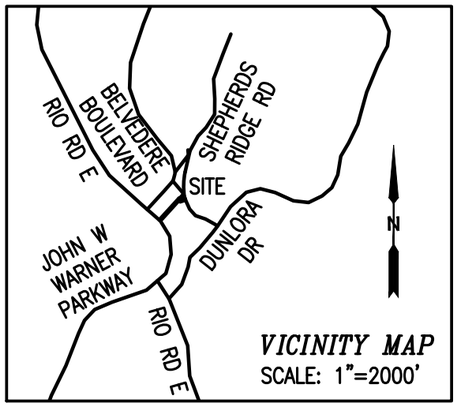
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FORESIGHT
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LAND SURVEYING | LAND PLANNING
912 E High Street, Suite C
Charlottesville, VA 22902

PLAT PREPARED BY: WILLIAM W WHITE



VICINITY MAP
SCALE: 1"=2000'

STATEMENT OF TITLE: TMP 62F-E2 (062F0-00-00-000E1)

THE LAND SHOWN WAS OBTAINED BY COUNTY OF ALBEMARLE AS RECORDED IN DEED BOOK 4830 PAGE 20, AND TO THE BEST OF MY KNOWLEDGE MEETS ALL THE REQUIREMENTS REGARDING THE PLATTING OF SUBDIVISIONS.

COUNTY APPROVAL

_____
SUBDIVISION AGENT DATE

OWNERS APPROVAL

THE PLATTING OR DEDICATION OF THE FOLLOWING LAND TMP 62F-E2 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

_____
COUNTY OF ALBEMARLE DATE
401 MCINTIRE ROAD
CHARLOTTESVILLE, VA 22902

COMMONWEALTH OF VIRGINIA –
CITY/COUNTY OF: _____
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____ 20___

_____
SIGNATURE OF NOTARY PUBLIC

NOTES

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED ON MAY 16, 2023 USING MONUMENTS FOUND TO EXIST AT THE TIME AS WELL AS PLATS RECORDED AT DEED BOOK 5575 PAGE 231, DEED BOOK 4839 PAGE 152, DEED BOOK 2476 PAGE 626, DEED BOOK 2051 PAGE 3, DEED BOOK 1901 PAGE 73, DEED BOOK 1885 PAGE 158 AND DEED BOOK 1449 PAGE 369.
3. SUBJECT PARCEL IS LOCATED IN ZONE "X" AS SHOWN ON FEMA MAP NO 51003C0279D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS. AN ELEVATION STUDY WAS NOT PERFORMED FOR THIS SURVEY.
4. THERE WERE NO OBSERVED PLACES OF BURIAL DURING THIS SURVEY.
5. SUBJECT PARCEL IS ZONED R4 – RESIDENTIAL (IS WITHIN THE AIRPORT IMPACT AREA AND ENTRANCE CORRIDOR DISTRICT)
6. SUBJECT PARCEL IS WITHIN THE MEADOW CREEK WATERSHED, IN THE DEVELOPMENT AREA AND IS NOT IN THE AGRICULTURAL–FORESTAL DISTRICT.
7. TMP 62F3-02--RW, AND 62F3-02--15 THRU 62F3-02--24 ARE CURRENTLY OWNED BY 999 RIO LLC. OWNERSHIP IS RECORDED AT INSTRUMENT #202600000581.

COMMONWEALTH OF VIRGINIA
NICHOLAS M. HUTCHINSON
No. 3464
09-08-2026
LAND SURVEYOR

PLAT SHOWING NEW 50' DOMINION ELECTRIC EASEMENT ACROSS TAX MAP PARCEL 62F-E2

RIO MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

SEPTEMBER 8, 2026
SCALE: N/A
FILE: 26.199

F:\Survey\PROJECTS\2023\23.116 - 999 RIO RD (A)\SURVEY\DWG\EASEMENT\23.116 - 999 RIO RD (A) - ELECTRIC EASEMENT.dwg

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VARIABLE WIDTH GRADING EASEMENT ON TMP 62F-E2 INST. 2024-9221 INST. 2024-9978

VARIABLE WIDTH ACSA & SEWER EASEMENT DB 5575 PG 231

VARIABLE WIDTH GRADING EASEMENT ON TMP 62F-E2 INST. 2024-9221 INST. 2024-9978

RECORD NORTH
DB 5575 PG 231

RIO ROAD EAST
VARIABLE WIDTH R/W

TMP 62F-E2
N/F COUNTY OF ALBEMARLE
DB 4830 PG 20
DB 5575 PG 231 (PLAT)
0.266 AC

TMP 62F3-02-RW

TMP 62F3-02--15

TMP 62F3-02--16

TMP 62F3-02--17

TMP 62F3-02--18

TMP 62F3-02--19

TMP 62F3-02-RW

TMP 62F3-02--20

TMP 62F3-02--21

TMP 62F3-02--22

TMP 62F3-02--23

TMP 62F3-02--24

TMP 62F3-02-RW

146.38' (TIE)

IF

N 47°26'09" W

21.28'

N 47°33'51" W
21.07'

146.43' (TIE)

50.00'

50.00'

NEW 50' DOMINION ELECTRIC EASEMENT

N 42°26'09" E 471.66' (T)

S 42°21'02" W 373.24'(T)

TMP 61-154A

TMP 62F-E1

IF

IF

TMP 62F2-X
N/F DUNLORA V, LLC
DB 4717 PG 703

TMP 62F2-A
N/F SHEPHERDS RIDGE AT DUNLORA
COMMUNITY ASSOCIATION, INC
INST 201900008356

TMP 62F2-B

FOWLER RIDGE
COURT
VARIABLE WIDTH R/W

SHEPHERDS
RIDGE ROAD
50' R/W

COMMONWEALTH OF VIRGINIA
NICHOLAS M. HUTCHINSON
No. 3464
09-08-2026
LAND SURVEYOR

0' 30' 60' 90'

LEGEND

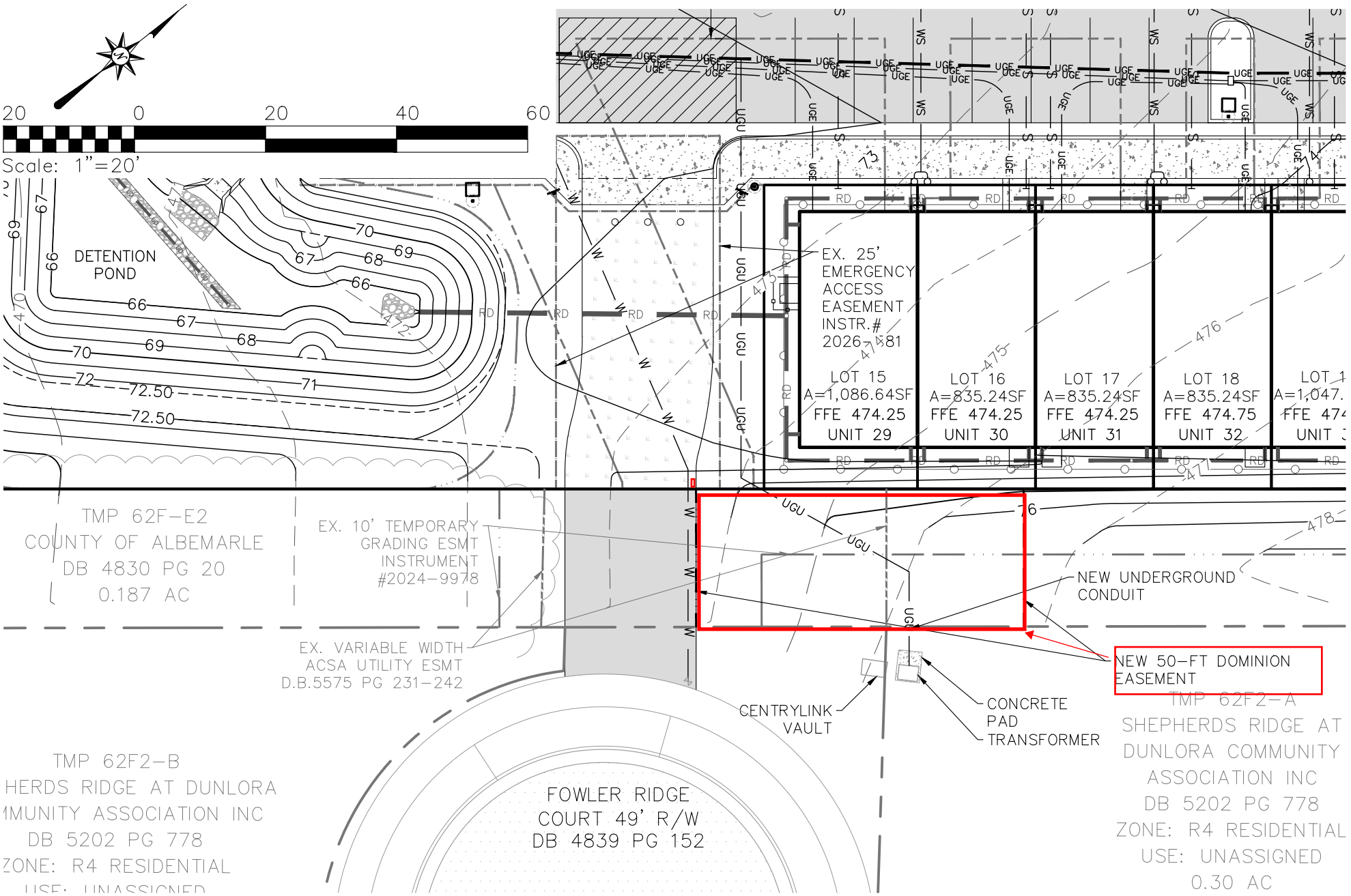
IF IRON PIN FOUND

PLAT SHOWING
NEW 50' DOMINION ELECTRIC EASEMENT ACROSS
TAX MAP PARCEL 62F-E2
RIO MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

SEPTEMBER 8, 2026
SCALE: 1" = 30'
FILE: 26.199

SHEET 2 OF 2

F:\Survey\PROJECTS\2023\23.116 - 999 RIO RD (A)\SURVEY\DWG\EASEMENT\23.116 - 999 RIO RD (A) - ELECTRIC EASEMENT.dwg



SHIMP ENGINEERING, P.C.

ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

912 EAST HIGH ST
CHARLOTTESVILLE, VA 22902

PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

999 Rio Road
Dominion Easement and Underground Power Exhibit