPCO
D.B. 898 P. 347
D.B. 898 P. 345 PLAT
D.B. 644 P. 334 COMM. OF VA.
D.B. 504 P. 246 VT&T
D.B. 423 P. 378 COMM. OF VA.
D.B. 377 P. 31 VT&T
D.B. 365 P. 118 PLAT
D.B. 337 P. 55
D.B. 310 P. 52 VT&T
D.B. 292 P. 432
D.B. 288 P. 81 VEPCO
D.B. 288 P. 55 VEPCO
D.B. 269 P. 428 VEPCO
D.B. 252 P. 533
D.B. 247 P. 247 VPSC
D.B. 241 P. 351
D.B. 229 P. 133 C&P TEL.
D.B. 229 P. 131 C&P TEL.
D.B. 229 P. 111 C&P TEL.
D.B. 226 P. 579 BMW
D.B. 226 P. 577 BMW
D.B. 181 P. 590 PLAT
D.B. 134 P. 177
D.B. 133 P. 294 PLAT
D.B. 116 P. 399
D.B. 99 P. 322 PLAT

TITLE REFERENCES
FOR TMP 74-7:

THE ROCKS, LLC
1340 STONY POINT ROAD
CHARLOTTESVILLE, VA 22911
D.B. 2834 P. 705
D.B. 934 P. 166
D.B. 504 P. 248 VT&T
D.B. 423 P. 375 COMM. OF VA.
D.B. 395 P. 532 PLAT
D.B. 284 P. 287 VEPCO
D.B. 213 P. 550 VPSC
D.B. 176 P. 315 PLAT

OWNER'S APPROVAL:

THE DIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE
CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED
OWNER(S) AND TRUSTEES. ANY REFERENCE TO
FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED AS THEORETICAL
ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE.

Mingus Munder 8-4-06
SIGNED *Alexander M. Toomy* DATE

NOTARY PUBLIC:

STATE OF Virginia
COUNTY OF Albemarle

THE FOREGOING WAS ACKNOWLEDGED
BEFORE ME THIS 4 DAY OF August
20 06 BY Alexander M. Toomy

Kimberly M. Pace
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 30, 2008

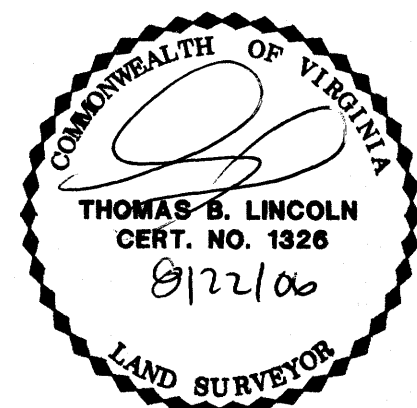
COUNTY APPROVALS:

Amelia H. McCulley 8-22-06
ALBEMARLE COUNTY DATE
AGENT FOR THE BOARD OF SUPERVISORS

LEGEND:

BIF = BENT IRON FOUND
BPF = BENT PIPE FOUND
IF = IRON FOUND
IS = IRON SET
PF = PIPE FOUND
PF/SP = PIPE FOUND IN STONE PILE
SF = STONE FOUND
SF/SP = STONE FOUND IN STONE PILE
STF = STAKE FOUND

IRONS TO BE SET AT ALL CORNERS UNLESS
OTHERWISE NOTED.



ROAD R/W COURSE DATA

LINE	BEARING	DISTANCE
L1	S26°00'48"E	7.05'
L2	N26°00'48"W	5.00'

LOT COURSE DATA

LINE	BEARING	DISTANCE
L83	S35°27'30"E	257.07'
L84	N23°14'01"E	391.01'
L85	S57°52'57"E	271.20'
L86	N19°52'05"E	320.13'
L87	N29°06'20"E	217.46'
L88	N15°58'33"E	176.11'

TRACT "A"

TOTAL PROJECT AREA	254.656 AC.
DEVELOPMENT LOTS	71.649 AC.
TOTAL AREA	18
NUMBER OF LOTS	5.882 AC.
MAXIMUM LOT SIZE	2.941 AC.
MINIMUM LOT SIZE	3.981 AC.
AVERAGE LOT SIZE	
RURAL PRESERVATION TRACTS	177.064 AC.
TOTAL AREA	2
NUMBER OF LOTS	92.275 AC.
MAXIMUM LOT SIZE	84.789 AC.
MINIMUM LOT SIZE	88.532 AC.
AVERAGE LOT SIZE	
GROSS DENSITY	0.080 DU/AC
ACRES IN LOTS	248.713 AC.
DEVELOPMENT LOTS	71.649 AC.
RURAL PRESERVATION TRACTS	177.064 AC.
ACRES IN RIGHT OF WAY	5.943 AC.
TOTAL AREA	254.656 AC.

TRACT "B"

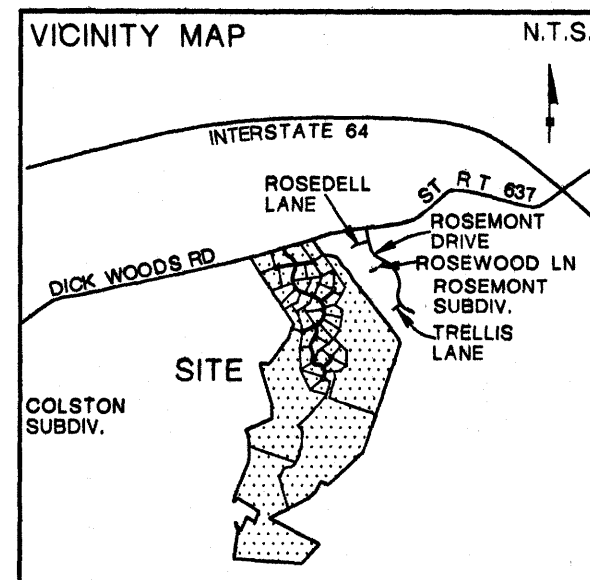
TOTAL PROJECT AREA	263.397 AC.
DEVELOPMENT LOTS	55.700 AC.
TOTAL AREA	18
NUMBER OF LOTS	4.157 AC.
MAXIMUM LOT SIZE	2.854 AC.
MINIMUM LOT SIZE	3.094 AC.
AVERAGE LOT SIZE	
RURAL PRESERVATION TRACTS	206.269 AC.
TOTAL AREA	2
NUMBER OF LOTS	106.052 AC.
MAXIMUM LOT SIZE	100.217 AC.
MINIMUM LOT SIZE	103.135 AC.
AVERAGE LOT SIZE	
GROSS DENSITY	0.076 DU/AC
ACRES IN LOTS	261.969 AC.
DEVELOPMENT LOTS	55.700 AC.
RURAL PRESERVATION TRACTS	206.269 AC.
ACRES IN RIGHT OF WAY	1.428 AC.
TOTAL AREA	263.397 AC.

TRACTS "A" AND "B"

TOTAL PROJECT AREA	518.053 AC.
DEVELOPMENT LOTS	127.349 AC.
TOTAL AREA	36
NUMBER OF LOTS	5.882 AC.
MAXIMUM LOT SIZE	2.854 AC.
MINIMUM LOT SIZE	3.537 AC.
AVERAGE LOT SIZE	
RURAL PRESERVATION TRACTS	383.333 AC.
TOTAL AREA	4
NUMBER OF LOTS	106.052 AC.
MAXIMUM LOT SIZE	84.789 AC.
MINIMUM LOT SIZE	95.833 AC.
AVERAGE LOT SIZE	
GROSS DENSITY	0.039 DU/AC
ACRES IN LOTS	510.682 AC.
DEVELOPMENT LOTS	127.349 AC.
RURAL PRESERVATION TRACTS	383.333 AC.
ACRES IN RIGHT OF WAY	7.371 AC.
TOTAL AREA	518.053 AC.

ROAD R/W CURVE DATA

LINE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	DELTA
C1	25.00'	39.29'	25.02'	35.37'	S28°24'20"W	90°02'21"
C2	180.00'	158.69'	84.92'	153.60'	S41°52'15"E	60°30'50"
C3	320.00'	286.91'	153.91'	277.40'	S41°26'31"E	51°22'18"
C4	25.00'	36.00'	21.93'	32.97'	S57°00'32"E	82°30'19"
C5	180.00'	9.41'	4.71'	9.41'	N80°14'25"E	2°59'47"
C6	25.00'	29.36'	16.64'	27.70'	N45°05'52"E	67°17'19"
C7	55.00'	41.82'	21.98'	40.82'	N33°14'04"E	43°33'43"
C8	55.00'	88.84'	57.50'	79.49'	S78°42'42"E	92°32'45"
C9	55.00'	88.27'	56.90'	79.09'	S13°32'10"W	91°56'59"
C10	55.00'	59.88'	33.29'	56.96'	N89°18'00"W	62°22'41"
C11	25.00'	20.78'	11.03'	20.18'	N81°55'07"W	47°36'55"
C12	220.00'	28.66'	14.35'	28.64'	S78°00'22"W	7°27'53"
C13	25.00'	36.00'	21.93'	32.97'	S40°29'09"W	82°30'19"
C14	320.00'	170.20'	87.16'	168.20'	S14°28'13"W	30°28'27"
C15	380.00'	251.82'	130.73'	247.24'	S10°43'22"W	37°58'08"
C16	380.00'	401.51'	221.79'	383.09'	S38°31'53"E	60°32'22"
C17	470.00'	213.17'	108.45'	211.35'	S55°48'27"E	25°59'14"
C18	25.00'	36.99'	22.82'	33.71'	S85°12'21"E	84°47'03"
C19	180.00'	72.95'	36.98'	72.45'	N40°47'29"E	23°13'17"
C20	25.00'	29.36'	16.64'	27.70'	N04°27'49"W	67°17'19"
C21	55.00'	56.93'	31.31'	54.42'	N08°27'16"W	59°18'25"
C22	55.00'	67.74'	38.92'	63.64'	N56°29'00"E	70°34'09"
C23	55.00'	154.13'	N/A	108.42'	S07°57'08"E	160°33'34"
C24	25.00'	20.78'	11.03'	20.18'	S48°31'12"W	47°36'55"
C25	220.00'	106.32'	54.22'	105.29'	S38°33'26"W	27°41'23"
C26	25.00'	36.99'	22.82'	33.71'	S10°00'36"W	84°47'03"
C27	470.00'	152.57'	76.96'	151.90'	S23°04'56"E	18°35'58"
C28	470.00'	192.62'	97.68'	191.28'	S02°02'30"E	23°28'55"
C29	470.00'	153.35'	77.36'	152.67'	S19°02'47"W	18°41'38"
C30	470.00'	153.35'	77.36'	152.67'	S37°44'25"W	18°41'38"
C31	470.00'	95.84'	48.09'	95.68'	S52°55'44"W	11°41'01"
C32	25.00'	36.99'	22.82'	33.71'	S16°22'44"W	84°47'03"
C33	270.00'	266.27'	145.09'	255.61'	S02°14'18"W	56°30'12"
C34	270.00'	18.31'	9.16'	18.30'	S32°25'56"W	3°53'05"
C35	180.00'	201.14'	112.53'	190.84'	S02°21'44"W	64°01'30"
C36	320.00'	280.09'	149.73'	271.23'	S04°34'32"E	50°08'59"
C37	100.00'	90.47'	48.60'	87.42'	S05°25'07"E	51°50'10"
C38	100.00'	118.40'	67.24'	111.60'	S65°15'16"E	67°50'09"
C39	220.00'	183.45'	97.44'	178.18'	S75°17'03"E	47°46'35"
C40	25.00'	34.65'	20.76'	31.94'	N88°53'45"E	79°24'58"
C41	160.00'	68.95'	35.02'	68.42'	N36°50'33"E	24°41'25"
C42	25.00'	30.06'	17.15'	28.29'	N09°57'14"W	68°54'10"
C43	55.00'	82.83'	51.55'	75.22'	N01°15'44"W	86°17'09"
C44	55.00'	84.62'	53.25'	76.52'	N85°57'20"E	88°08'59"
C45	55.00'	74.21'	43.99'	68.71'	S11°18'50"E	77°18'40"
C46	55.00'	36.88'	19.16'	36.19'	S46°32'59"W	38°24'59"
C47	25.00'	20.44'	10.83'	19.87'	S42°20'16"W	46°50'27"
C48	200.00'	105.66'	54.10'	104.44'	S34°03'09"W	30°16'14"
C49	25.00'	34.65'	20.76'	31.94'	S09°28'47"W	79°24'58"
C50	220.00'	109.17'	55.73'	108.06'	S10°00'44"E	28°25'56"
C51	220.00'	75.01'	37.87'	74.64'	S07°58'15"W	19°32'02"
C52	25.00'	22.93'	12.34'	22.13'	S08°31'59"E	52°32'31"
C53	55.00'	56.53'	31.05'	54.07'	S05°21'34"E	58°53'21"
C54	55.00'	109.60'	84.97'	92.34'	S81°10'18"W	114°10'24"
C55	55.00'	113.62'	92.19'	94.47'	N17°26'19"E	118°21'37"
C56	25.00'	25.69'	14.11'	24.58'	N47°10'42"E	58°52'51"
C57	180.00'	367.28'	293.22'	306.80'	N40°43'02"W	116°54'37"
C58	140.00'	165.75'	94.14'	156.24'	N65°15'16"W	67°50'09"
C59	140.00'	126.66'	68.03'	122.38'	N05°25'07"W	51°50'10"
C60	280.00'	245.08'	131.01'	237.33'	N04°34'32"W	50°08'59"
C61	220.00'	100.57'	51.18'	99.70'	N16°33'16"W	26°11'31"
C62	220.00'	145.27'	75.39'	142.64'	N15°27'29"E	37°50'00"
C63	230.00'	242.41'	133.83'	231.35'	N04°10'51"E	60°23'17"
C64	25.00'	39.27'	25.00'	35.36'	N71°00'48"W	90°00'00"
C65	25.00'	24.33'	13.23'	23.39'	S36°06'04"W	55°46'16"
C66	55.00'	88.86'	57.52'	79.51'	S54°30'03"W	92°34'14"
C67	55.00'	93.50'	62.61'	82.64'	N30°30'47"W	97°24'05"
C68	55.00'	53.94'	29.36'	51.80'	N46°16'59"E	56°11'27"
C69	55.00'	43.56'	23.00'	42.43'	S82°55'55"E	45°22'46"
C70	25.00'	24.33'	13.23'	23.39'	S88°07'40"E	55°46'16"
C71	430.00'	542.50'	314.05'	507.23'	N27°50'38"E	72°17'08"
C72	430.00'	454.06'	250.78'	433.26'	N38°33'00"W	60°30'08"
C73	420.00'	176.64'	88.08'	172.41'	N56°57'25"W	23°41'18"
C74	420.00'	189.19'	96.23'	187.59'	N32°12'31"W	25°48'30"
C75	420.00'	359.27'	191.46'	348.42'	N05°12'05"E	49°00'42"
C76	280.00'	135.88'	69.30'	134.55'	N15°48'18"E	27°48'16"
C77	25.00'	43.70'	29.88'	38.35'	N48°10'46"W	100°09'51"
C78	25.00'	24.33'	13.23'	23.39'	S53°51'10"W	55°46'16"
C79	55.00'	130.00'	134.20'	101.78'	N86°19'05"W	135°25'46"
C80	55.00'	90.17'	58.92'	80.41'	N28°21'56"E	93°56'16"
C81	55.00'	59.68'	33.16'	56.80'	S73°34'41"E	62°10'31"
C82	25.00'	24.33'	13.23'	23.39'	S70°22'33"E	55°46'16"
C83	25.00'	43.70'	29.88'	38.35'	N31°39'23"E	100°09'51"
C84	280.00'	238.00'	126.73'	230.90'	N42°46'37"W	48°42'07"
C85	220.00'	193.96'	103.79'	187.74'	N41°52'15"W	50°30'50"
C86	25.00'	39.25'	24.98'	35.34'	N61°35'40"W	89°57'39"

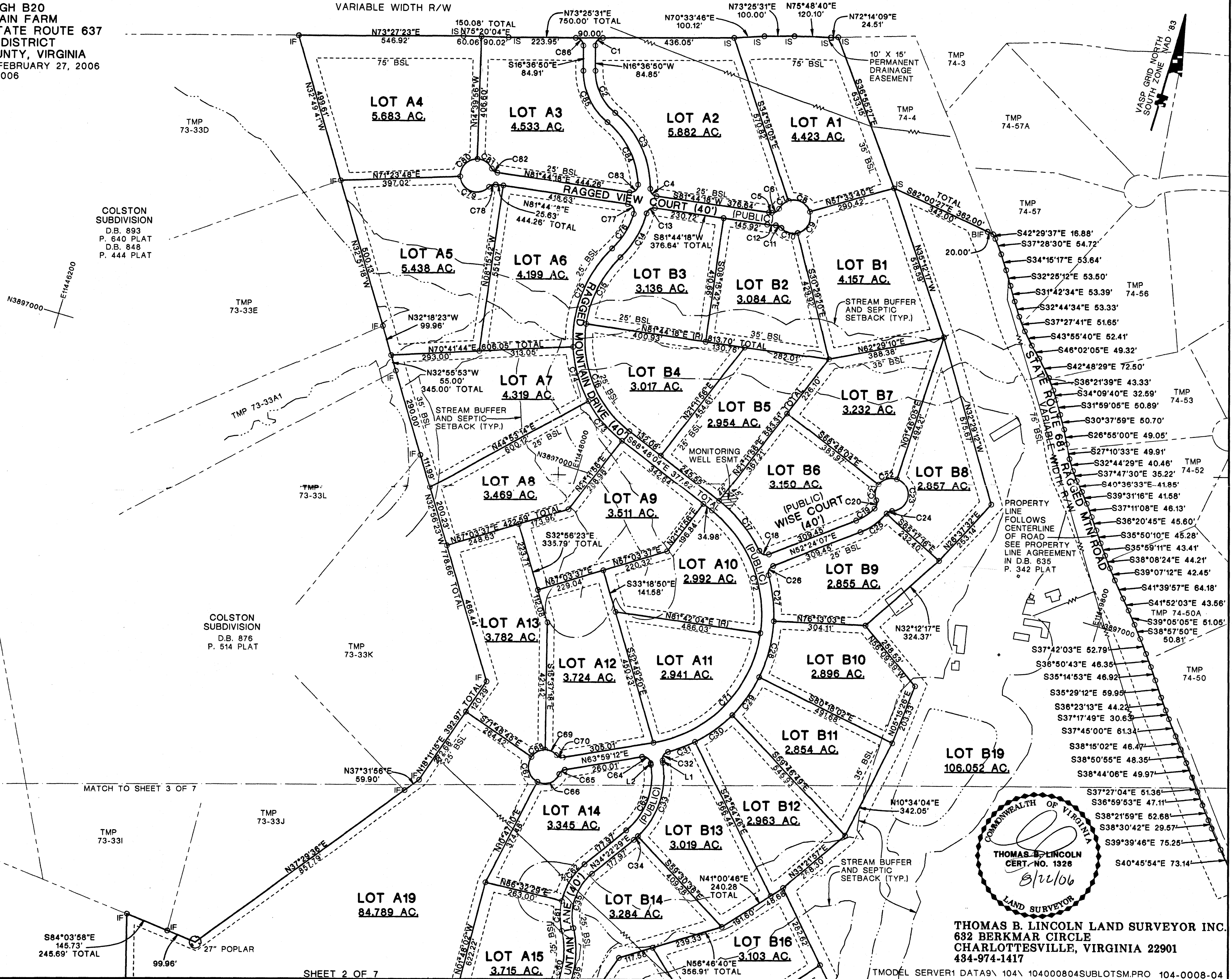


THOMAS B. LINCOLN LAND SURVEYOR INC.
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
434-974-1417

SUBDIVISION PLAT SHOWING
LOTS A1 THROUGH A20 AND
LOTS B1 THROUGH B20
RAGGED MOUNTAIN FARM
LOCATED ON STATE ROUTE 637
SAMUEL MILLER DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1" = 200' FEBRUARY 27, 2006
REVISED: MAY 17, 2006

STATE ROUTE 637
DICK WOODS ROAD
VARIABLE WIDTH R/W

D.B. 644 P. 334
HWPB IX P. 204-208

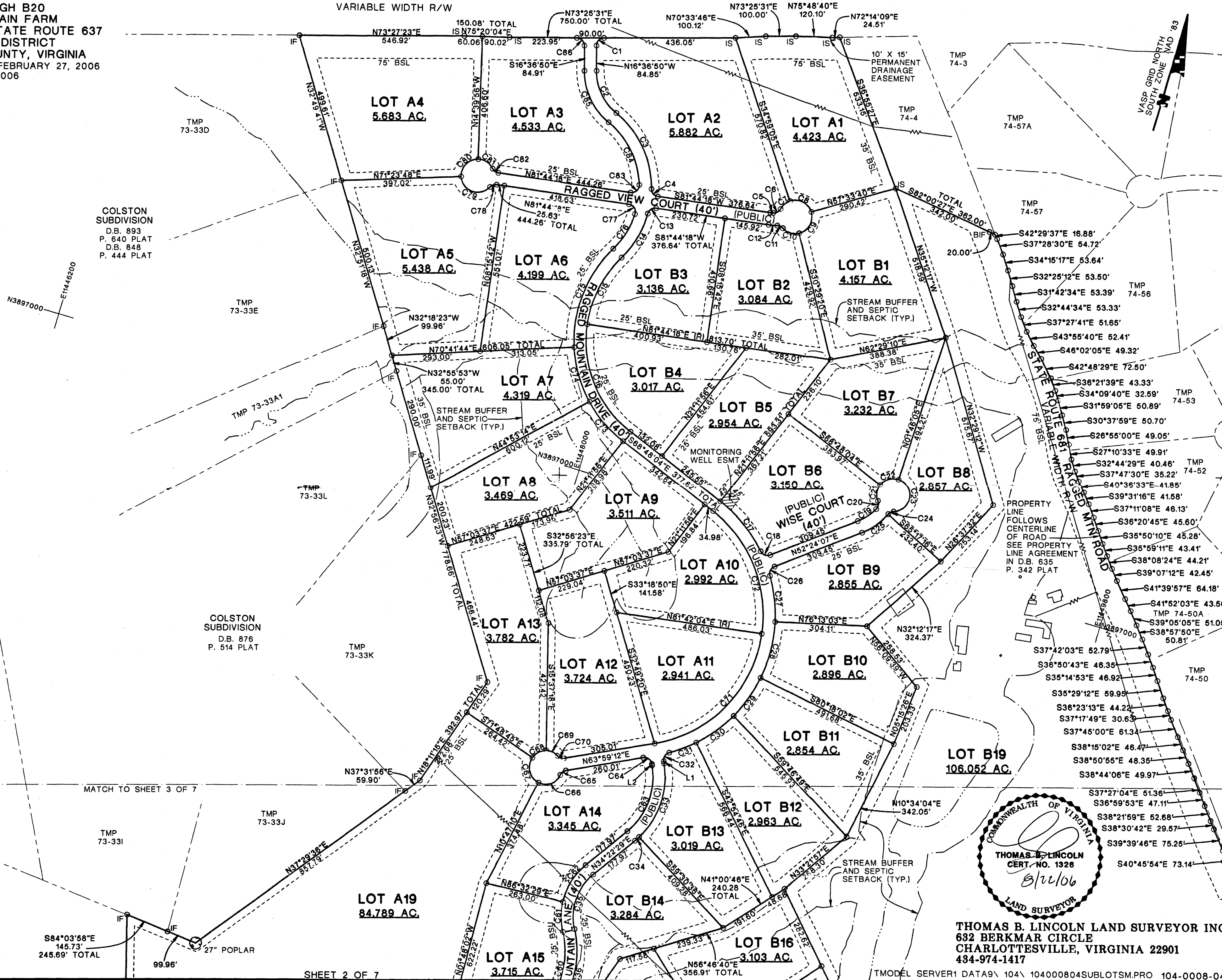


AGM 8-22-06

SUBDIVISION PLAT SHOWING
LOTS A1 THROUGH A20 AND
LOTS B1 THROUGH B20
RAGGED MOUNTAIN FARM
LOCATED ON STATE ROUTE 637
SAMUEL MILLER DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1" = 200' FEBRUARY 27, 2006
REVISED: MAY 17, 2006

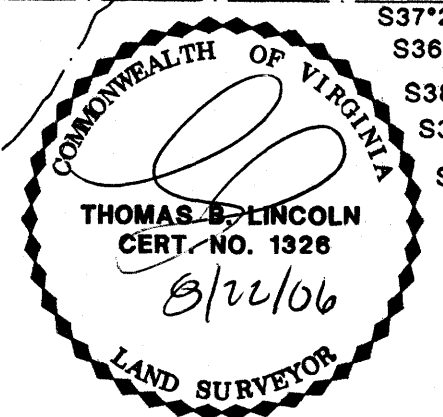
STATE ROUTE 637
DICK WOODS ROAD
VARIABLE WIDTH R/W

D.B. 644 P. 334
HWPB IX P. 204-208



MATCH TO SHEET 3 OF 7

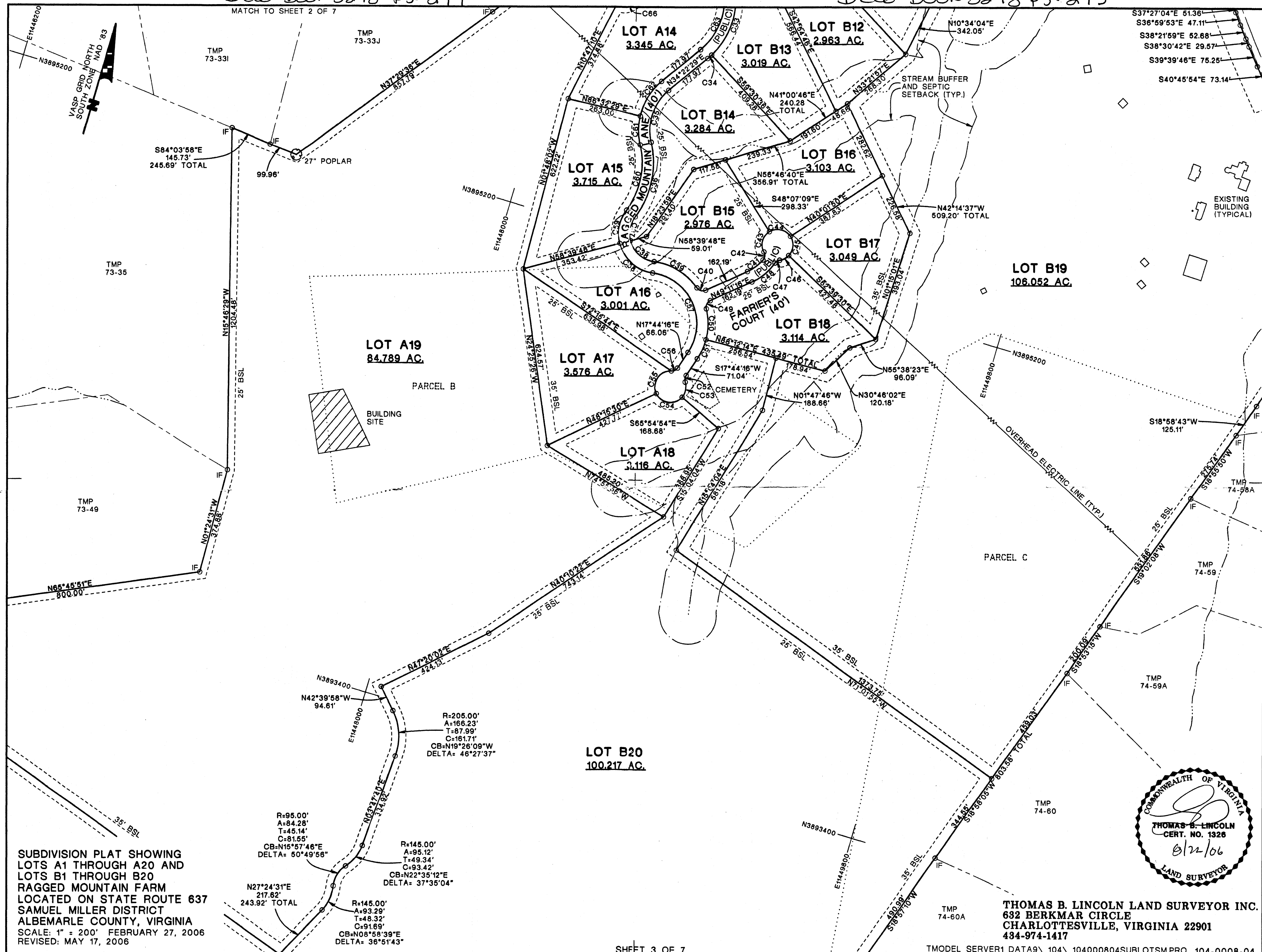
SHEET 2 OF 7



THOMAS B. LINCOLN LAND SURVEYOR INC.
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
434-974-1417

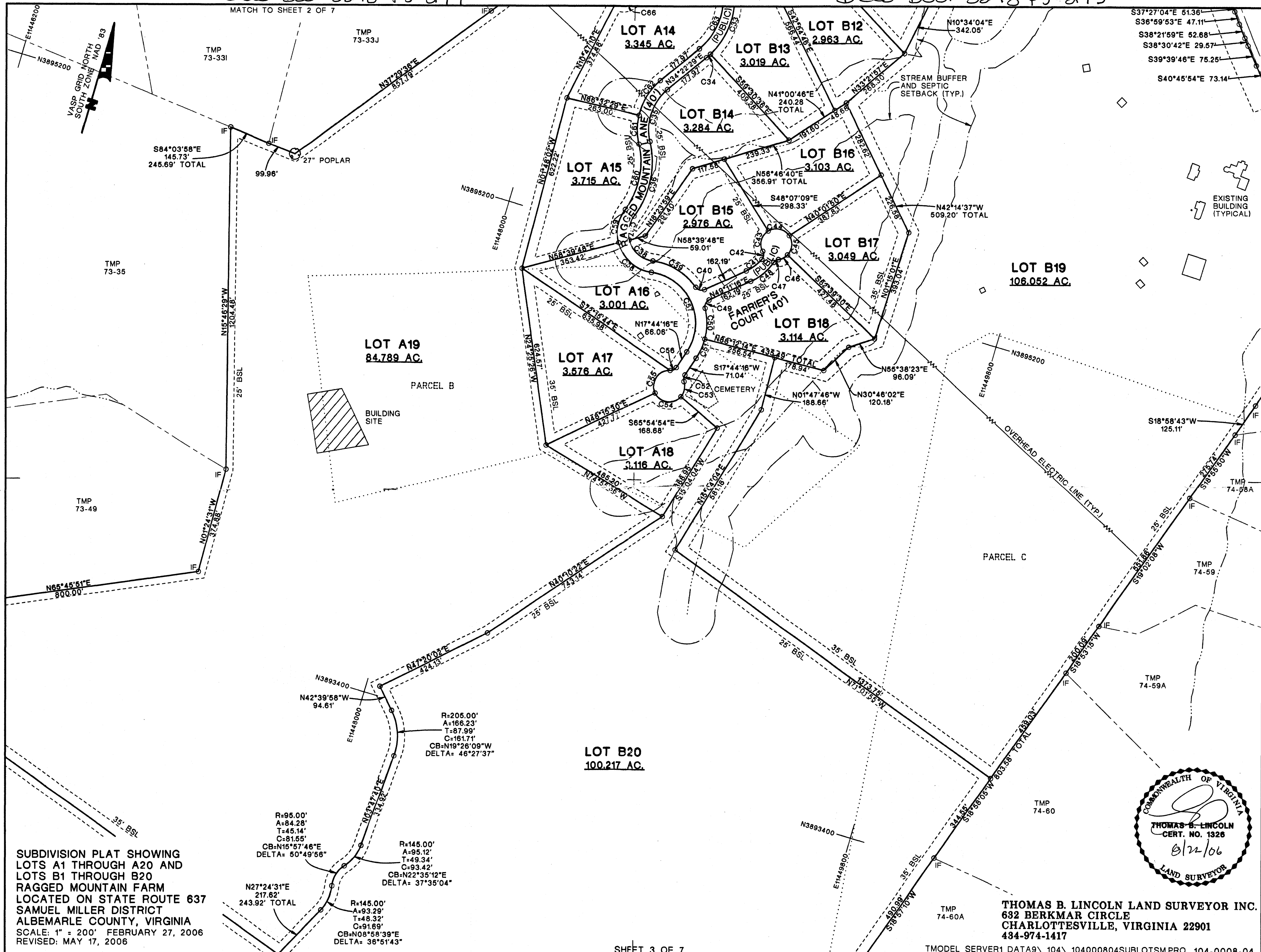
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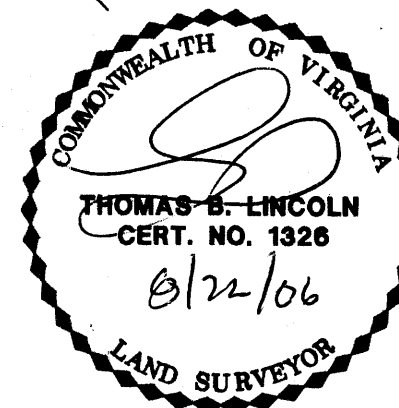


AGM 8-22-06

MATCH TO SHEET 2 OF 7



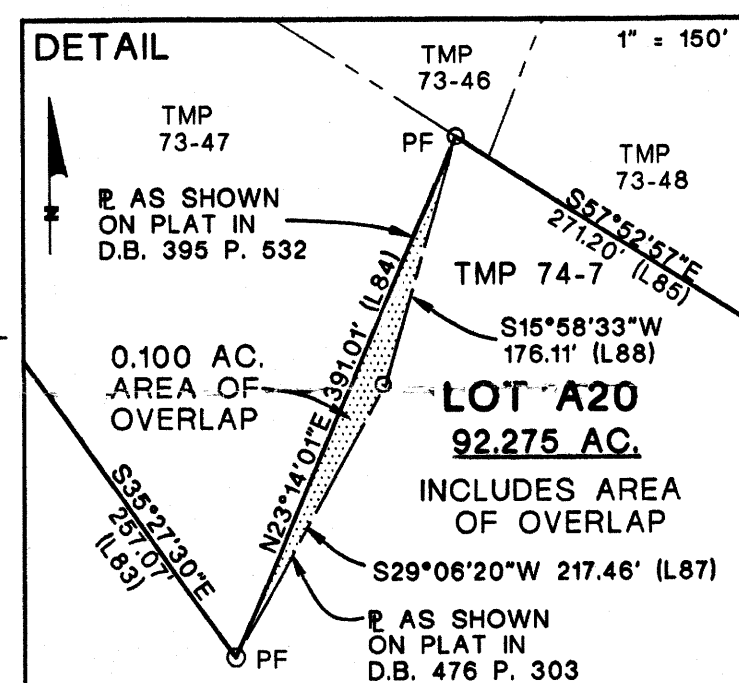
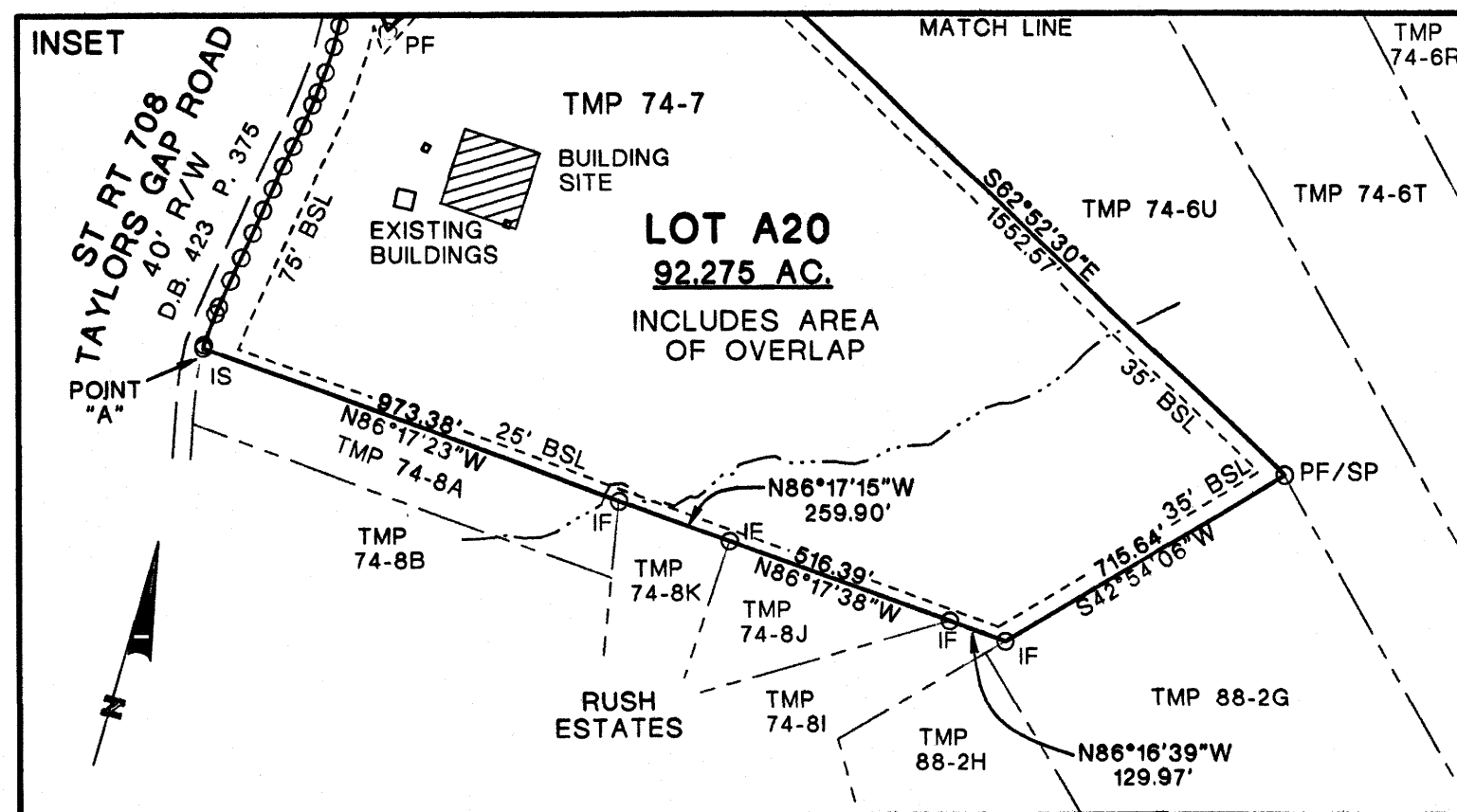
SUBDIVISION PLAT SHOWING
 LOTS A1 THROUGH A20 AND
 LOTS B1 THROUGH B20
 RAGGED MOUNTAIN FARM
 LOCATED ON STATE ROUTE 637
 SAMUEL MILLER DISTRICT
 ALBEMARLE COUNTY, VIRGINIA
 SCALE: 1" = 200' FEBRUARY 27, 2006
 REVISED: MAY 17, 2006



THOMAS B. LINCOLN LAND SURVEYOR INC.
 632 BERKMAR CIRCLE
 CHARLOTTESVILLE, VIRGINIA 22901
 434-974-1417

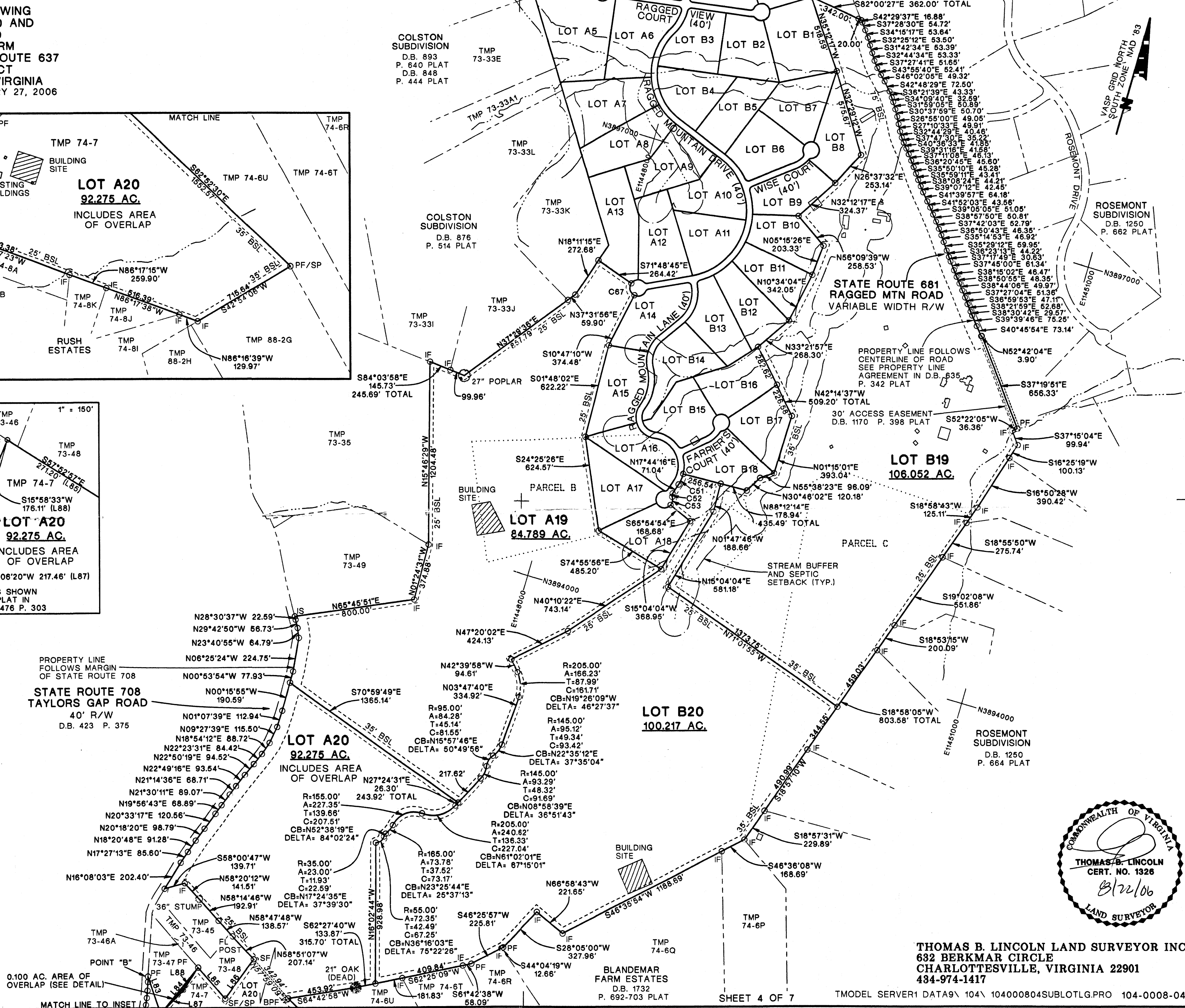
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SUBDIVISION PLAT SHOWING
LOTS A1 THROUGH A20 AND
LOTS B1 THROUGH B20
RAGGED MOUNTAIN FARM
LOCATED ON STATE ROUTE 637
SAMUEL MILLER DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1" = 400' FEBRUARY 27, 2006
REVISED: MAY 17, 2006



COURSE DATA FROM
POINT "A" TO POINT "B"
ALONG MARGIN OF
STATE ROUTE 708:

N04°40'33"W	7.43'
N04°22'25"E	74.28'
N09°20'25"E	16.19'
N08°24'07"E	61.48'
N09°35'27"E	55.14'
N08°40'57"E	59.16'
N08°23'13"E	53.61'
N09°04'07"E	50.81'
N09°22'21"E	55.74'
N09°52'11"E	49.22'
N08°49'07"E	50.18'
N08°17'01"E	49.81'
N07°20'15"E	27.74'
N05°29'17"E	47.50'
N01°42'55"E	59.26'
N01°39'17"W	48.03'
N05°17'10"W	45.45'
N08°58'07"W	46.18'
N10°40'41"W	47.15'
N13°22'31"W	57.35'
N16°00'48"W	35.10'



LOT A20
92.275 AC.
 INCLUDES AREA OF OVERLAP

EXISTING BUILDINGS

BOUNDARY DATA:

- Top boundary: 582°52'20"E 1632.67'
- Right boundary: 35° BSL
- Bottom-right boundary: 715°54'35" BSL
- Bottom boundary: S42°54'08"W
- Bottom-left boundary: N86°16'39"W 129.97'
- Left boundary: N86°17'38"W
- Top-left boundary: N86°17'15"W 259.90'
- Top-left boundary: N86°17'23"W
- Left boundary: 873.38'

ADJACENT TRACTS:

- TMP 74-6U
- TMP 74-6T
- TMP 74-6R
- TMP 74-8A
- TMP 74-8B
- TMP 74-8K
- TMP 74-8J
- TMP 74-8I
- TMP 74-8H
- TMP 88-2G
- TMP 74-8F

OTHER FEATURES:

- ST RT 708
- TAYLORS GAP ROAD
- 40' R/W
- D.B. 423 P. 375
- POINT "A"
- IS
- IF
- IE
- PF
- PF/SP
- RUSH ESTATES
- INSET
- MATCH LINE

N04°04'33"W	7.43'
N04°22'25"E	74.28'
N09°20'26"E	16.19'
N08°24'07"E	61.48'
N09°35'27"E	55.14'
N08°40'57"E	59.16'
N08°23'13"E	53.61'
N09°04'07"E	50.81'
N09°22'21"E	55.74'
N09°52'11"E	49.22'
N08°49'07"E	50.18'
N08°17'01"E	49.81'
N07°20'15"E	27.74'
N05°29'17"E	47.50'
N01°42'55"E	59.26'
N01°39'17"W	48.03'
N05°17'10"W	45.45'
N08°58'07"W	46.18'
N10°40'41"W	47.15'
N13°22'31"W	57.35'
N16°00'48"W	35.10'

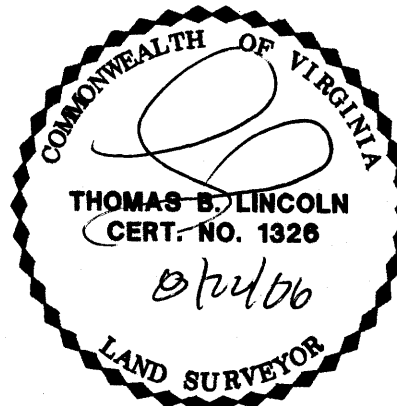
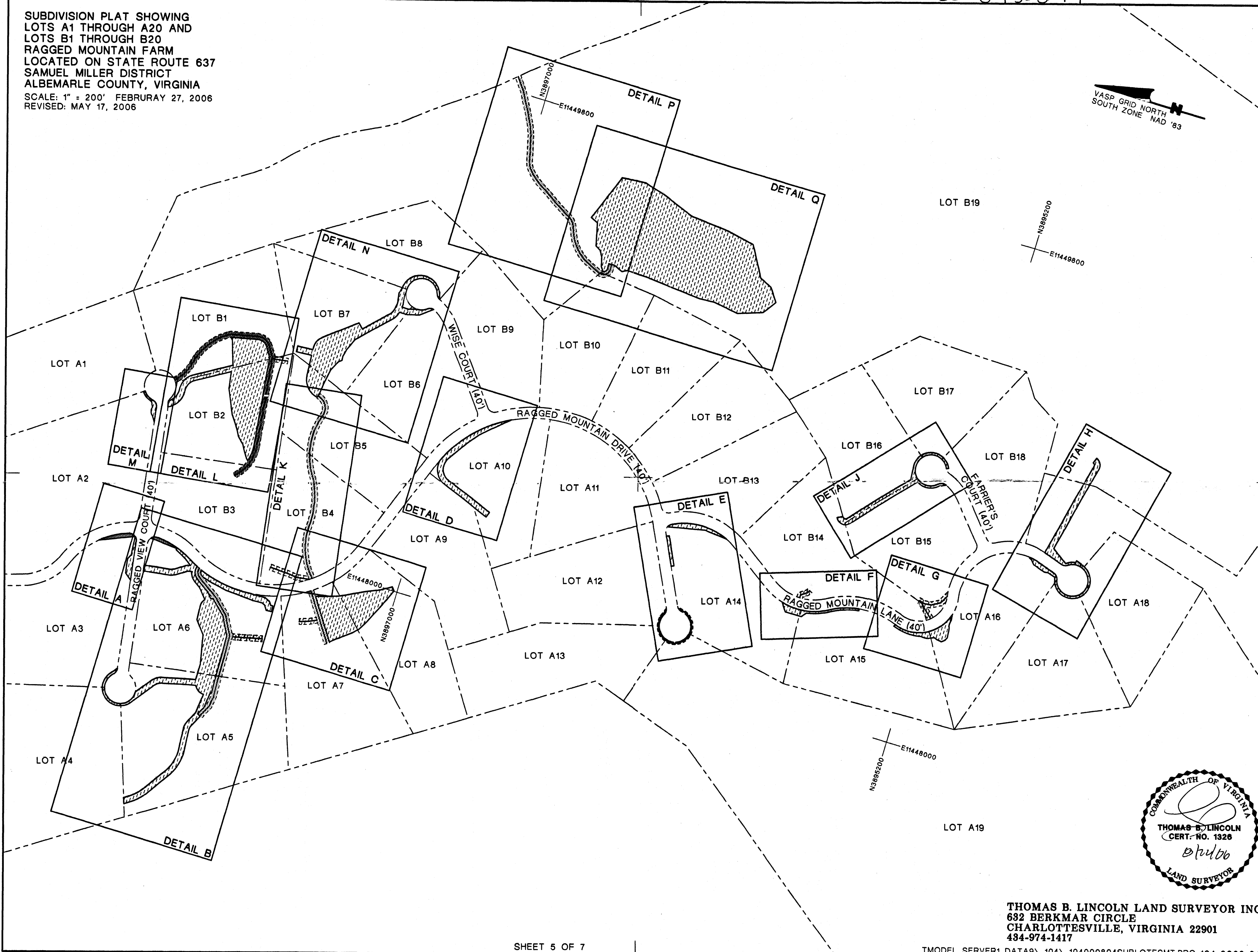
LOT A20
92.275 AC.

LOT B20
100.217 AC.

TMODEL SERVER1 DATA9\ 104\ 104000804SUBLOTLG.PRO 104-0008-04

SUBDIVISION PLAT SHOWING
LOTS A1 THROUGH A20 AND
LOTS B1 THROUGH B20
RAGGED MOUNTAIN FARM
LOCATED ON STATE ROUTE 637
SAMUEL MILLER DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1" = 200' FEBRUARY 27, 2006
REVISED: MAY 17, 2006

VASP GRID NORTH
SOUTH ZONE NAD '83

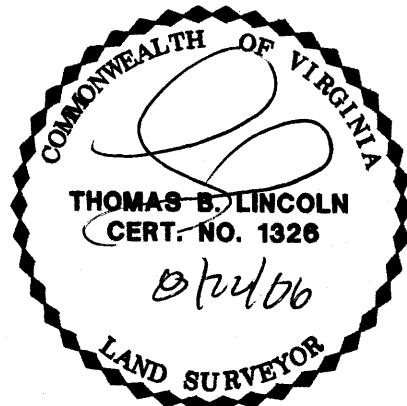
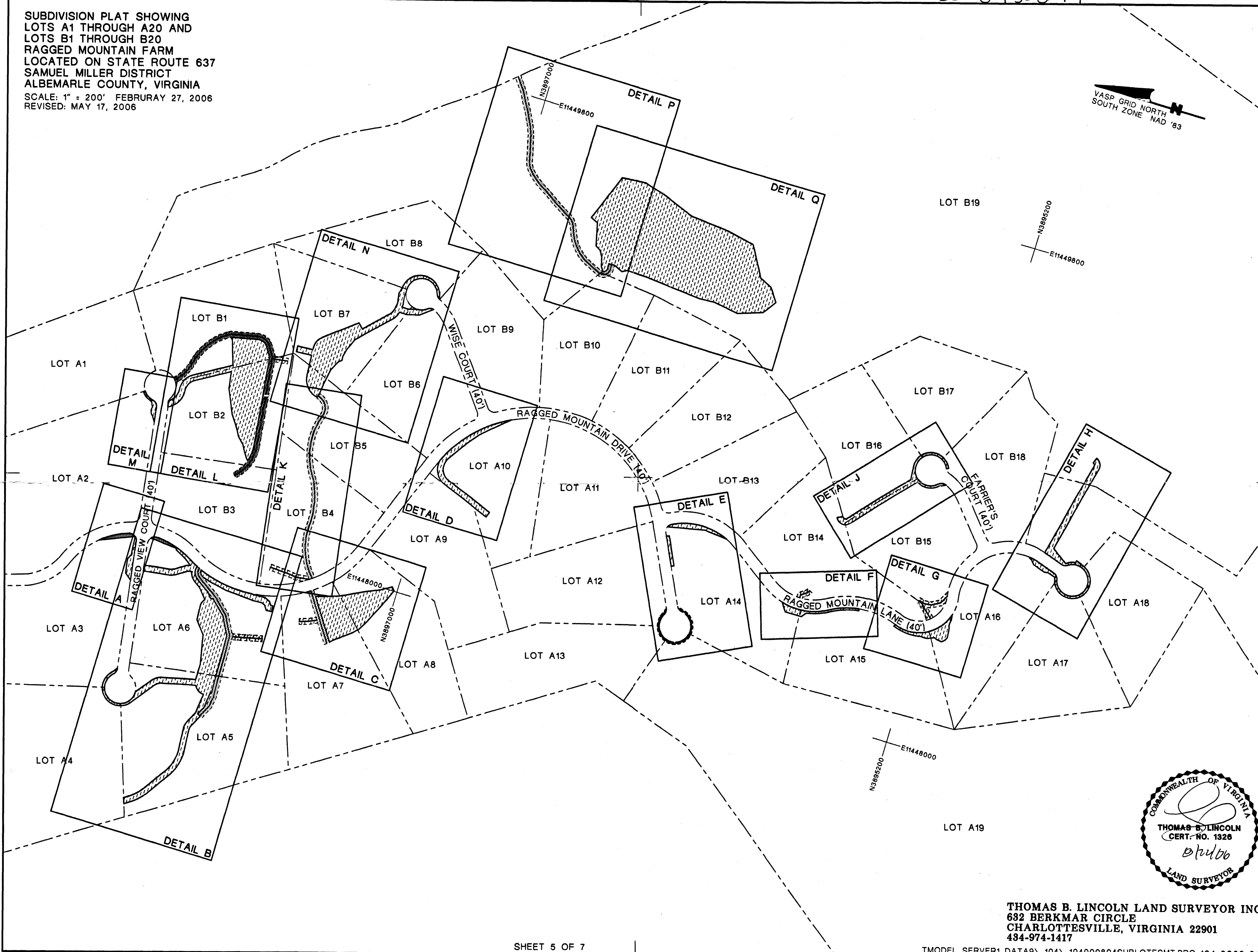


THOMAS B. LINCOLN LAND SURVEYOR INC.
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
434-974-1417

agm 8-22-06

SUBDIVISION PLAT SHOWING
LOTS A1 THROUGH A20 AND
LOTS B1 THROUGH B20
RAGGED MOUNTAIN FARM
LOCATED ON STATE ROUTE 637
SAMUEL MILLER DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1" = 200' FEBRUARY 27, 2006
REVISED: MAY 17, 2006

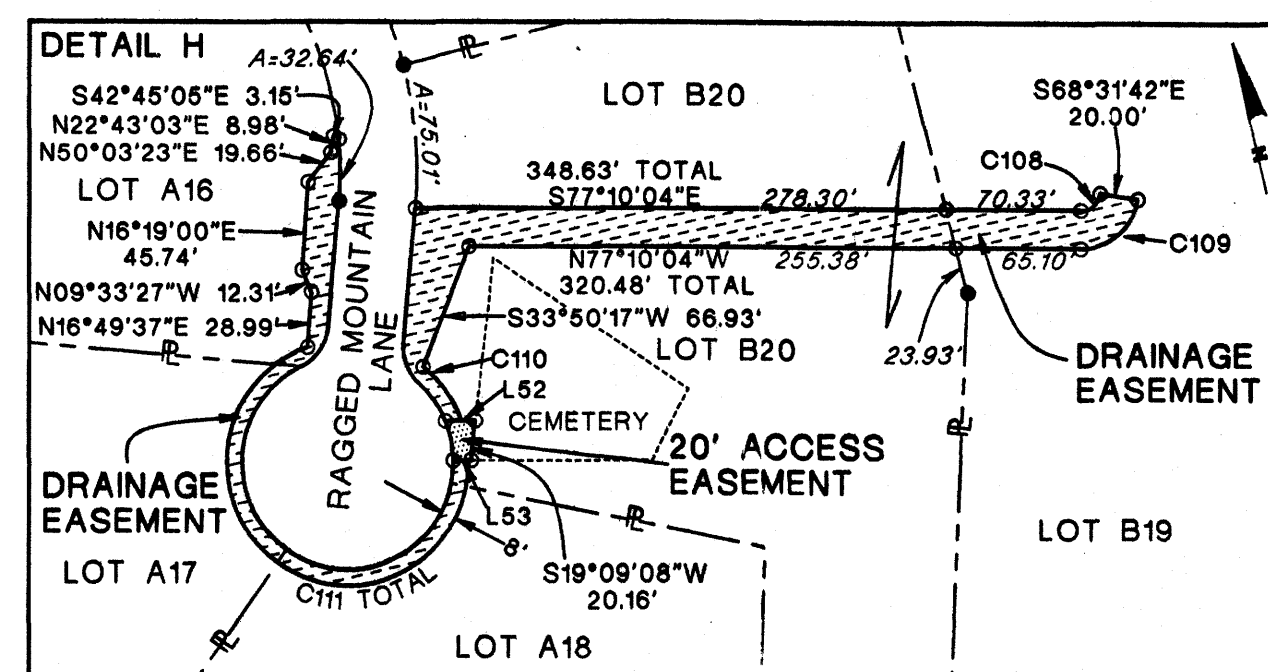
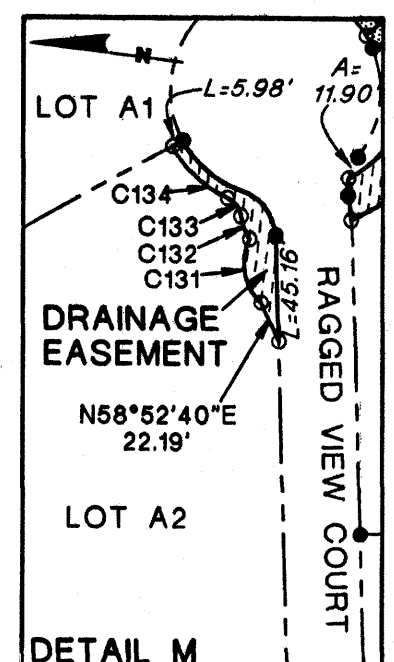
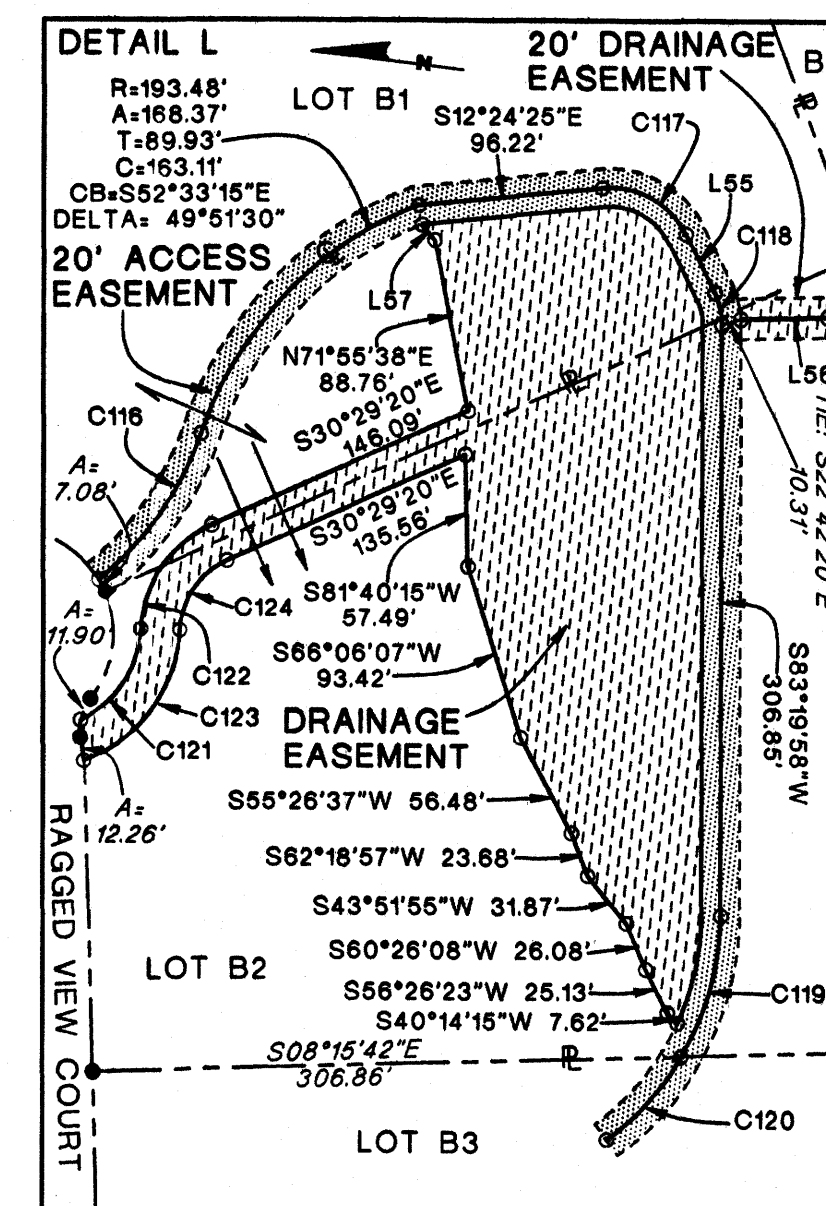
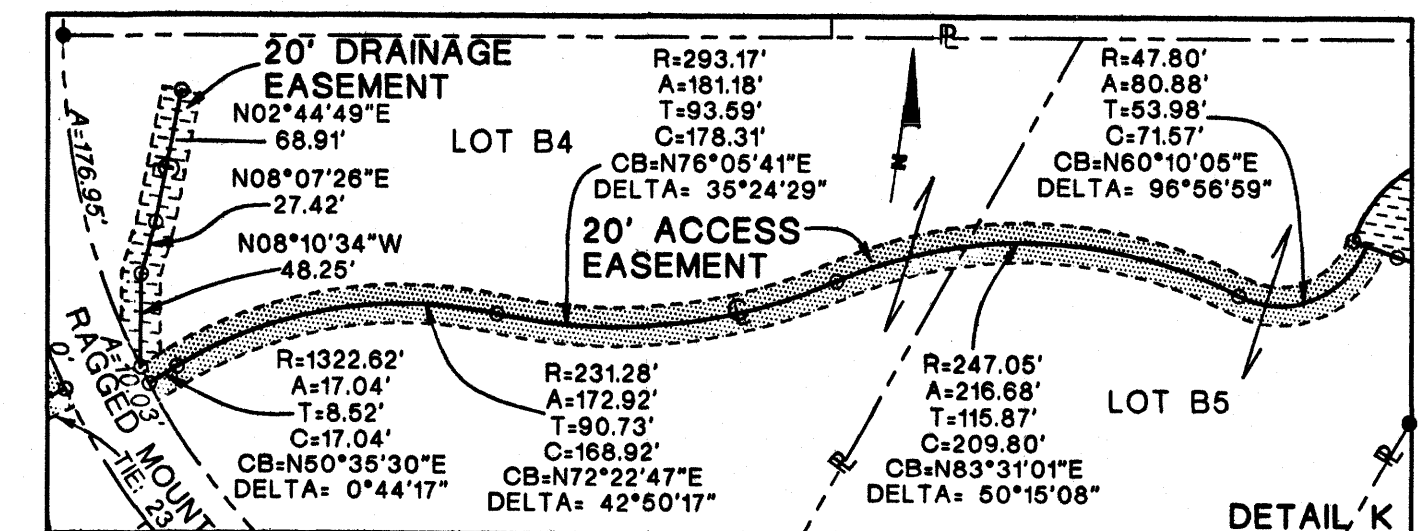
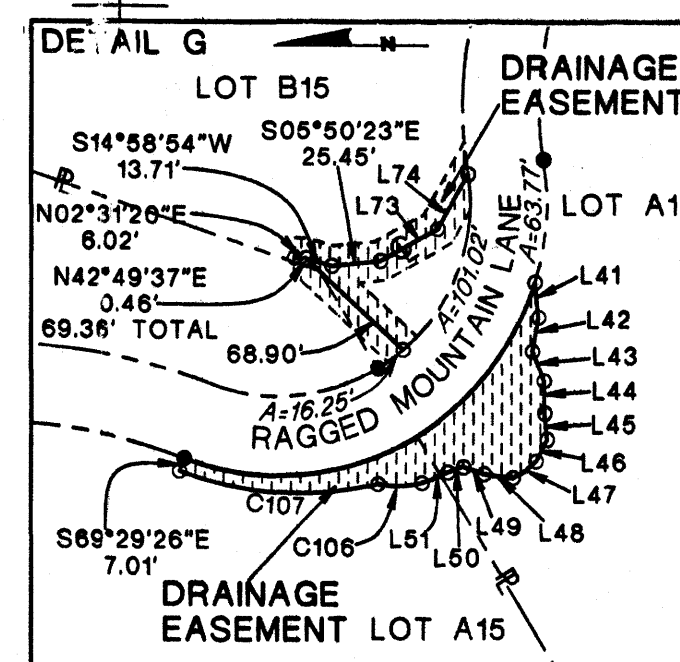
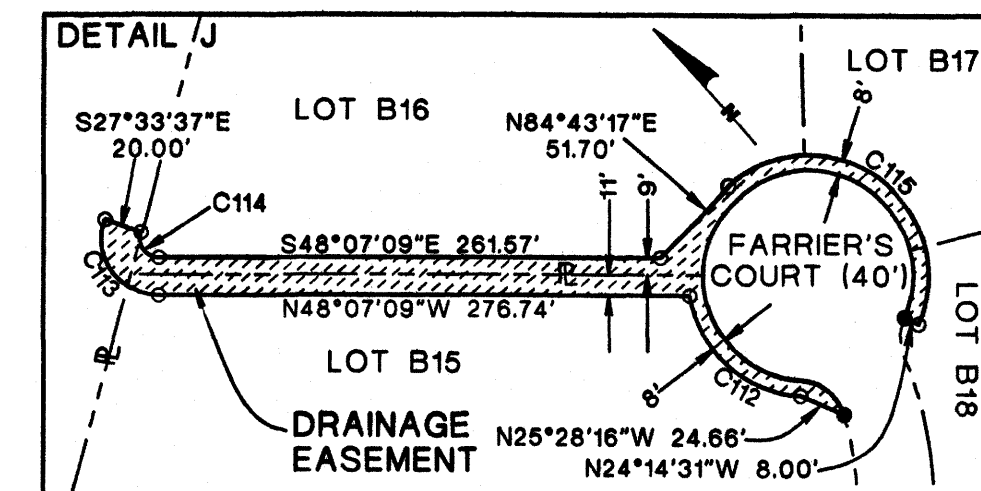
VASP GRID NORTH
SOUTH ZONE NAD '83



THOMAS B. LINCOLN LAND SURVEYOR INC.
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
434-974-1417

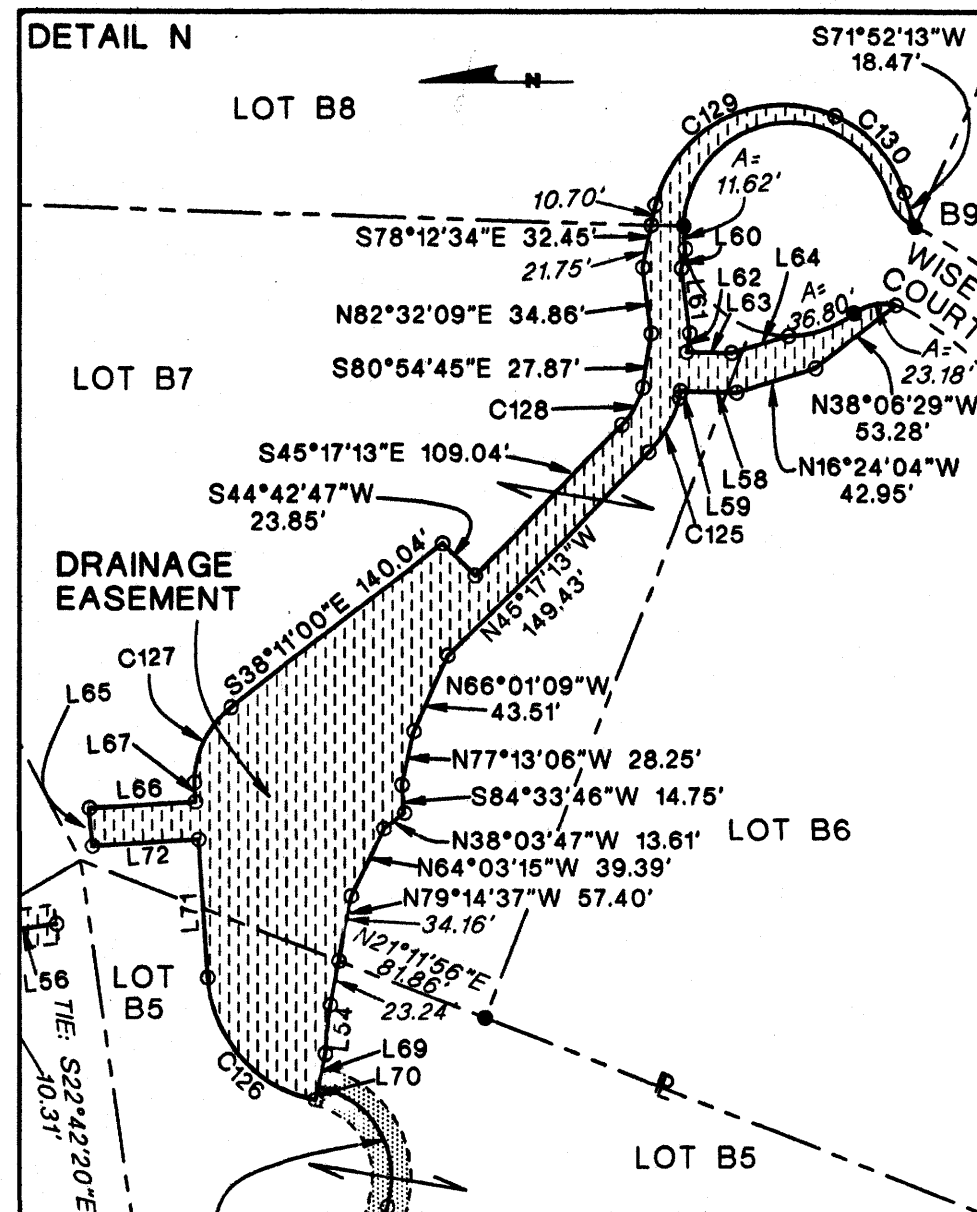
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AGM 8-22-06



AGM 8-22-06

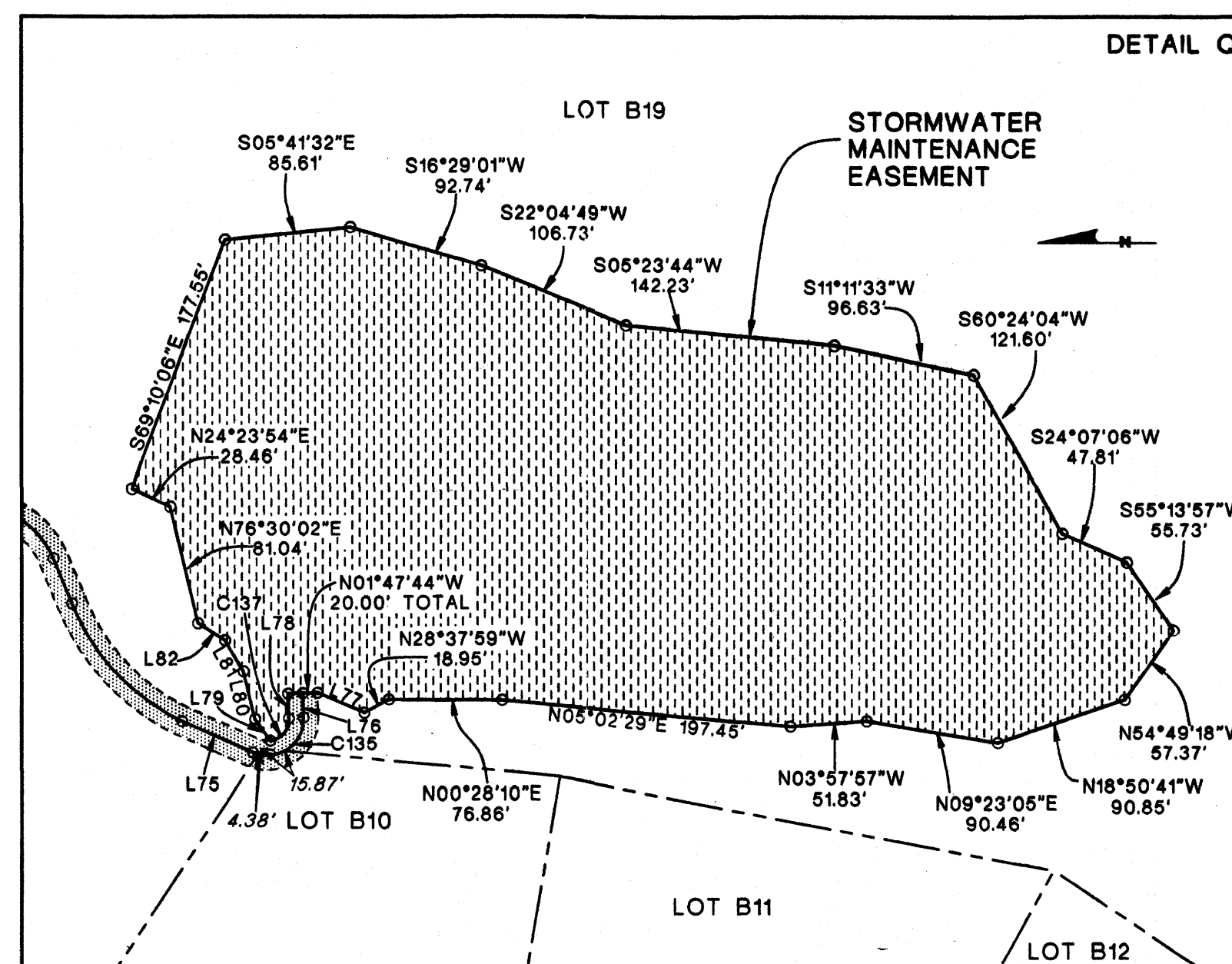
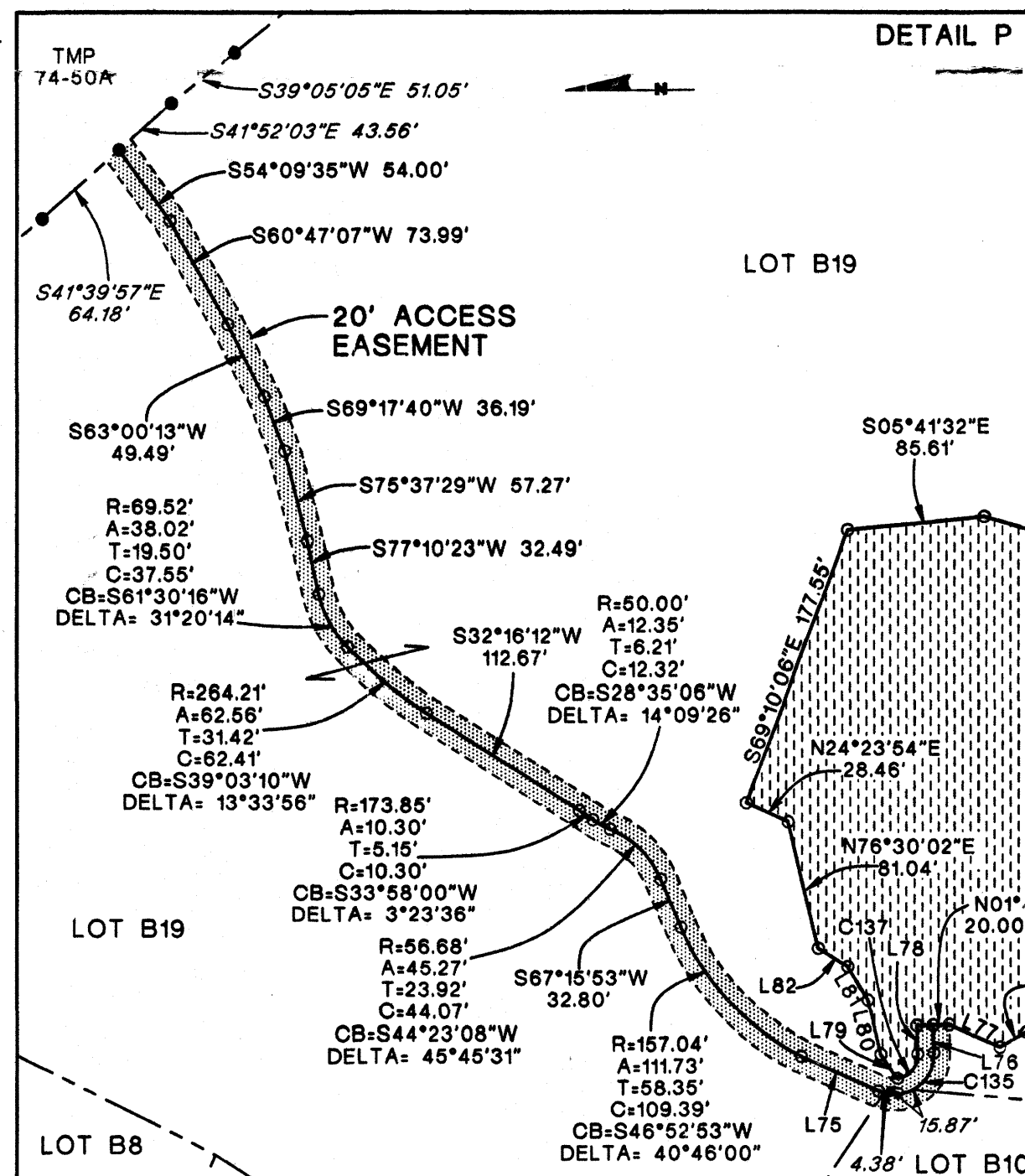
SCALE: 1" = 100' FEBRUARY 27, 2006
REVISED: MAY 17, 2006



EASEMENT COURSE DATA

LINE	BEARING	DISTANCE
L43	S69°03'19"W	16.24'
L44	S88°37'58"W	16.25'
L45	S83°59'45"W	13.15'
L46	N63°04'54"W	12.54'
L47	N41°59'41"W	7.96'
L48	N29°29'05"W	6.94'
L49	N07°23'08"E	15.32'
L50	N18°23'55"E	12.16'
L51	N22°09'53"W	22.53'
L52	S78°00'24"E	15.62'
L53	N78°00'24"W	9.34'
L54	N83°59'40"W	25.50'
L55	S56°45'37"W	33.38'
L56	N07°57'01"W	45.51'
L57	N43°00'01"E	10.36'
L58	N01°09'19"E	29.26'
L59	N80°51'53"W	3.31'
L60	N78°12'34"W	10.19'
L61	S82°32'09"W	34.04'
L62	N80°51'53"W	9.82'
L63	S01°09'19"E	23.37'
L64	S16°24'04"E	31.00'
L65	N85°59'41"E	20.00'
L66	S03°41'25"E	55.54'
L67	N86°49'42"E	10.06'
L68	N34°01'38"E	8.01'
L69	N78°18'24"W	17.08'
L70	N78°18'24"W	6.95'
L71	N86°05'19"E	71.90'
L72	N03°41'25"W	55.50'
L73	S28°41'55"E	33.99'
L74	N60°49'46"E	32.63'
L75	S23°59'19"W	52.61'
L76	N88°12'16"E	16.59'
L77	N23°13'22"E	34.62'
L78	S88°12'16"W	16.87'
L79	N54°58'12"E	18.10'
L80	N76°26'02"E	33.69'
L81	N58°59'39"E	24.41'
L82	N31°53'56"E	21.61'

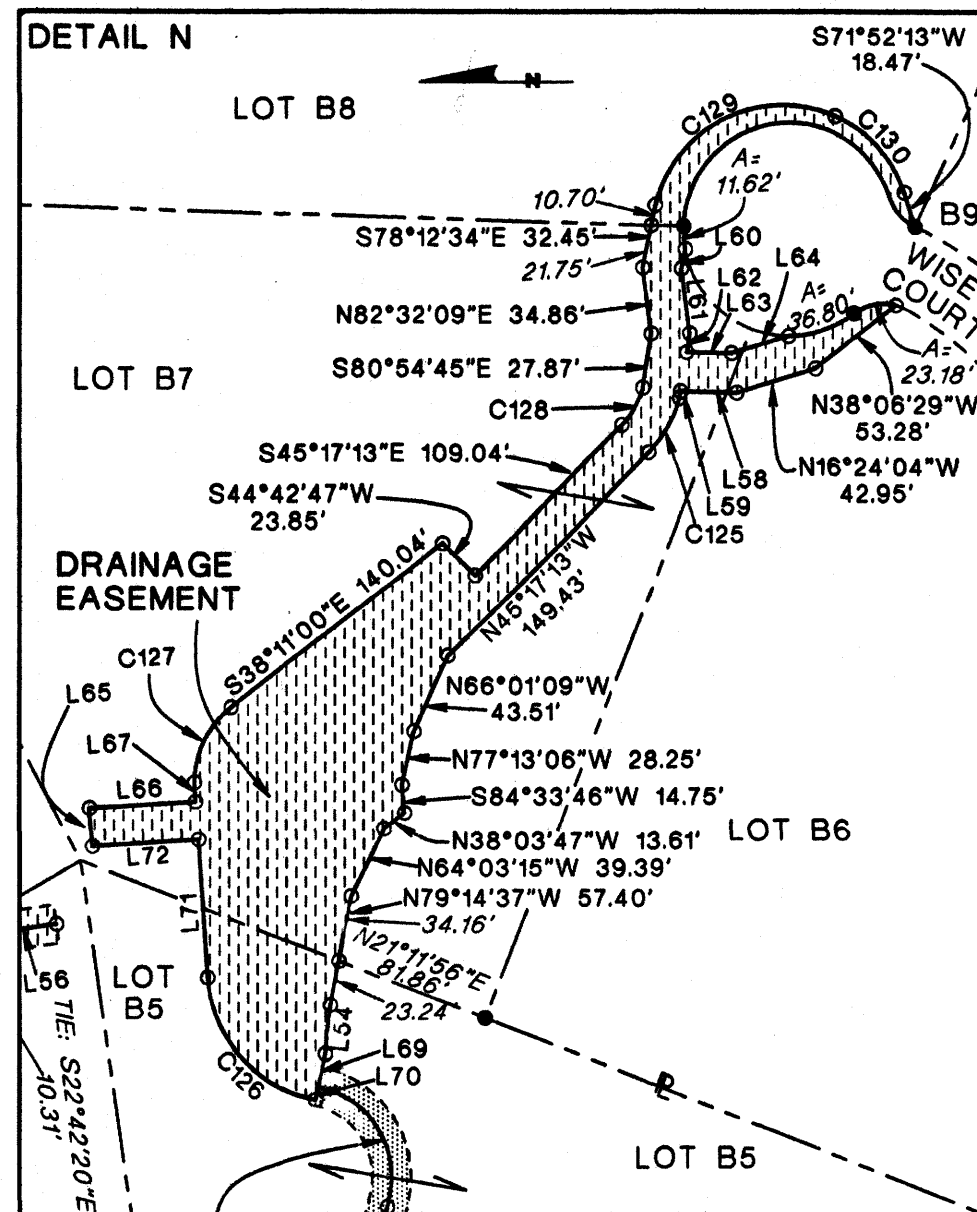
LINE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	DELTA
C87	15.00'	19.51'	11.41'	18.17'	N71°17'36"E	74°31'56"
C88	30.55'	16.84'	8.64'	16.63'	N78°24'28"W	31°34'45"
C89	160.74'	108.01'	56.13'	105.99'	N74°56'51"W	38°30'00"
C90	177.19'	73.25'	37.15'	72.73'	N43°51'18"W	23°41'07"
C91	157.19'	64.98'	32.96'	64.52'	S43°51'18"E	23°41'07"
C92	140.74'	94.57'	49.15'	92.80'	S74°56'51"E	38°30'00"
C93	50.55'	27.86'	14.29'	27.51'	S78°24'28"E	31°34'45"
C94	33.00'	31.59'	17.12'	30.40'	N24°33'53"E	54°50'42"
C95	40.00'	27.58'	14.37'	27.04'	N33°22'27"W	39°30'41"
C96	63.00'	210.57'	N/A	125.37'	N42°37'15"E	191°30'05"
C97	60.00'	41.38'	21.55'	40.56'	S33°22'27"E	39°30'41"
C98	33.00'	26.35'	13.92'	25.66'	S69°49'20"E	45°45'19"
C99	46.74'	36.58'	19.29'	35.66'	N56°36'38"E	44°50'53"
C100	50.00'	89.51'	62.38'	78.03'	S72°29'10"W	102°34'28"
C101	70.00'	95.12'	56.54'	87.97'	N60°07'33"E	77°51'14"
C102	59.00'	300.77'	N/A	65.91'	N26°00'48"W	292°04'57"
C103	272.41'	104.65'	52.98'	104.00'	N18°39'31"W	22°00'35"
C104	227.00'	81.67'	41.28'	81.23'	N19°21'23"W	20°36'52"
C105	28.23'	14.78'	7.56'	14.61'	S51°04'24"E	29°59'14"
C106	52.14'	23.23'	11.81'	23.04'	N01°16'54"W	25°31'52"
C107	177.34'	105.35'	54.28'	103.81'	N03°34'21"E	34°02'17"
C108	10.00'	14.20'	8.60'	13.04'	N62°09'07"E	81°21'39"
C109	30.00'	42.60'	25.79'	39.11'	S62°09'07"W	81°21'39"
C110	63.00'	35.37'	18.17'	34.91'	S22°36'02"E	32°10'09"
C111	63.00'	276.31'	N/A	102.39'	N42°21'43"W	251°17'21"
C112	63.00'	83.82'	49.43'	77.77'	N06°17'24"W	76°13'49"
C113	30.00'	57.89'	43.29'	49.32'	N07°09'37"E	110°33'32"
C114	10.00'	19.30'	14.43'	16.44'	S07°09'37"W	110°33'32"
C115	63.00'	171.26'	293.35'	123.19'	S12°07'15"E	155°45'29"
C116	165.62'	93.13'	47.83'	91.91'	S61°22'30"E	32°13'02"
C117	43.99'	53.11'	30.33'	49.94'	S22°10'36"W	69°10'02"
C118	34.90'	16.19'	8.24'	16.04'	S70°02'47"W	26°34'21"
C119	142.19'	77.20'	39.58'	76.26'	N81°06'46"W	31°06'32"
C120	142.19'	57.69'	29.24'	57.29'	N53°56'11"W	23°14'40"
C121	54.49'	59.85'	33.35'	56.89'	S63°14'32"E	62°56'14"
C122	61.45'	68.88'	38.56'	65.33'	S62°36'00"E	64°13'19"
C123	74.49'	89.45'	51.01'	84.17'	N60°18'24"W	68°48'29"
C124	41.45'	46.46'	26.01'	44.07'	N62°36'00"W	64°13'19"
C125	63.21'	32.27'	16.50'	31.92'	N59°54'45"W	29°15'06"
C126	69.38'	91.20'	53.54'	84.78'	N48°25'49"E	75°19'00"
C127	49.74'	44.80'	24.05'	43.30'	S63°59'05"E	51°36'10"
C128	43.21'	22.06'	11.28'	21.82'	S59°54'45"E	29°15'06"
C129	68.55'	118.48'	80.30'	104.27'	S25°54'41"E	99°01'35"
C130	63.00'	54.95'	29.36'	53.22'	S47°20'30"W	49°58'18"
C131	28.00'	35.78'	20.80'	33.39'	N72°37'23"E	73°12'44"
C132	28.00'	12.09'	6.14'	12.00'	N60°55'45"E	24°44'44"
C133	12.00'	11.85'	6.46'	11.38'	N45°00'03"E	56°36'08"
C134	57.77'	39.75'	20.70'	38.97'	N36°24'42"E	39°25'25"
C135	24.53'	50.26'	40.35'	41.92'	S34°43'02"E	117°24'43"
C136	25.00'	33.18'	19.54'	30.79'	S72°02'35"W	76°01'55"
C137	14.53'	21.73'	13.47'	19.76'	N50°34'54"W	85°41'01"



THOMAS B. LINCOLN LAND SURVEYOR INC.
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
434-974-1417

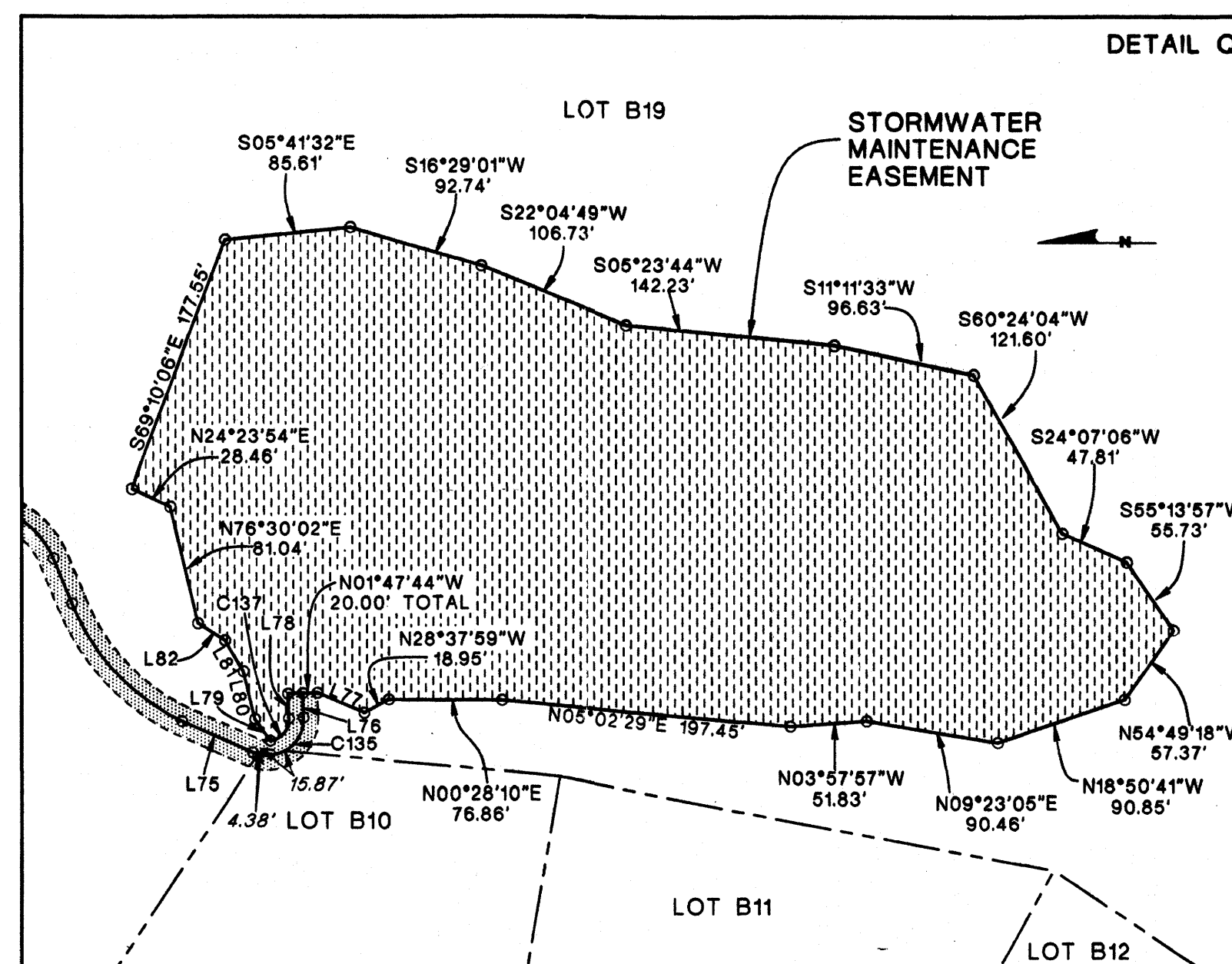
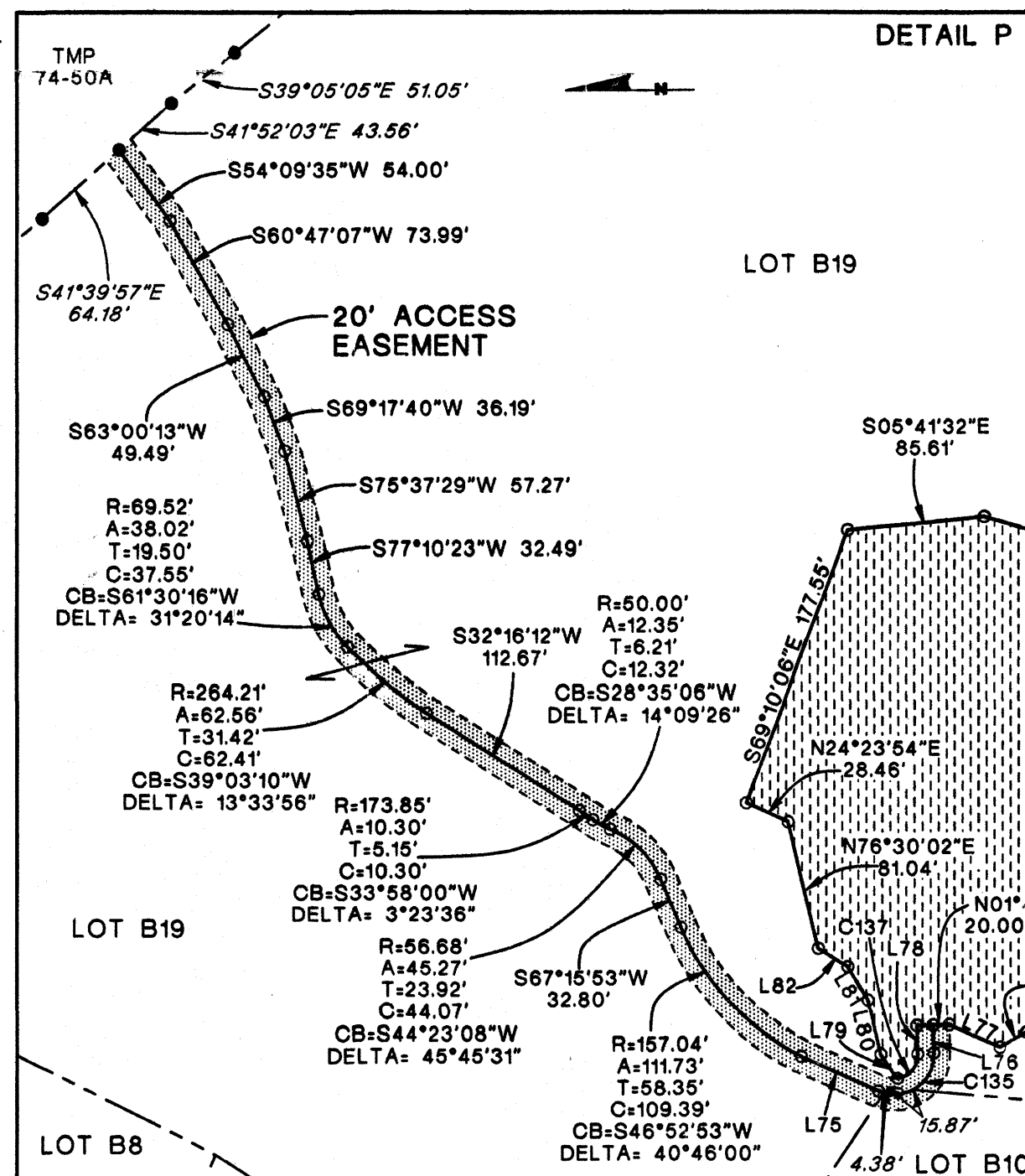
AGM 8-22-06

SCALE: 1" = 100' FEBRUARY 27, 2006
REVISED: MAY 17, 2006



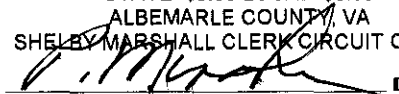
LINE	BEARING	DISTANCE
L43	S69°03'19"W	16.24'
L44	S88°37'58"W	16.25'
L45	S83°59'45"W	13.15'
L46	N63°04'54"W	12.54'
L47	N41°59'41"W	7.96'
L48	N29°29'05"W	6.94'
L49	N07°23'08"E	15.32'
L50	N18°23'55"E	12.16'
L51	N22°09'53"W	22.53'
L52	S78°00'24"E	15.62'
L53	N78°00'24"W	9.34'
L54	N83°59'40"W	25.50'
L55	S56°45'37"W	33.38'
L56	N07°57'01"W	45.51'
L57	N43°00'01"E	10.36'
L58	N01°09'19"E	29.26'
L59	N80°51'53"W	3.31'
L60	N78°12'34"W	10.19'
L61	S82°32'09"W	34.04'
L62	N80°51'53"W	9.82'
L63	S01°09'19"E	23.37'
L64	S16°24'04"E	31.00'
L65	N85°59'41"E	20.00'
L66	S03°41'25"E	55.54'
L67	N86°49'42"E	10.06'
L68	N34°01'38"E	8.01'
L69	N78°18'24"W	17.08'
L70	N78°18'24"W	6.95'
L71	N86°05'19"E	71.90'
L72	N03°41'25"W	55.50'
L73	S28°41'55"E	33.99'
L74	N60°49'46"E	32.63'
L75	S23°59'19"W	52.61'
L76	N88°12'16"E	16.59'
L77	N23°13'22"E	34.62'
L78	S88°12'16"W	16.87'
L79	N54°58'12"E	18.10'
L80	N76°26'02"E	33.69'
L81	N58°59'39"E	24.41'
L82	N31°53'56"E	21.61'

LINE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	DELTA
C87	15.00'	19.51'	11.41'	18.17'	N71°17'36"E	74°31'56"
C88	30.55'	16.84'	8.64'	16.63'	N78°24'28"W	31°34'45"
C89	160.74'	108.01'	56.13'	105.99'	N74°56'51"W	38°30'00"
C90	177.19'	73.25'	37.15'	72.73'	N43°51'18"W	23°41'07"
C91	157.19'	64.98'	32.96'	64.52'	S43°51'18"E	23°41'07"
C92	140.74'	94.57'	49.15'	92.80'	S74°56'51"E	38°30'00"
C93	50.55'	27.86'	14.29'	27.51'	S78°24'28"E	31°34'45"
C94	33.00'	31.59'	17.12'	30.40'	N24°33'53"E	54°50'42"
C95	40.00'	27.58'	14.37'	27.04'	N33°22'27"W	39°30'41"
C96	63.00'	210.57'	N/A	125.37'	N42°37'15"E	191°30'05"
C97	60.00'	41.38'	21.55'	40.66'	S33°22'27"E	39°30'41"
C98	33.00'	26.35'	13.92'	25.66'	S69°49'20"E	45°45'19"
C99	46.74'	36.58'	19.29'	35.66'	N56°36'38"E	44°50'53"
C100	50.00'	89.51'	62.38'	78.03'	S72°29'10"W	102°34'28"
C101	70.00'	95.12'	56.54'	87.97'	N60°07'33"E	77°51'14"
C102	59.00'	300.77'	N/A	65.91'	N26°00'48"W	292°04'57"
C103	272.41'	104.65'	52.98'	104.00'	N18°39'31"W	22°00'35"
C104	227.00'	81.67'	41.28'	81.23'	N19°21'23"W	20°36'52"
C105	28.23'	14.78'	7.56'	14.61'	S51°04'24"E	29°59'14"
C106	52.14'	23.23'	11.81'	23.04'	N01°16'54"W	25°31'52"
C107	177.34'	105.35'	54.28'	103.81'	N03°34'21"E	34°02'17"
C108	10.00'	14.20'	8.60'	13.04'	N62°09'07"E	81°21'39"
C109	30.00'	42.60'	25.79'	39.11'	S62°09'07"W	81°21'39"
C110	63.00'	35.37'	18.17'	34.91'	S22°36'02"E	32°10'09"
C111	63.00'	276.31'	N/A	102.39'	N42°21'43"W	251°17'21"
C112	63.00'	83.82'	49.43'	77.77'	N06°17'24"W	76°13'49"
C113	30.00'	57.89'	43.29'	49.32'	N07°09'37"E	110°33'32"
C114	10.00'	19.30'	14.43'	16.44'	S07°09'37"W	110°33'32"
C115	63.00'	171.26'	293.35'	123.19'	S12°07'15"E	155°45'29"
C116	165.62'	93.13'	47.83'	91.91'	S61°22'30"E	32°13'02"
C117	43.99'	53.11'	30.33'	49.94'	S22°10'36"W	69°10'02"
C118	34.90'	16.19'	8.24'	16.04'	S70°02'47"W	26°34'21"
C119	142.19'	77.20'	39.58'	76.26'	N81°06'46"W	31°06'32"
C120	142.19'	57.69'	29.24'	57.29'	N53°56'11"W	23°14'40"
C121	54.49'	59.85'	33.35'	56.89'	S63°14'32"E	62°56'14"
C122	61.45'	68.88'	38.56'	65.33'	S62°36'00"E	64°13'19"
C123	74.49'	89.45'	51.01'	84.17'	N60°18'24"W	68°48'29"
C124	41.45'	46.46'	26.01'	44.07'	N62°36'00"W	64°13'19"
C125	63.21'	32.27'	16.50'	31.92'	N59°54'45"W	29°15'06"
C126	69.38'	91.20'	53.54'	84.78'	N48°25'49"E	75°19'00"
C127	49.74'	44.80'	24.05'	43.30'	S63°59'05"E	51°36'10"
C128	43.21'	22.06'	11.28'	21.82'	S59°54'45"E	29°15'06"
C129	68.55'	118.48'	80.30'	104.27'	S25°54'41"E	99°01'35"
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C135	24.53'	50.26'	40.35'	41.92'	S34°43'02"E	117°24'43"
C136	25.00'	33.18'	19.54'	30.79'	S72°02'35"W	76°01'55"
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\$0.00 GRANTOR TAX PD
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STATE: \$0.00 LOCAL: \$0.00
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SHELBY MARSHALL CLERK CIRCUIT COURT

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