



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
Charlottesville, VA 22902-4579
Telephone: 434-296-5832
WWW.ALBEMARLE.ORG

January 24, 2025

RE: LOD2024-00011 - OFFICIAL DETERMINATION OF BUILDING SITE for Parcel ID 07400-00-00-005B8 (Property of PORTOFINO LLC C/O FANG PROPERTIES LLC), Scottsville Magisterial District (the "Property")

Ms. George:

You have requested confirmation that the building site on the approved subdivision plat of the Property may be enlarged beyond the 30,000 square feet required in Section 4.2.3a.

In response, I have reviewed the area described in Attachment A.

Section 4.2.3 states the following:

"Location of structures and improvements.

Except as otherwise provided in [section 4.2.2](#), this section applies to the location of any structure for which a permit is required under the Uniform Statewide Building Code and to any improvement shown on a site plan pursuant to [section 32](#) of this chapter or to the placement of clean earth fill or inert waste fill.

a. No structure or improvement shall be located on any lot or parcel in any area other than a building site."

Zoning has interpreted the building site regulations, as noted in Section 4.2.3a, as requiring a dwelling and all various improvements associated with the dwelling (i.e. well and septic) to be built in a building site, not requiring it to only be in the 30,000 square foot site identified on the subdivision plat recorded in Deed Book 3278 Page 249. I can confirm that the area indicated as 3.8 acres in Attachment B is considered a building site, and a dwelling can be built in that described area with an approved building permit. The dwelling and various improvements associated with the dwelling must stay out of the critical slopes identified when the building permit application is submitted and during the construction of the improvements.

You may have a right to appeal this determination within thirty (30) days of this notice, in accordance with *Virginia Code* § 15.2-2311. This determination shall be final and unappealable if not appealed within 30 days.

An appeal may be taken only by filing an appeal application with the Zoning Administrator and the Board of Zoning Appeals, in accordance with [Albemarle County Code § 18-34.3](#), along with a fee of \$364.00. This includes the \$350 application fee and the 4% Technology surcharge of \$14.00. Additional fees of \$235 are required to provide notice and advertise the appeal for a public hearing, plus the actual cost of first-class postage and advertisement, once determined.

Applications for Appeal of the Zoning Administrator's Determination are available at the Community Development Department office at 401 McIntire Road, Charlottesville, Virginia 22902, or online [HERE](#). This form applies to the appeal of a decision of the zoning administrator or any other administrative officer pertaining to the Zoning Ordinance. Regulations pertaining to filing an appeal to the Board of Zoning Appeals are in Chapter 18, Section 34.3 of the Zoning Ordinance and may be reviewed [HERE](#).

Please note that our online documents are in PDF format and must be viewed with a PDF reader. A link to download a PDF reader of your choice is available at the bottom of the page [HERE](#).

If you have any questions, please get in touch with me.

Sincerely,

A handwritten signature in cursive script, reading "Francis H. MacCall". The signature is written in dark ink and is positioned above the printed name and title.

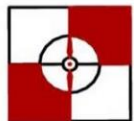
Francis H. MacCall
Deputy Zoning Administrator

Attachments:

- Attachment A - Applicant's request letter and plat from DB 3278 P 249
- Attachment B – Building Site Exhibit – Tax Map 74 Parcel 5B8

Copy:

PORTOFINO LLC C/O FANG PROPERTIES LLC
819 BLUE CRAB RD
NEWPORT NEWS VA, 23606



ROUDABUSH, GALE & ASSOC., Inc.

A PROFESSIONAL CORPORATION *Serving Virginia Since 1956*

November 8, 2024

Mr. Bart Svoboda
Deputy Director of Community Development
County of Albemarle
Department of Community Development
201 McIntire Road, North Wing
Charlottesville, VA 22902

RE: Request for Determination – Section 18.4.2.2.a Building Site Dimensions
TMP 07400-00-00-005B8, Lot A19 at Ragged Mountain Farm Subdivision

Dear Mr. Svoboda,

I am writing to request a determination regarding the size of the building site located on TMP 07400-00-00-005B8, which is one of the preservation tracts within the Ragged Mountain Farm subdivision. My clients want to confirm that there is a possibility to enlarge the building site so that it may accommodate their new residence and all the associated improvements prior to their purchase of the property.

Per County Code 14-302.A.9 and 14.303., any lot created within Albemarle County must contain a building site which meets the minimum standards of Zoning Ordinance 18.4.2.1.a:

1. The building site shall be composed of a contiguous area of land and may not contain any area of land that is:
 - a. in critical or preserved slopes;
 - b. within the flood hazard overlay district;
 - c. under water during normal hydrological conditions;
 - d. within 200 horizontal feet of the 100-year flood plain of any public water supply reservoir; and
 - e. within a stream buffer under chapter 17 of the County Code

The minimum standards of the buildable site is further defined by Zoning Ordinance 18.4.2.2.a for parcels not served by public water and/or sewer:

2. each building site for a dwelling unit shall have an area of 30,000 square feet or greater;
3. the inscribed rectangle of the building site should have a length to width ratio of more than five to one; and
4. the building site shall have adequate area for containing all physical improvements on the property which includes all buildings and structures, two subsurface drain fields approved by the Virginia Department of Health, parking and and other improvements, including all earth disturbing activity related to the improvements.

The building site located on the recorded plat (Deed Book 3278 Page 249) is slightly over 30,000 square feet. I have included an exhibit of Lot A19 that shows the general location and size of the building site from the plat. My client would like to expand the building site

so that there is room enough to construct the new residence, two subsurface drainfields and other associated improvement. We are anticipating that the building area would need to be at roughly 6 acres. This would be roughly 7% of the 85-acre property.

Based upon my interpretation of the pertinent zoning ordinance sections, there is no maximum limit to 1) the area of the building site and 2) the length/width of the building site so long as ratio of the length and width of the inscribed rectangle are not greater than five to one. I would like to confirm that these two assumptions are correct as long as the building site does not contain areas of critical slope or stream buffer as these are the only two items from Zoning Ordinance 18.4.2.1.a located on the subject property. Thank you for your consideration in this matter.

Sincerely,

Ammy George, PLA

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.

SIGNED Alexander M. Toomy DATE 8-4-06

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

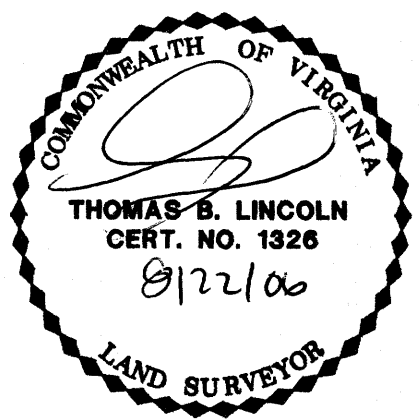
COUNTY APPROVALS:

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.
NUMBER OF LOTS	18
MAXIMUM LOT SIZE	5.882 AC.
MINIMUM LOT SIZE	2.941 AC.
AVERAGE LOT SIZE	3.981 AC.
RURAL PRESERVATION TRACTS	177.064 AC.
NUMBER OF LOTS	2
MAXIMUM LOT SIZE	92.275 AC.
MINIMUM LOT SIZE	84.789 AC.
AVERAGE LOT SIZE	88.532 AC.
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"

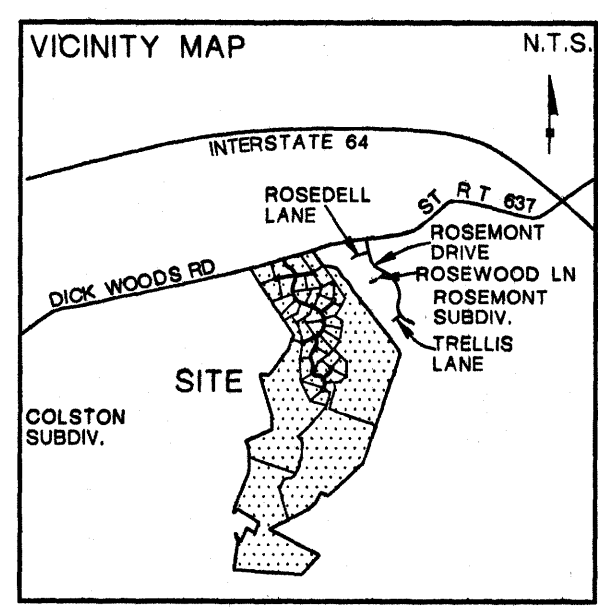
TOTAL PROJECT AREA	263.397 AC.
DEVELOPMENT LOTS	55.700 AC.
NUMBER OF LOTS	18
MAXIMUM LOT SIZE	4.157 AC.
MINIMUM LOT SIZE	2.854 AC.
AVERAGE LOT SIZE	3.094 AC.
RURAL PRESERVATION TRACTS	206.269 AC.
NUMBER OF LOTS	2
MAXIMUM LOT SIZE	106.052 AC.
MINIMUM LOT SIZE	100.217 AC.
AVERAGE LOT SIZE	103.135 AC.
GROSS 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.
NUMBER OF LOTS	36
MAXIMUM LOT SIZE	5.882 AC.
MINIMUM LOT SIZE	2.854 AC.
AVERAGE LOT SIZE	3.537 AC.
RURAL PRESERVATION TRACTS	383.333 AC.
NUMBER OF LOTS	4
MAXIMUM LOT SIZE	106.052 AC.
MINIMUM LOT SIZE	84.789 AC.
AVERAGE LOT SIZE	95.833 AC.
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. 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

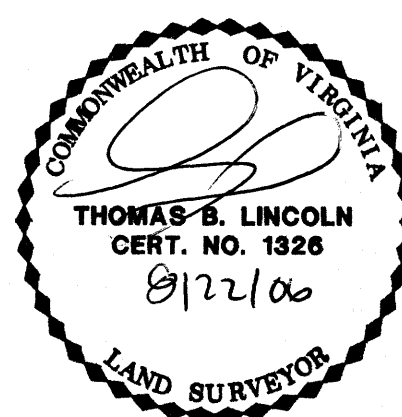
COUNTY APPROVALS:

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

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

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

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

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

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

GROSS DENSITY 0.039 DU/AC

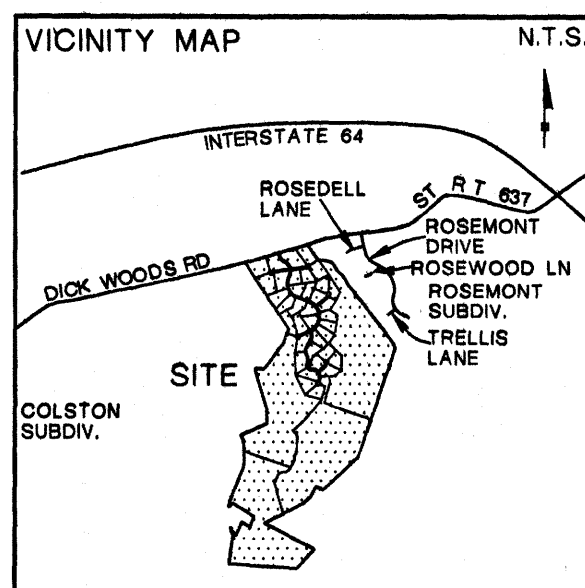
ACRES IN LOTS 510.682 AC.
DEVELOPMENT LOTS 127.349 AC.
RURAL PRESERVATION TRACTS 383.333 AC.

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

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

COLSTON
SUBDIVISION
D.B. 893
P. 640 PLAT
D.B. 848
P. 444 PLAT

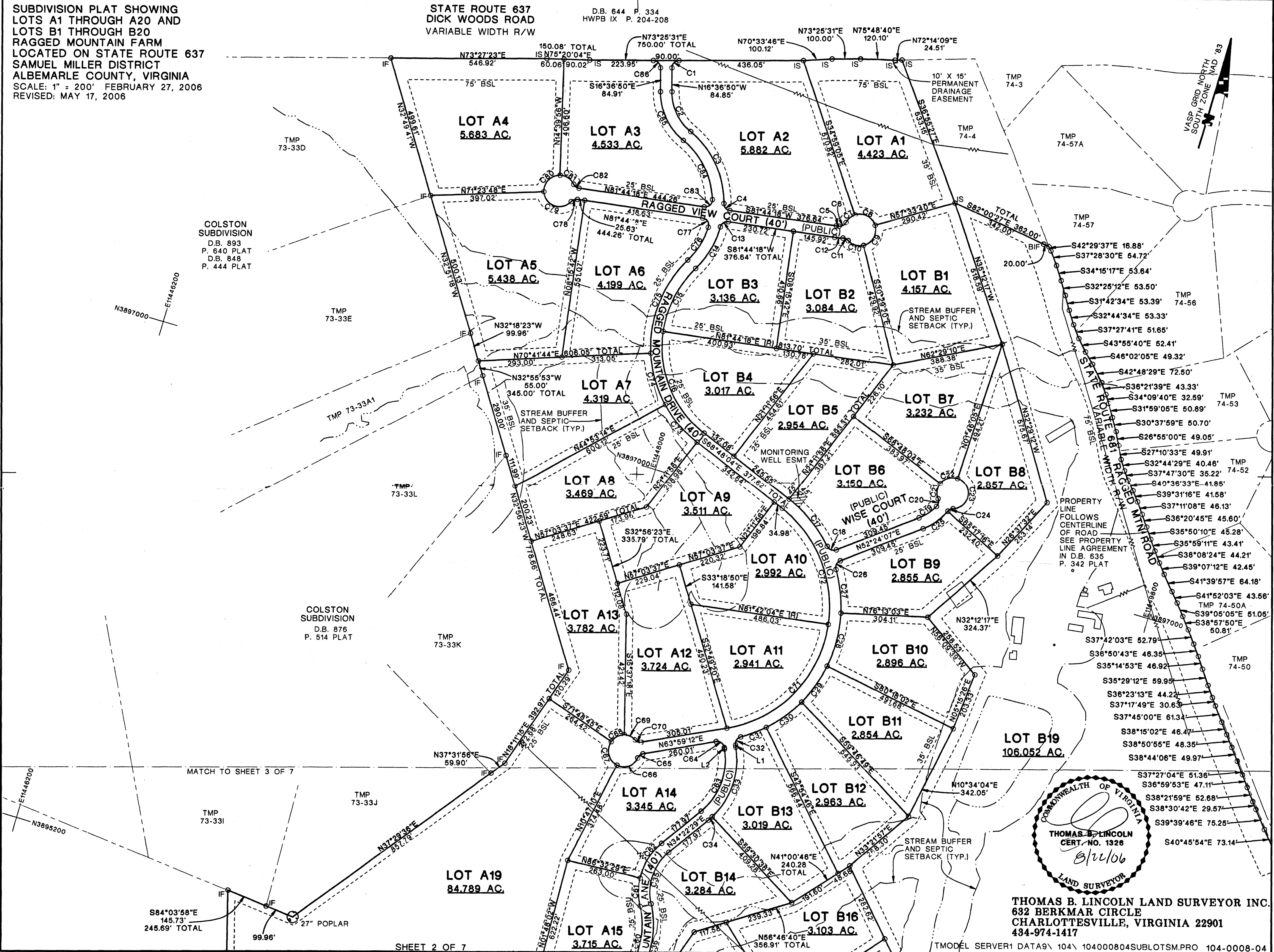
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COLSTON
SUBDIVISION
D.B. 876
P. 514 PLAT

MATCH TO SHEET 3 OF 7

S84°03'58"E
145.73'
245.69' TOTAL

SHEET 2 OF 7

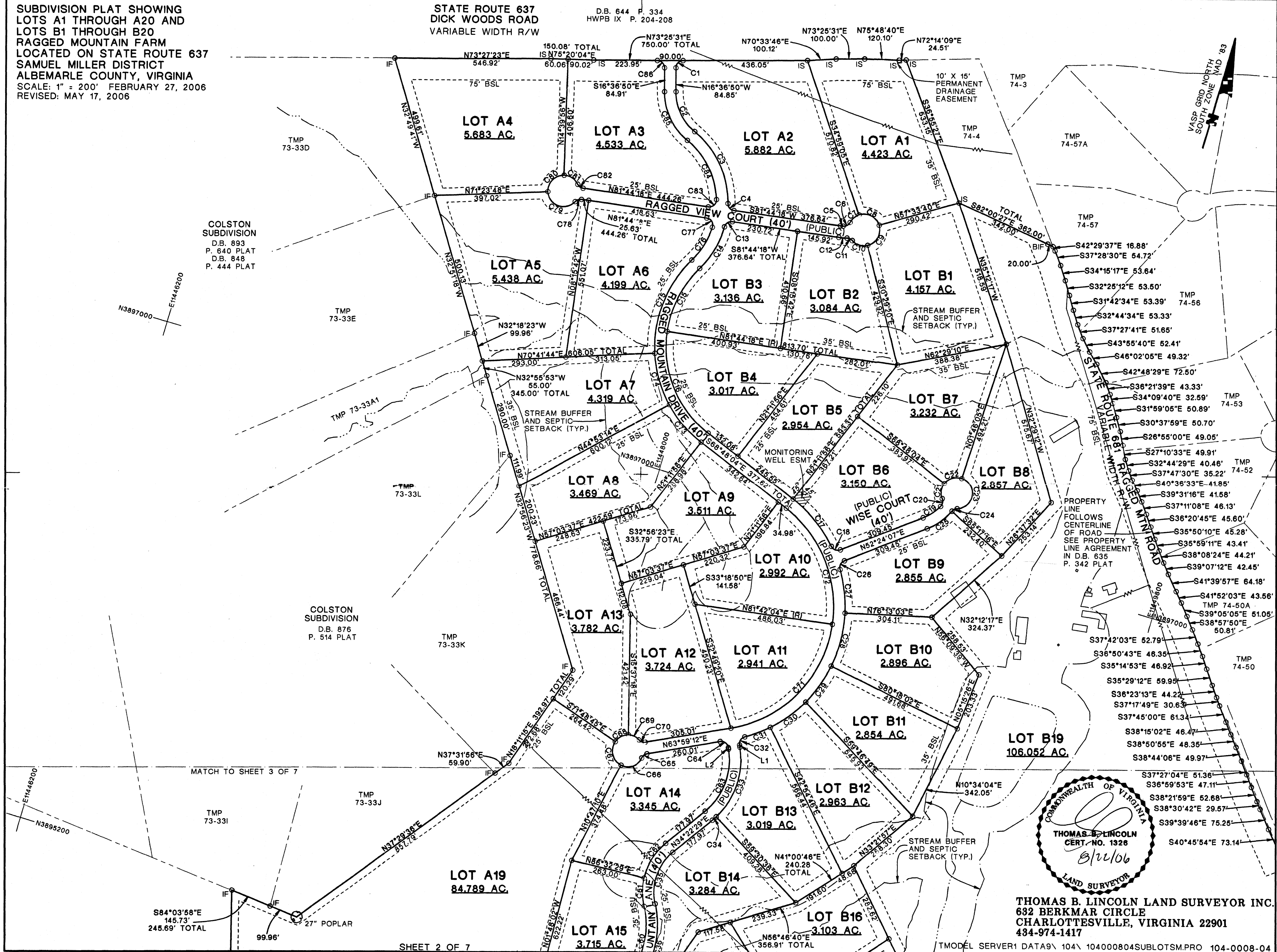


COMMONWEALTH OF VIRGINIA
THOMAS B. LINCOLN
CERT. NO. 1326
8/21/06
LAND SURVEYOR

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

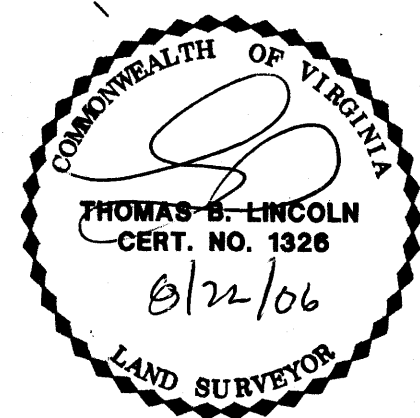
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AGM 8-21-06

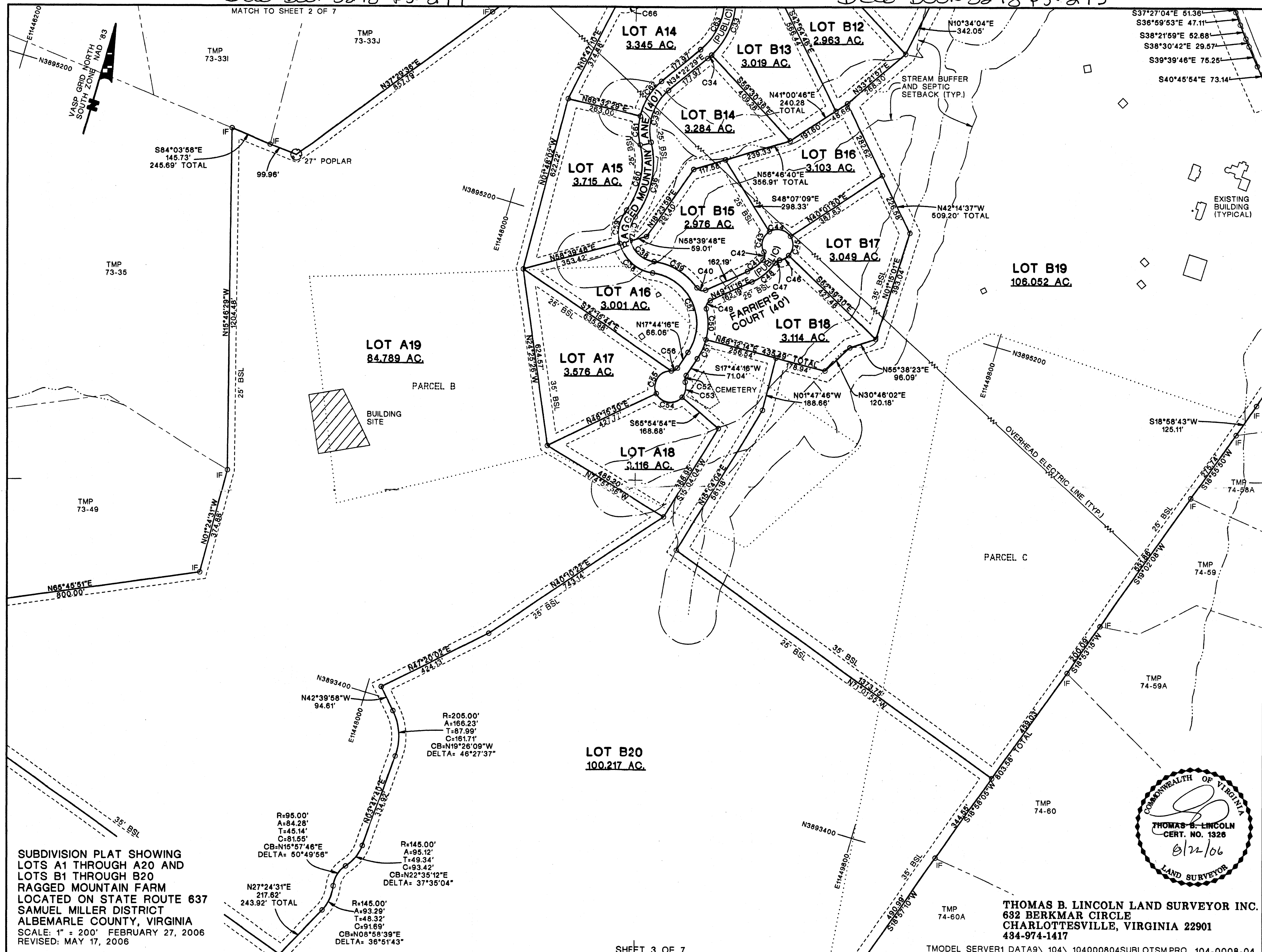


THOMAS B. LINCOLN LAND SURVEYOR INC.
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
434-974-1417

AGM 8-22-06



TMODEL SERVER1 DATA9\ 104\ 104000804SUBLOTSM.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**

SHEET 3 OF 7

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

AGM. 8-22-06

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: N86°16'39"W 129.97'
- Bottom-Left Boundary: N86°17'38"W
- Left Boundary: N86°17'15"W 259.90'
- Top-Left Boundary: 873.38' N86°17'23"W

ADJACENT TRACTS:

- TMP 74-6T, TMP 74-6U, TMP 74-6R (Top)
- TMP 88-2G, TMP 88-2H (Bottom-Right)
- TMP 74-8I, TMP 74-8J, TMP 74-8K, TMP 74-8B, TMP 74-8A (Bottom-Left)

OTHER FEATURES:

- POINT "A"**: Located at the intersection of the left and top boundaries.
- ST RT 708**: 40' R/W, D.B. 423 P. 375
- INSET**: Located at the top left corner.
- MATCH LINE**: Located at the top right corner.
- RUSH ESTATES**: Located at the bottom center.
- IF**: Indicated at several points along the bottom boundary.
- PF**: Located at the top left and bottom right corners of the lot.
- IS**: Located at the intersection of the left boundary and the top-left boundary line.

DETAIL

1" = 150'

TMF 73-47

PF

TMF 73-46

TMF 73-48

S51°52'57"E
271.20' (L65)

TMF 74-7

S15°58'33"W
176.11' (L88)

LOT A20
92.275 AC.

INCLUDES AREA
OF OVERLAP

S29°06'20"W 217.46' (L87)

AS SHOWN
ON PLAT IN
D.B. 476 P. 303

N23°44'10"E 391.01' (L84)

0.100 AC.
AREA OF
OVERLAP

S35°21'30"E
235.10' (L89)

AS SHOWN
ON PLAT IN
D.B. 395 P. 532

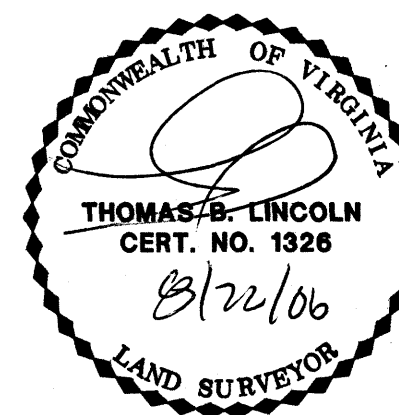
N04°04'33"W	7.43'
N04°22'25"E	74.28'
N09°20'26"E	16.19'
N08°24'07"E	61.48'
N09°35'27"E	55.14'
N08°40'57"E	59.16'
N08°23'13"E	53.61'
N09°04'07"E	50.81'
N09°22'21"E	55.74'
N09°52'11"E	49.22'
N08°49'07"E	50.18'
N08°17'01"E	49.81'
N07°20'15"E	27.74'
N05°29'17"E	47.50'
N01°42'55"E	59.26'
N01°39'17"W	48.03'
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

AGM 8-22-06



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: N86°16'39"W 129.97'
- Bottom-Left Boundary: N86°17'38"W
- Left Boundary: N86°17'15"W 259.90'
- Top-Left Boundary: 873.38' N86°17'23"W

ADJACENT TRACTS:

- TMP 74-6T, TMP 74-6U, TMP 74-6R (Top)
- TMP 88-2G, TMP 88-2H (Bottom-Right)
- TMP 74-8I, TMP 74-8J, TMP 74-8K, TMP 74-8B, TMP 74-8A (Bottom-Left)

OTHER FEATURES:

- POINT "A"**: Located at the intersection of the left boundary and the road.
- ST RT 708 TAYLORS GAP ROAD**: 40' R/W, D.B. 423 P. 375
- 76' BSL**: Boundary line along the road.
- INSET**: Located in the top left corner.
- MATCH LINE**: Located in the top right corner.
- RUSH ESTATES**: Located in the bottom center.
- IF**: Indicated at several points along the bottom boundary.
- PF**: Located at the top left and bottom right corners of the lot.
- IS**: Located at the intersection of the left boundary and the road.

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'

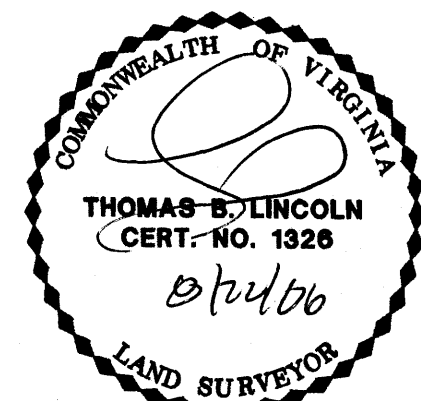
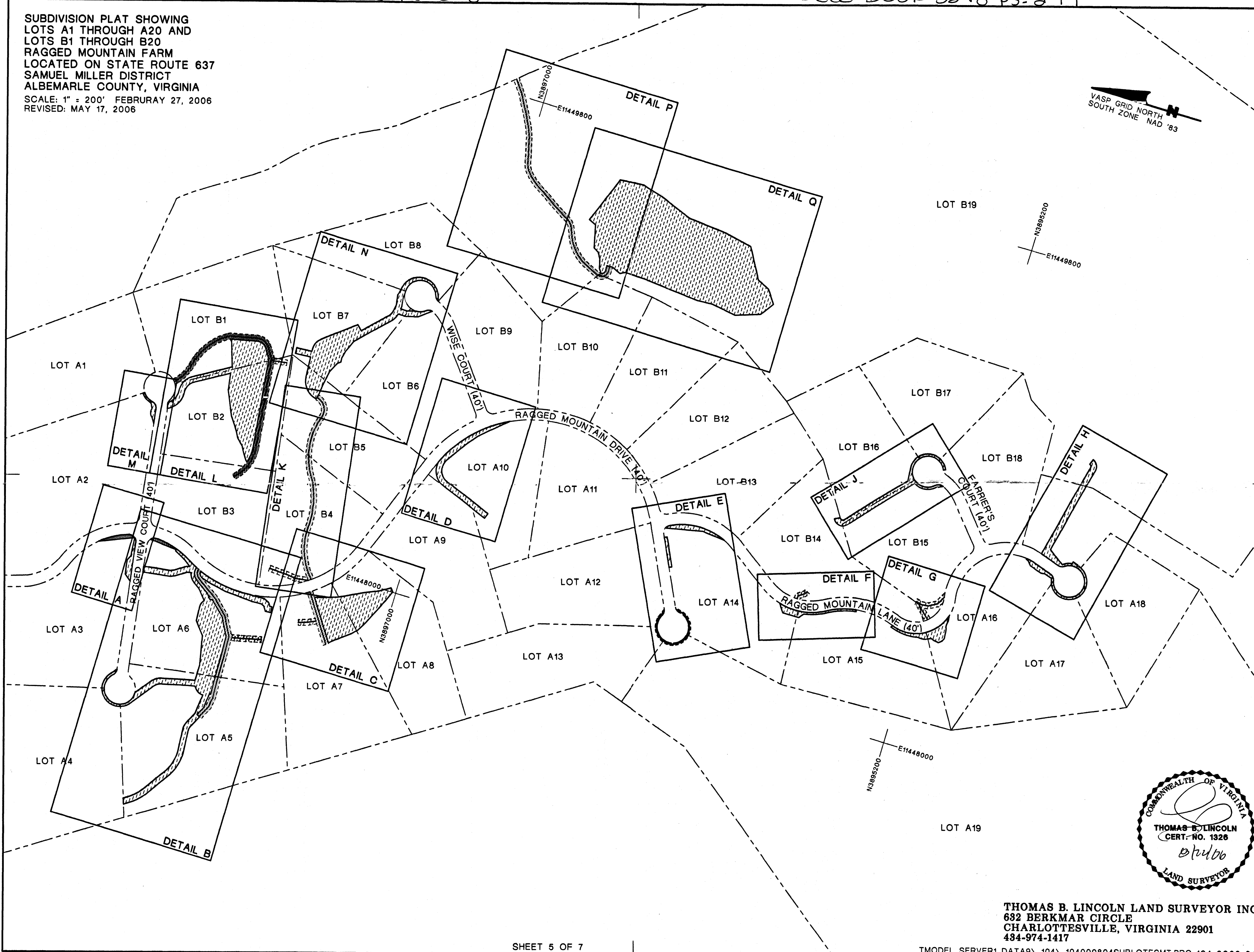
LOT A20
92.275 AC.

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

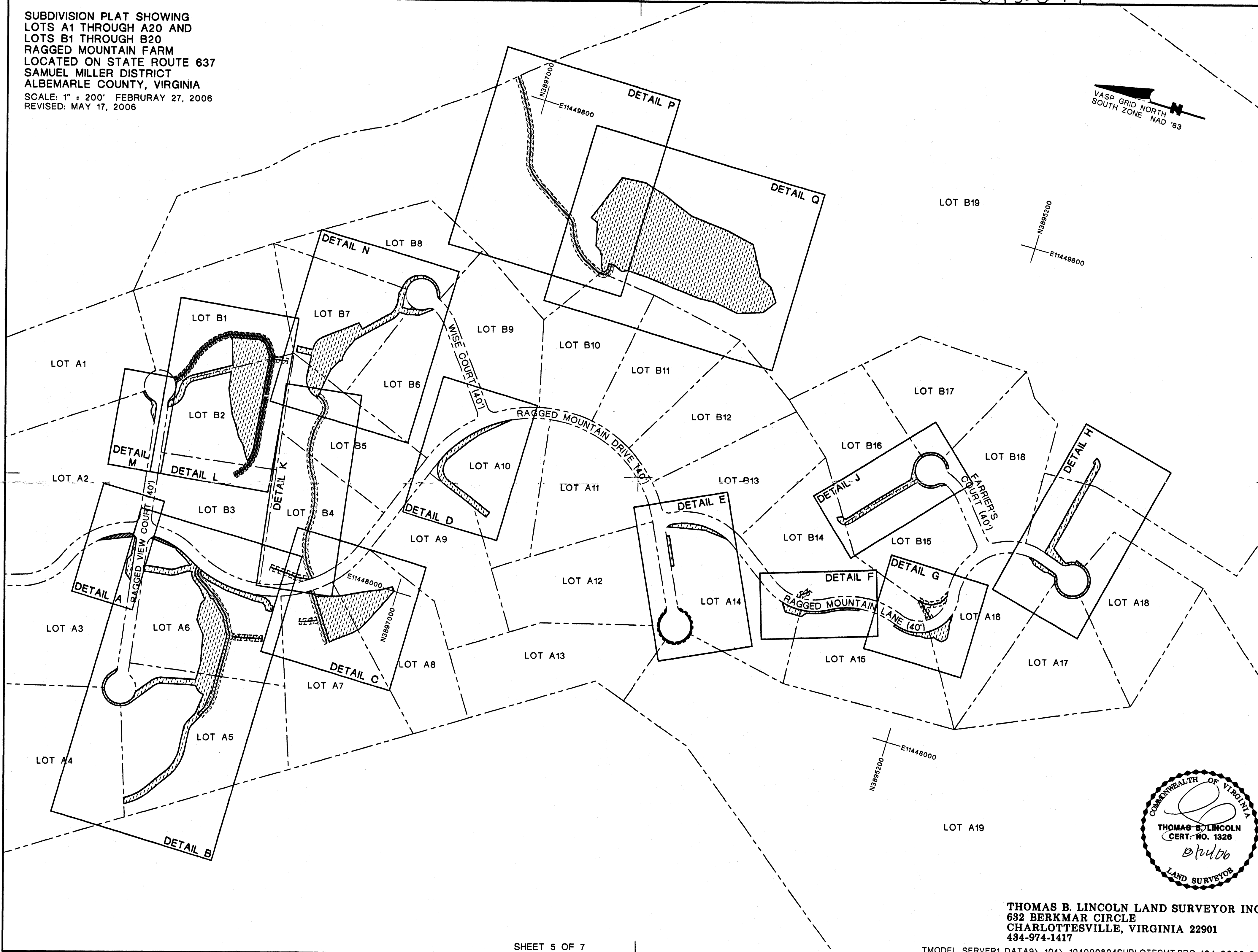
VASP GRID NORTH
 SOUTH ZONE NAD '83



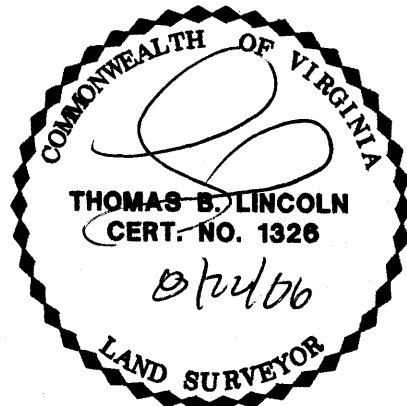
THOMAS B. LINCOLN LAND SURVEYOR INC.
 632 BERKMAR CIRCLE
 CHARLOTTESVILLE, VIRGINIA 22901
 434-974-1417

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

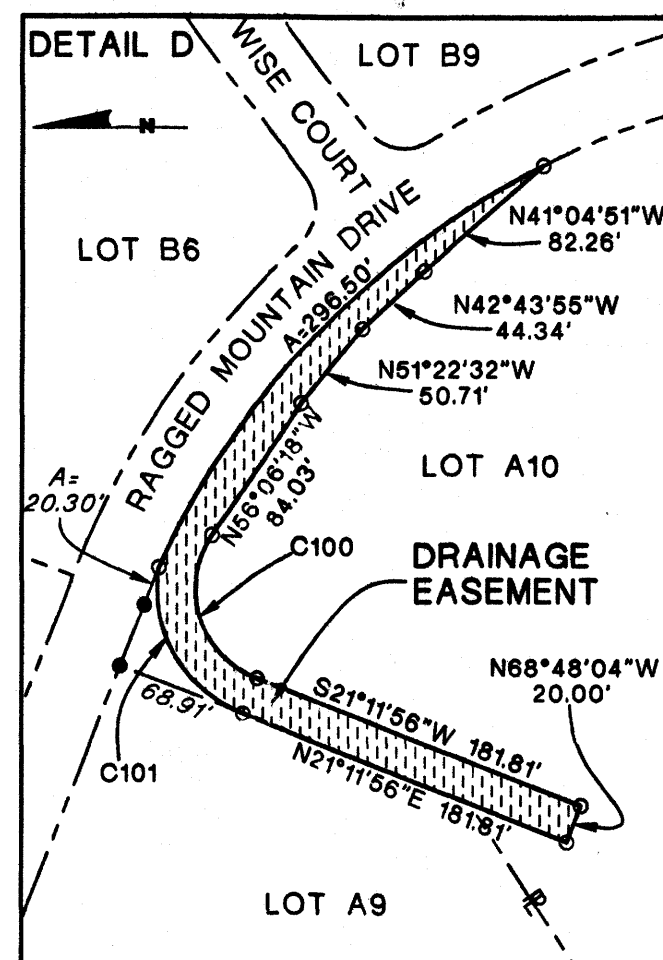
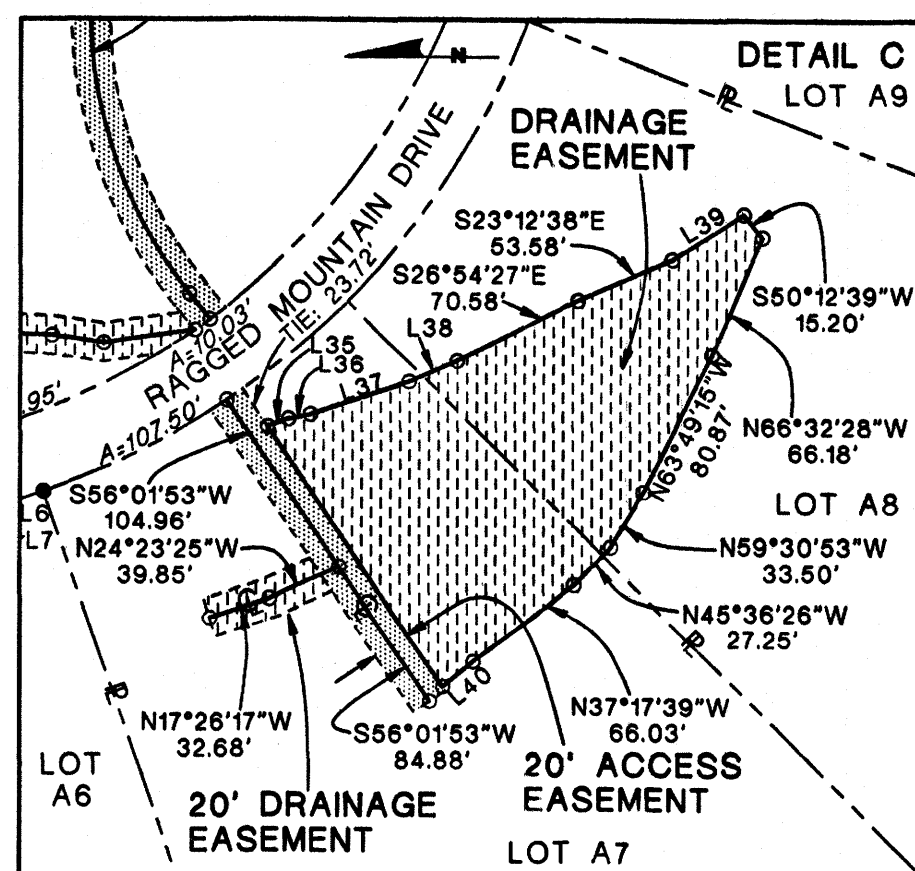
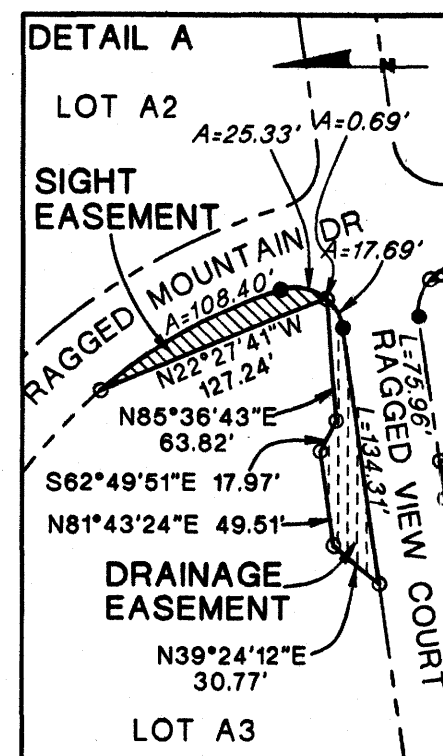


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434-974-1417

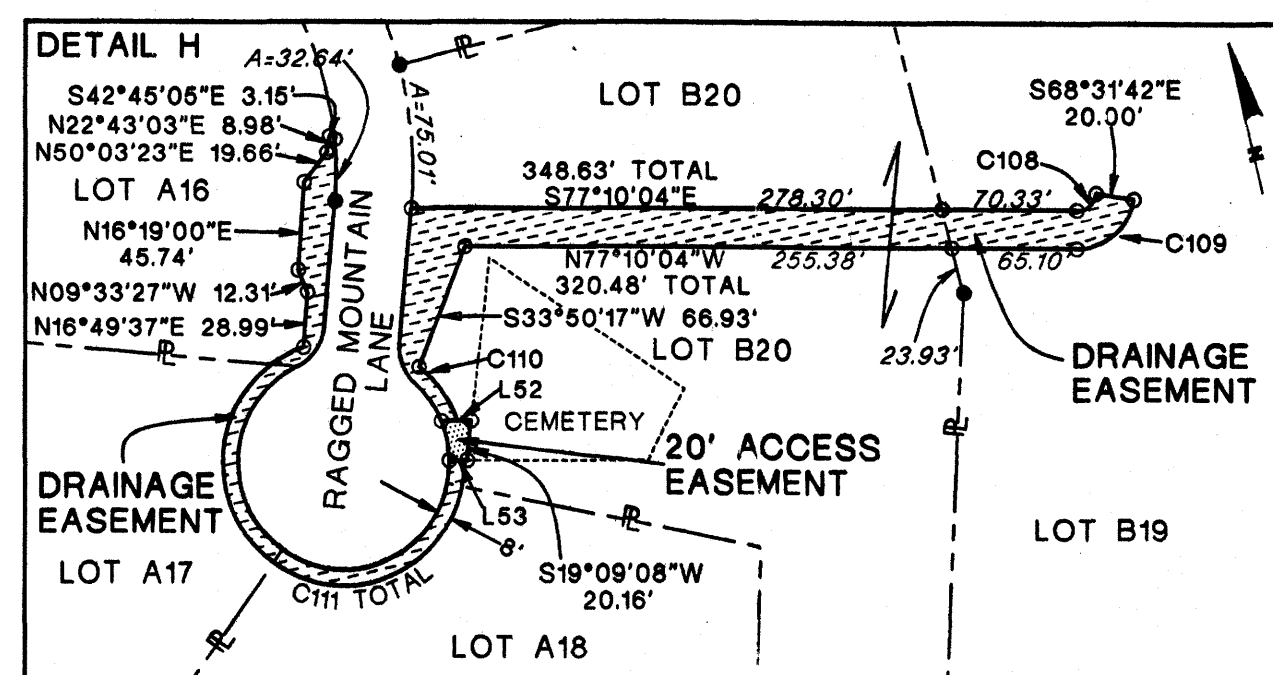
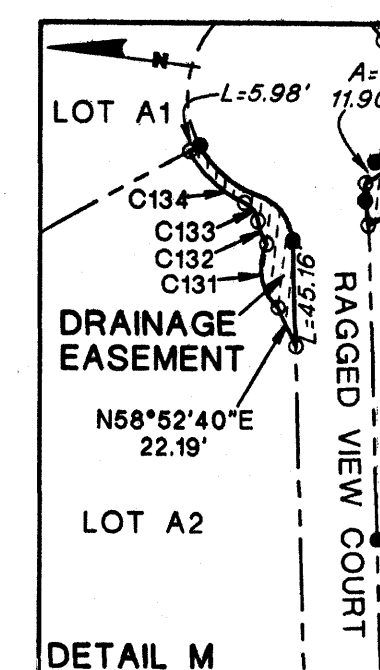
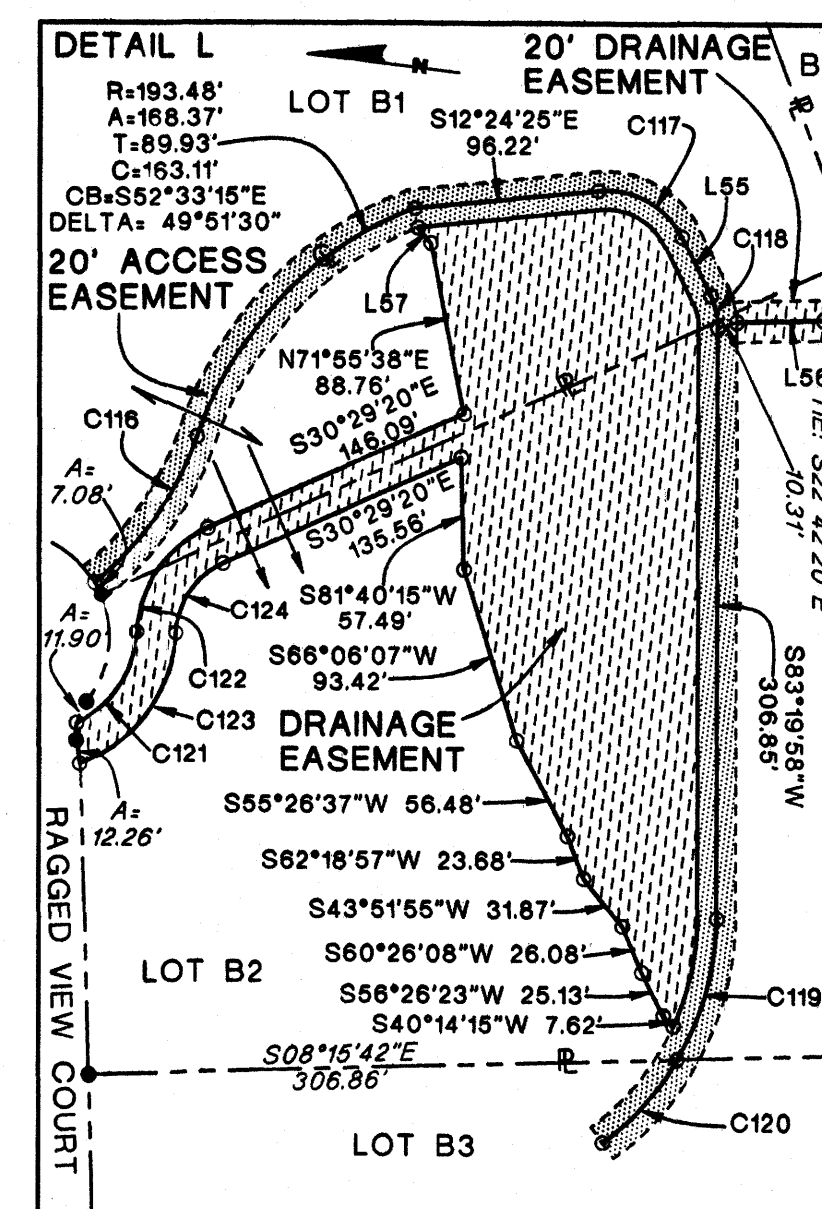
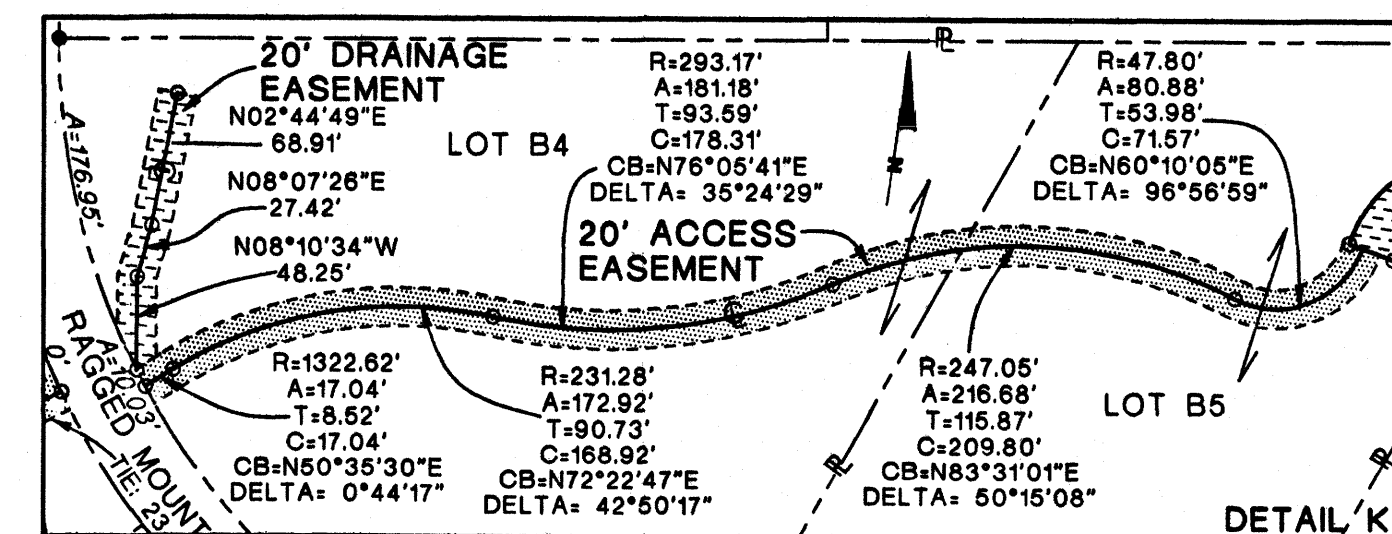
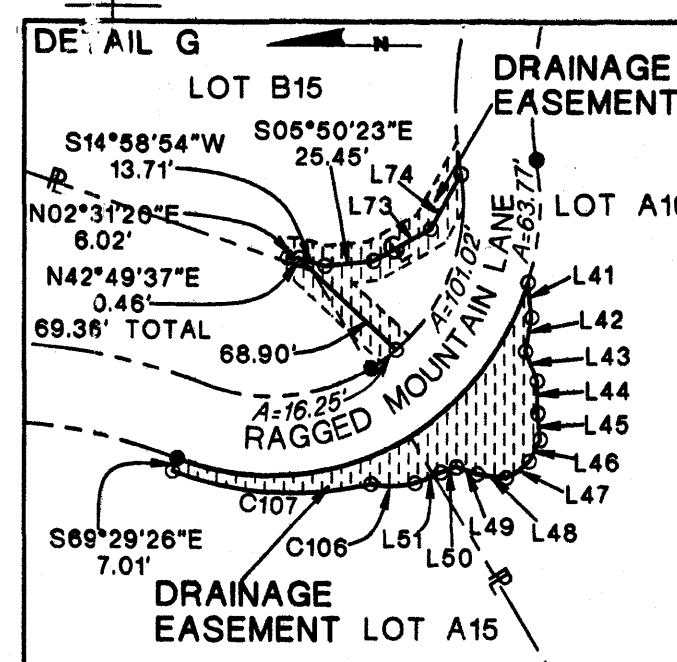
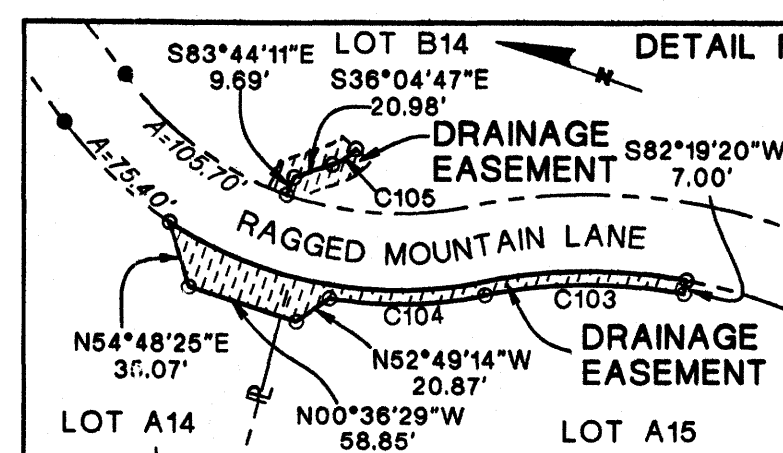
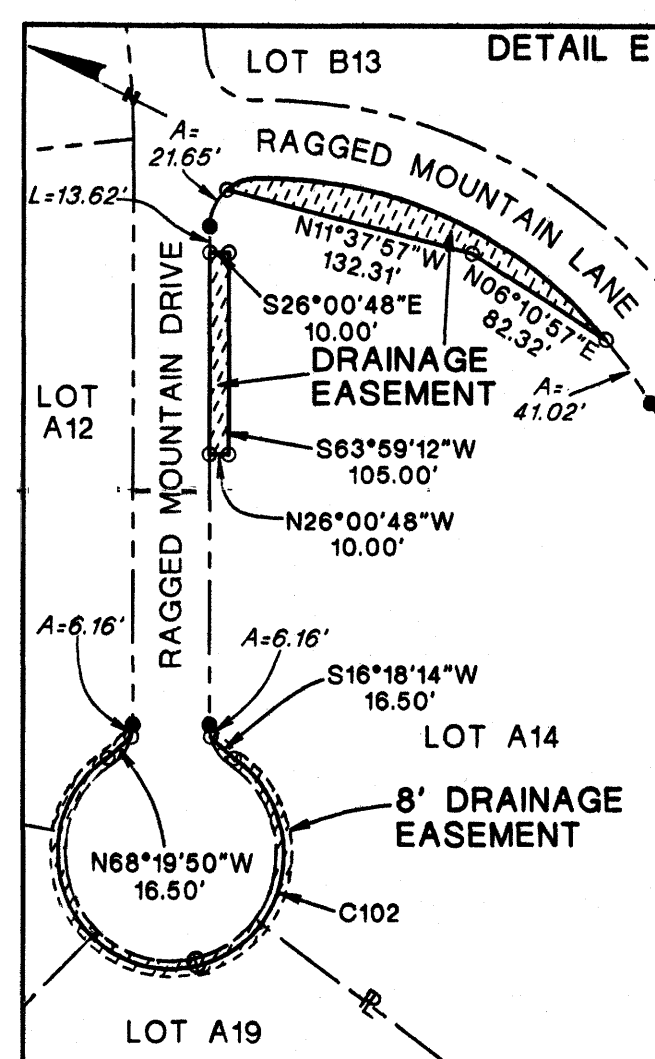
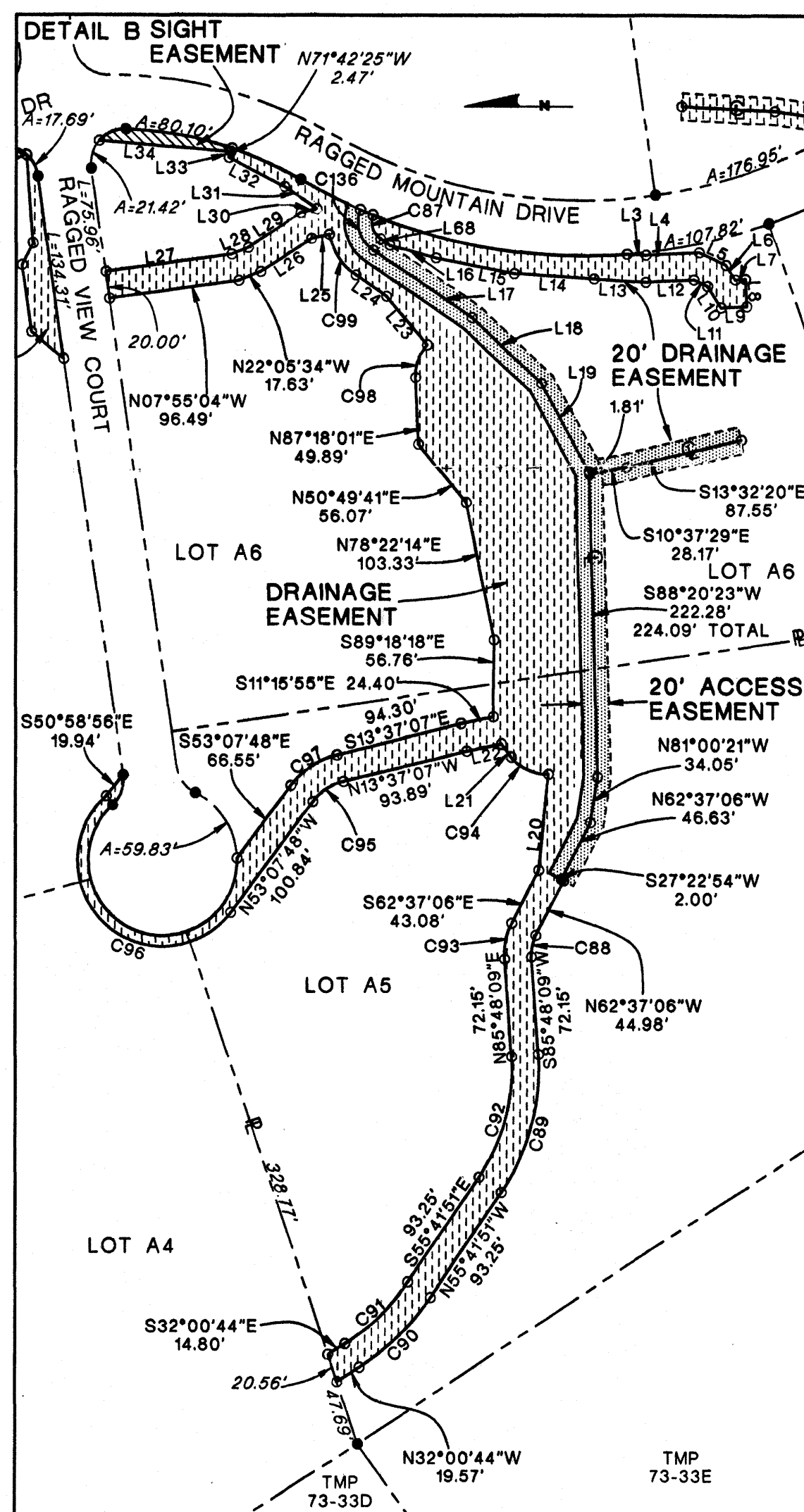
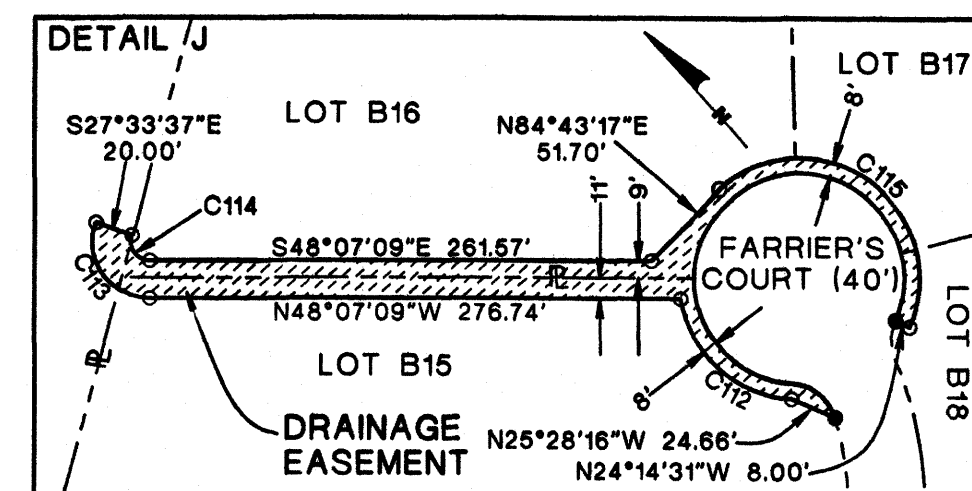


AGM 8-22-06

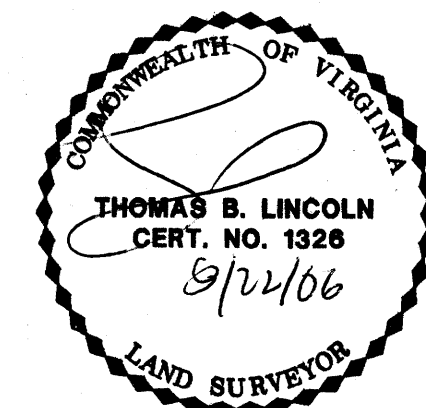
SUBDIVISION PLAT SHOWING
LOTS A1 THROUGH A20 AND
LOTS B1 THROUGH B20
RAGGED MOUNTAIN FARM
LOCATED ON STATE ROUTE 637
SAMUEL MILLER DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1" = 100' FEBRUARY 27, 2006
REVISED: MAY 17, 2006



LEGEND:
—○— = EASEMENT CORNER
—●— = PROPERTY CORNER



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



DETAIL A

LOT A2

$A=25.33'$ $V=0.69'$

SIGHT EASEMENT

RAGGED MOUNTAIN DR

$A=108.40'$

$N22^{\circ}27'41"W$

$127.24'$

$N85^{\circ}36'43"E$

$63.82'$

$S62^{\circ}49'51"E$ $17.97'$

$N81^{\circ}43'24"E$ $49.51'$

DRAINAGE EASEMENT

$N39^{\circ}24'12"E$

$30.77'$

RAGGED VIEW COURT

$L=73.96'$

$L=34.31'$

LOT A3

This survey map details Lot A7, which is shaded with diagonal hatching. The map includes the following features:

- Boundaries and Distances:**
 - North boundary: S23°12'38"E 53.58' to L39, S50°12'39"W 15.20' to N66°32'28"W 66.18', N59°30'53"W 33.50', N45°36'26"W 27.25', N37°17'39"W 66.03', S66°01'53"W 84.88'.
 - East boundary: S26°54'27"E 70.58' to L38, S50°12'39"W 15.20' to N66°32'28"W 66.18', N59°30'53"W 33.50', N45°36'26"W 27.25', N37°17'39"W 66.03', S66°01'53"W 84.88'.
 - South boundary: S66°01'53"W 104.96' to L7, N24°23'25"W 39.85' to L8, N17°28'17"W 32.68' to L9.
 - West boundary: S56°01'53"W 104.96' to L7, N24°23'25"W 39.85' to L8, N17°28'17"W 32.68' to L9.
- Easements:**
 - 20' DRAINAGE EASEMENT:** Located along the western boundary of Lot A7, adjacent to Lot A6.
 - 20' ACCESS EASEMENT:** Located along the southern boundary of Lot A7, adjacent to Lot A7.
 - DRAINAGE EASEMENT:** Located along the eastern boundary of Lot A7, adjacent to Lot A8.
- Other Features:**
 - RAISED MOUNTAIN DRIVE:** A road running diagonally across the map, with a centerline bearing of S23°12'38"E and a distance of 70.58' to L38.
 - LOT A6:** Located to the west of Lot A7.
 - LOT A8:** Located to the east of Lot A7.
 - LOT A9:** Located to the north of Lot A7.
 - DETAIL C:** A label in the top right corner.
 - North Arrow:** Located in the top left corner, pointing towards the top of the page.

[illegible]

LEGEND:

—○— = EASEMENT CORNER
—●— = PROPERTY CORNER

[illegible]

LOT B13
 DETAIL E
 A = 21.65'
 L = 13.62'
 RAGGED MOUNTAIN DRIVE
 LOT A12
 RAGGED MOUNTAIN LANE
 N11°37'57"W 132.31'
 S26°00'48"E 10.00'
 DRAINAGE EASEMENT
 S63°59'12"W 105.00'
 N26°00'48"W 10.00'
 A = 41.02'
 A = 6.16'
 A = 6.16'
 S16°18'14"W 16.50'
 LOT A14
 8' DRAINAGE EASEMENT
 N68°19'50"W 16.50'
 C102
 LOT A19

S83°44'11"E 9.69'
 LOT B14
 S36°04'47"E 20.98'
 DRAINAGE EASEMENT
 S82°19'20"W 7.00'
 T=105.70
 R=70.00
 C105
 RAGGED MOUNTAIN LANE
 C104
 C103
 DRAINAGE EASEMENT
 N54°48'25"E 36.07'
 LOT A14
 N52°49'14"W 20.87'
 N00°36'29"W 58.85'
 LOT A15

20' DRAINAGE EASEMENT

20' ACCESS EASEMENT

LOT B4

LOT B5

DETAIL 'K'

Curve Data for LOT B4:

- Top Left: N02°44'49"E, 68.91'
- Left: N08°07'26"E, 27.42'; N08°10'34"W, 48.25'
- Bottom Left: R=1322.62', A=17.04', T=8.52', C=17.04', CB=N50°35'30"E, DELTA= 0°44'17"
- Bottom Center: R=231.28', A=172.92', T=90.73', C=168.92', CB=N72°22'47"E, DELTA= 42°50'17"
- Top Center: R=293.17', A=181.18', T=93.59', C=178.31', CB=N76°05'41"E, DELTA= 35°24'29"

Curve Data for LOT B5:

- Top Right: R=47.80', A=80.88', T=53.98', C=71.57', CB=N60°10'05"E, DELTA= 96°56'59"
- Bottom Right: R=247.05', A=216.68', T=115.87', C=209.80', CB=N83°31'01"E, DELTA= 50°15'08"

Other Labels:

- Left: A=176.95', R=1322.62'
- Bottom Left: R=1322.62', A=17.04', T=8.52', C=17.04', CB=N50°35'30"E, DELTA= 0°44'17"
- Bottom Left: R=231.28', A=172.92', T=90.73', C=168.92', CB=N72°22'47"E, DELTA= 42°50'17"
- Top Center: R=293.17', A=181.18', T=93.59', C=178.31', CB=N76°05'41"E, DELTA= 35°24'29"
- Top Right: R=47.80', A=80.88', T=53.98', C=71.57', CB=N60°10'05"E, DELTA= 96°56'59"
- Bottom Right: R=247.05', A=216.68', T=115.87', C=209.80', CB=N83°31'01"E, DELTA= 50°15'08"

DETAILED G

LOT B15

DRAINAGE EASEMENT

LOT A15

RAGGED MOUNTAIN LANE

DRAINAGE EASEMENT LOT A15

Survey Data:

- S14°58'54"W 13.71'
- S05°50'23"E 25.45'
- N02°31'20"E 6.02'
- N42°49'37"E 0.46'
- 69.36' TOTAL
- 68.90'
- 4=76.25'
- 4=101.02'
- 4=63.71'
- 66.90'
- 7.01'

Points: L74, L73, L72, L41, L42, L43, L44, L45, L46, L47, L48, L49, L50, L51, C107, C106

LOT A1

L=5.98'

C134

C133

C132

C131

9.52'-0"

DRAINAGE EASEMENT

N58°52'40"E

22.19'

LOT A2

DETAIL M

RAGGED VIEW COURT

A=11.90'

DETAIL H

$A=32^{\circ}54'$

$S42^{\circ}45'05"E$ 3.15'

$N22^{\circ}43'03"E$ 8.98'

$N50^{\circ}03'23"E$ 19.66'

LOT A16

$N16^{\circ}19'00"E$ 45.74'

$N09^{\circ}33'27"W$ 12.31'

$N16^{\circ}49'23"E$ 28.99'

DRAINAGE EASEMENT

LOT A17

$C111$ TOTAL

RAGGED MOUNTAIN LANE

$A=75.07'$

LOT B20

348.63' TOTAL

$S77^{\circ}10'04"E$ 278.30'

$N77^{\circ}10'04"W$ 320.48' TOTAL

$S33^{\circ}50'17"W$ 66.93'

LOT B20

$S68^{\circ}31'42"E$ 20.00'

$C108$

$C109$

DRAINAGE EASEMENT

LOT B19

$S19^{\circ}09'08"W$ 20.16'

LOT A18

20' ACCESS EASEMENT

CEMETERY

$C110$

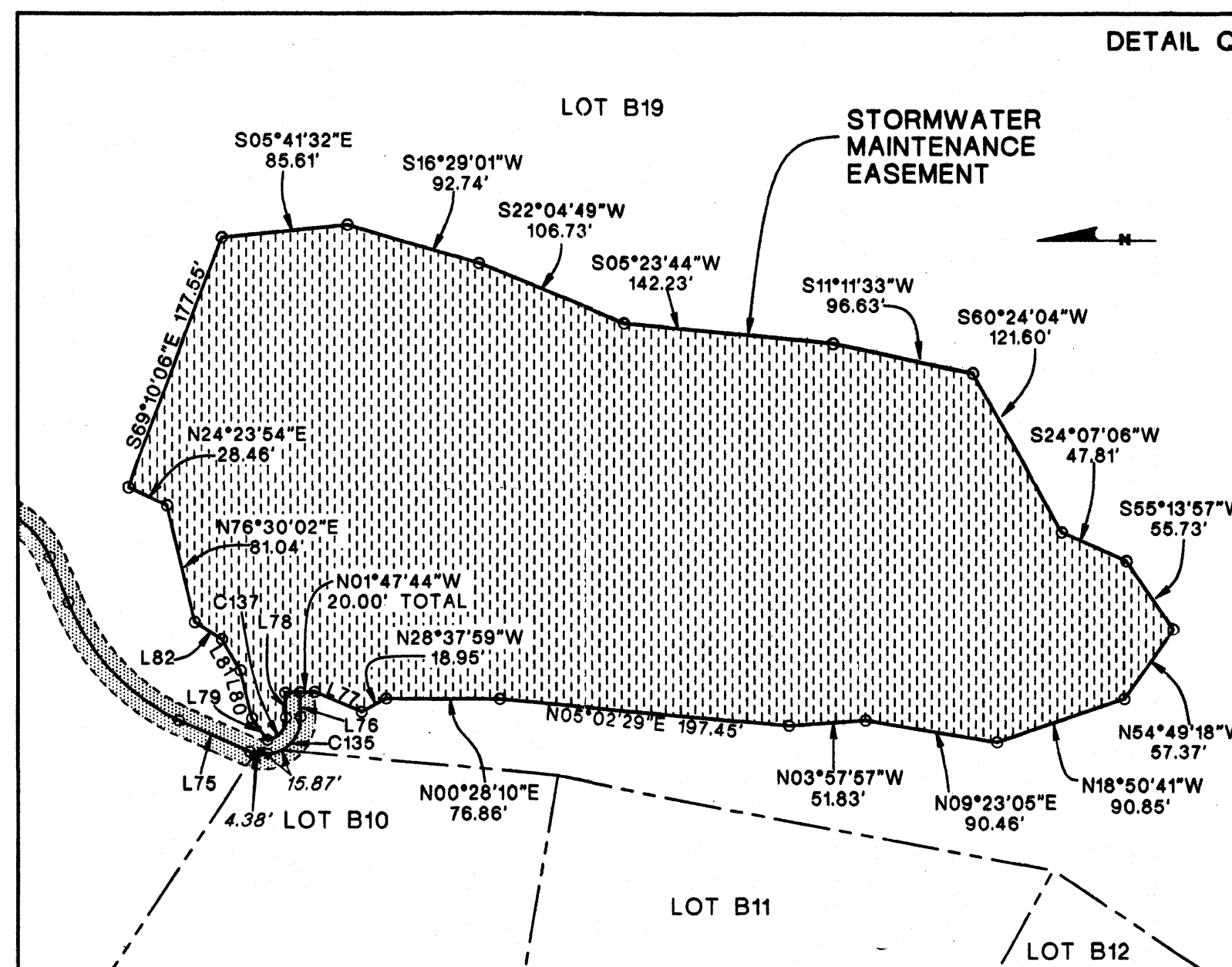
$L52$

$L53$

$8'$

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434-974-1417

AGM 8-22-06



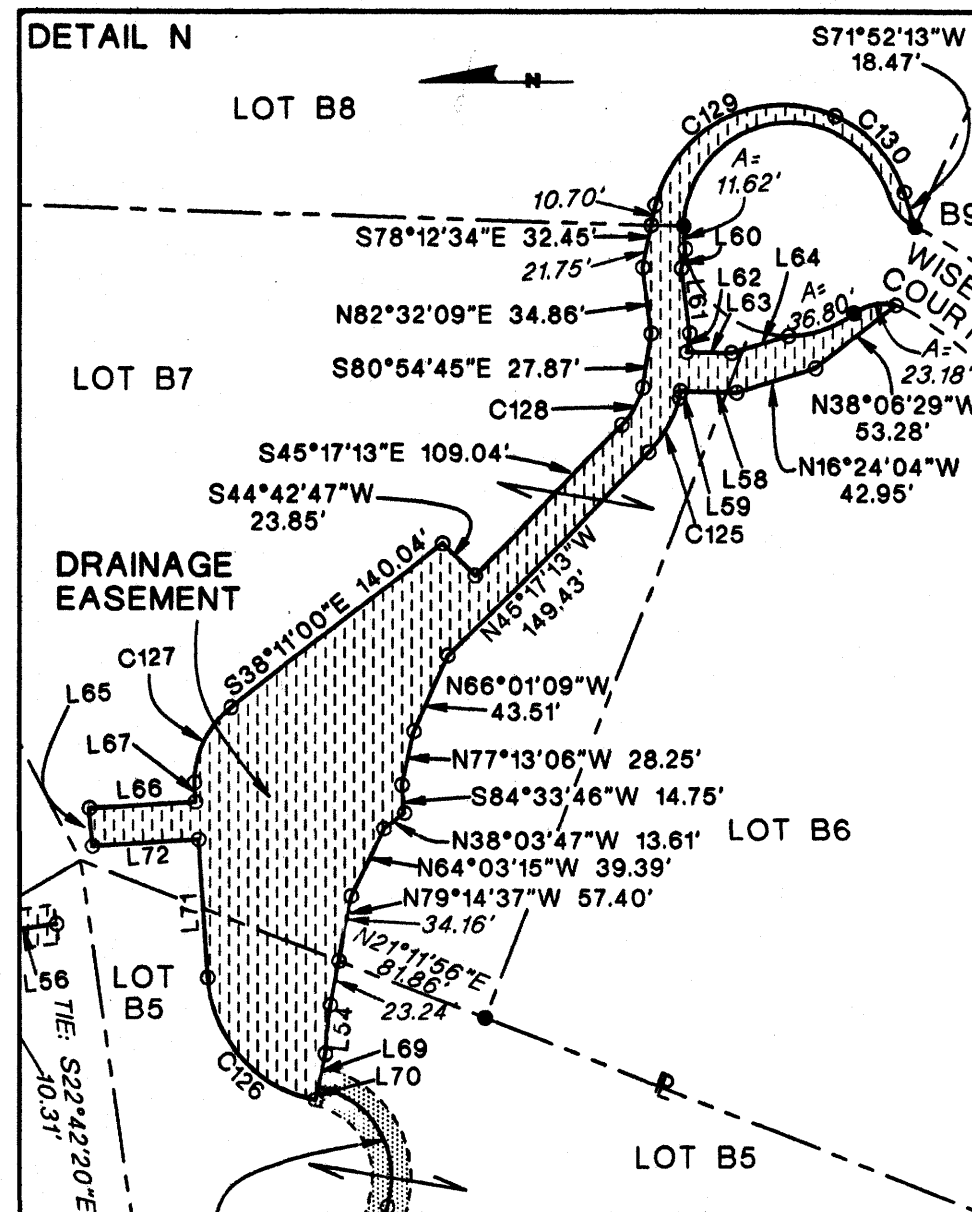
LINE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	DELTA
C87	15.00'	19.51'	11.41'	18.17'	N71°17'36"E	74°31'56"
C88	30.55'	16.84'	8.64'	16.63'	N78°24'28"W	31°34'45"
C89	160.74'	108.01'	56.13'	105.99'	N74°56'51"W	38°30'00"
C90	177.19'	73.25'	37.15'	72.73'	N43°51'18"W	23°41'07"
C91	157.19'	64.98'	32.96'	64.52'	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"

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

AGM 8-22-06

Attachment A

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



EASEMENT COURSE DATA

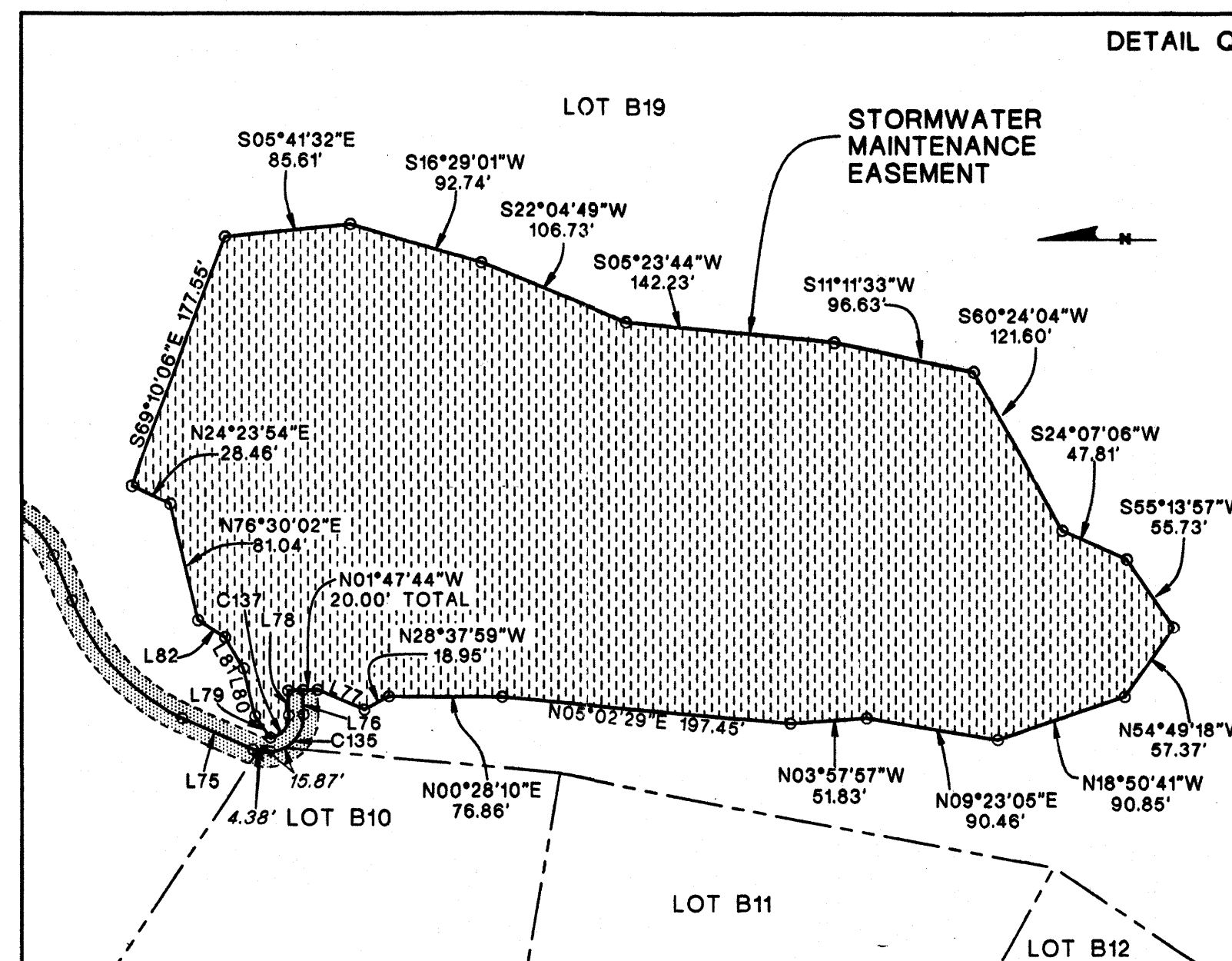
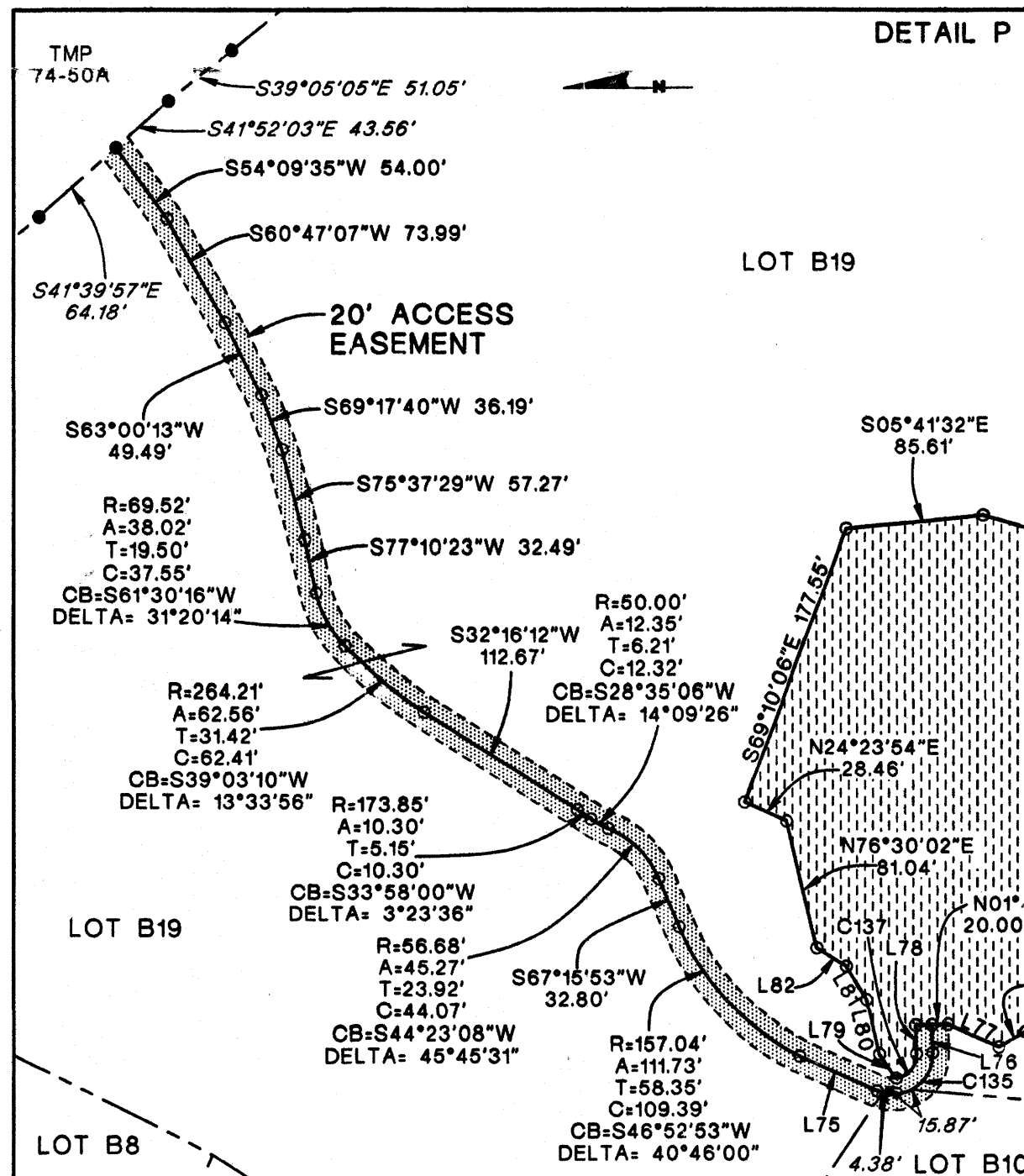
LINE	BEARING	DISTANCE
L3	S03°51'55"W	13.98'
L4	S03°07'02"E	39.49'
L5	S24°50'18"W	21.92'
L6	S66°50'24"W	12.80'
L7	S03°14'16"E	7.52'
L8	S86°45'44"W	20.00'
L9	N03°14'16"W	19.08'
L10	N56°50'24"E	18.63'
L11	N24°50'18"E	11.20'
L12	N03°07'02"W	35.73'
L13	N03°51'55"E	38.31'
L14	N03°40'11"E	59.39'
L15	N11°18'28"E	59.19'
L16	N15°30'52"E	35.53'
L17	S34°01'38"W	88.41'
L18	S43°09'08"W	70.70'
L19	S61°43'55"W	74.79'
L20	S84°07'08"E	70.72'
L21	N52°07'29"E	11.89'
L22	N11°15'55"W	26.30'
L23	N49°31'06"E	46.47'
L24	N34°11'12"E	27.52'
L25	N12°47'50"W	13.55'
L26	N32°52'16"W	44.50'
L27	S07°55'04"E	94.13'
L28	S22°05'34"E	13.25'
L29	S32°52'16"E	46.15'
L30	S12°47'50"E	12.09'
L31	N34°33'29"E	28.88'
L32	N27°10'57"E	46.31'
L33	S71°42'25"E	4.41'
L34	N04°30'42"E	97.86'
L35	S20°49'56"E	11.55'
L36	S11°49'38"E	11.69'
L37	S18°30'39"E	54.23'
L38	S23°54'56"E	27.36'
L39	S31°47'45"E	43.96'
L40	N40°17'22"W	20.82'
L41	S83°44'41"W	18.25'
L42	N80°02'18"W	17.92'

EASEMENT COURSE DATA

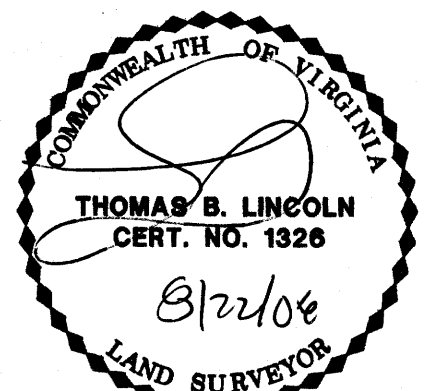
LINE	BEARING	DISTANCE
L43	S69°03'19"W	16.24'
L44	S88°37'58"W	16.25'
L45	S83°59'45"W	13.15'
L46	N63°04'54"W	12.54'
L47	N41°59'41"W	7.96'
L48	N29°29'05"W	6.94'
L49	N07°23'08"E	15.32'
L50	N18°23'55"E	12.16'
L51	N22°09'53"W	22.53'
L52	S78°00'24"E	15.62'
L53	N78°00'24"W	9.34'
L54	N83°59'40"W	25.50'
L55	S56°45'37"W	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'

EASEMENT CURVE DATA

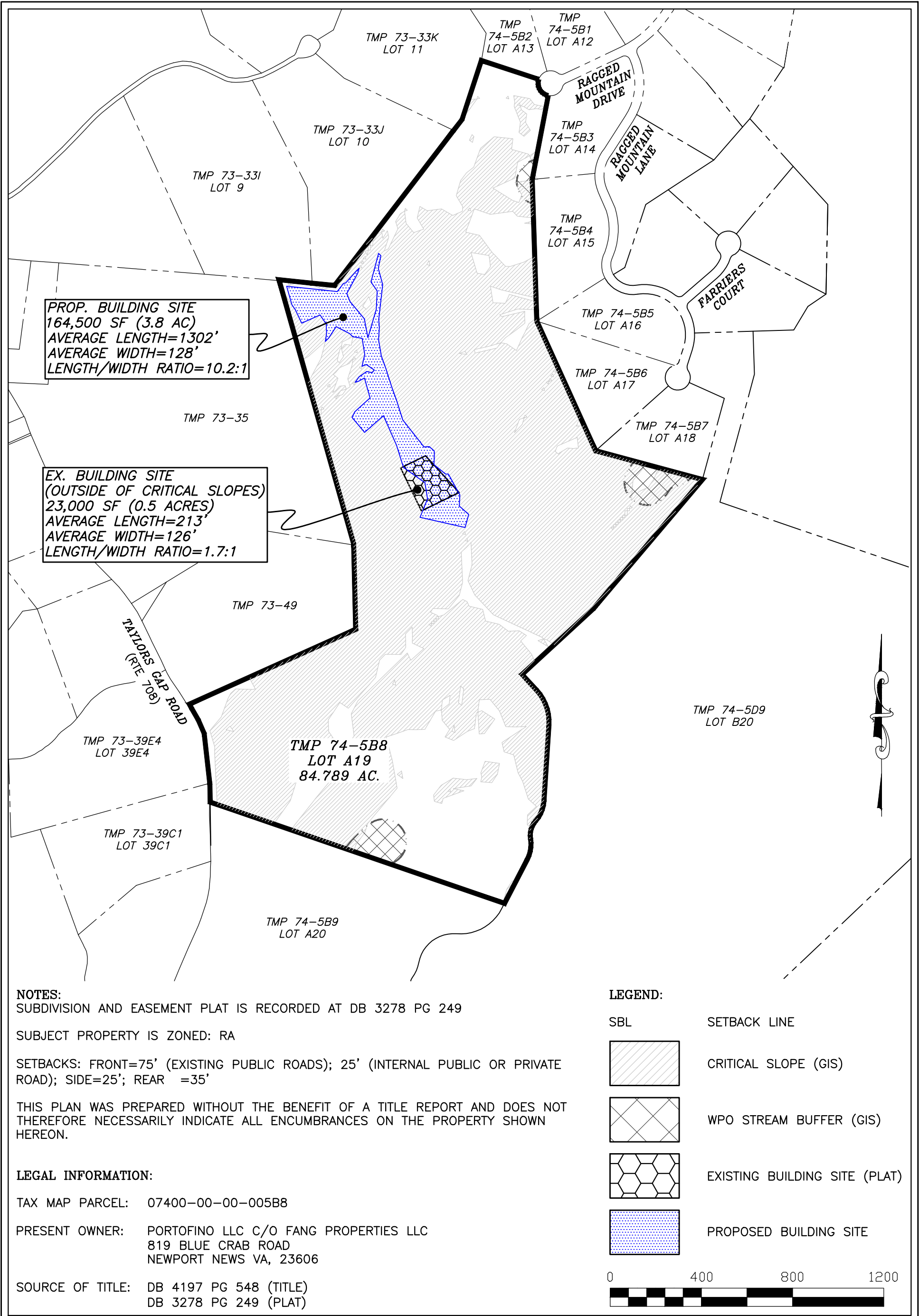
LINE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	DELTA
C87	15.00'	19.51'	11.41'	18.17'	N71°17'36"E	74°31'56"
C88	30.55'	16.84'	8.64'	16.63'	N78°24'28"W	31°34'45"
C89	160.74'	108.01'	56.13'	105.99'	N74°56'51"W	38°30'00"
C90	177.19'	73.25'	37.15'	72.73'	N43°51'18"W	23°41'07"
C91	157.19'	64.98'	32.96'	64.52'	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	25°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"



NOTE:
ALL DRAINAGE EASEMENTS FROM
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REV:	01-23-2025
REV:	
SCALE:	1" = 400'
JOB:	24.4422
FILE:	24.4422
SHEET:	01 OF 01

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