SURVEY NOTES:

1. THE PURPOSE OF THIS PLAT IS TO DELINEATE A PRIVATE ACCESS EASEMENT EXTENDING THROUGH NORTHEASTERLY PORTIONS OF TAX MAP PARCEL 61Z-3-9 IN THE NAME OF COUNTY OF ALBEMARLE, VIRGINIA (AS SERVIENT) AND BENEFITING TAX MAP PARCELS 61Z-3-1A AND 61Z-3-8 IN THE NAME(S) OF CATHOLIC DIOCESE OF RICHMOND AND OUR LADY OF PEACE, INC. EXISTING IMPROVEMENTS FOR ACCESS CURRENTLY ENCUMBER THE SAID LANDS OF COUNTY OF ALBEMARLE, VIRGINIA, AND THIS PLAT OF EASEMENT SHALL SUPPORT RESOLUTION OF CURRENT ENCROACHMENT(S). ALL EXISTING FEATURES SHOWN ARE BASED ON A FIELD SURVEY BY THIS FIRM.

2. PROPERTY & ZONING INFORMATION (SERVIENT):

OWNER:	**COUNTY OF ALBEMARLE, VIRGINIA**
REFERENCE:	DB. 1705, PG. 122
TAX MAP PARCEL:	**61Z-3-9 (061Z0030000900)**
PROPERTY ADDRESS:	NOT ASSIGNED (EAST MARGIN, HILLSDALE DR.)
AREA:	3.28512 ACRES (RECORD)
ZONED:	PUD (PLANNED UNIT DEVELOPMENT)
	ZMA 198800007
	AIRPORT IMPACT OVERLAY DISTRICT
	STEEP SLOPES, MANAGED OVERLAY DISTRICT
	NATURAL HERITAGE AREA

3. BOUNDARY SHOWN HEREON IS COMPILED FROM PROPERTY CORNERS AND EVIDENCE RECOVERED FROM A FIELD SURVEY BY THIS FIRM AND LAND RECORDS FROM THE CLERK'S OFFICE OF ALBEMARLE COUNTY, VA. FORMAL BOUNDARY SURVEY OF ENTIRETY OF LANDS IS NOT IMPLIED.

4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

5. HORIZONTAL DATUM IS BASED ON NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE. DATUM ESTABLISHED THROUGH NETWORK GPS (LEICA SMARTNET) OBSERVATIONS.

6. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0278D PANEL 278 OF 575, EFFECTIVE DATE FEBRUARY 04, 2005, THE PROPERTY SHOWN HEREON LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7. THE PROPERTY DEPICTED HEREON IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.

8. THE PROPERTY DEPICTED HEREON IS WITHIN THE CHARLOTTESVILLE-ALBEMARLE MPO BOUNDARY.

9. THE PROPERTY DEPICTED HEREON IS WITHIN THE MEADOW CREEK WATERSHED

10. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A WATER SUPPLY PROTECTION AREA.

11. THE PROPERTY DEPICTED HERON IS WITHIN THE AIRPORT IMPACT AREA.

12. THE PROPERTY DEPICTED HERON CONTAINS MANAGED AND PRESERVED STEEP SLOPES.

OWNER'S APPROVAL :

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, 'PLAT SHOWING PRIVATE ACCESS EASEMENT ACROSS THE LANDS OF COUNTY OF ALBEMARLE, VIRGINIA, TMP 61Z-3-9, IN THE RIO MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA' IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

FOR: COUNTY OF ALBEMARLE, VIRGINIA

BY:_____ DATE

PRINT NAME: _____

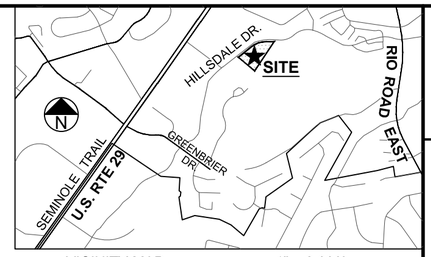
STATE OF: _____

COUNTY OR CITY OF: _____

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS_____ DAY OF _____ , 20___,
BY:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____



VICINITY MAP 1" = 2,000'

COUNTY OF ALBEMARLE
BOARD OF SUPERVISORS

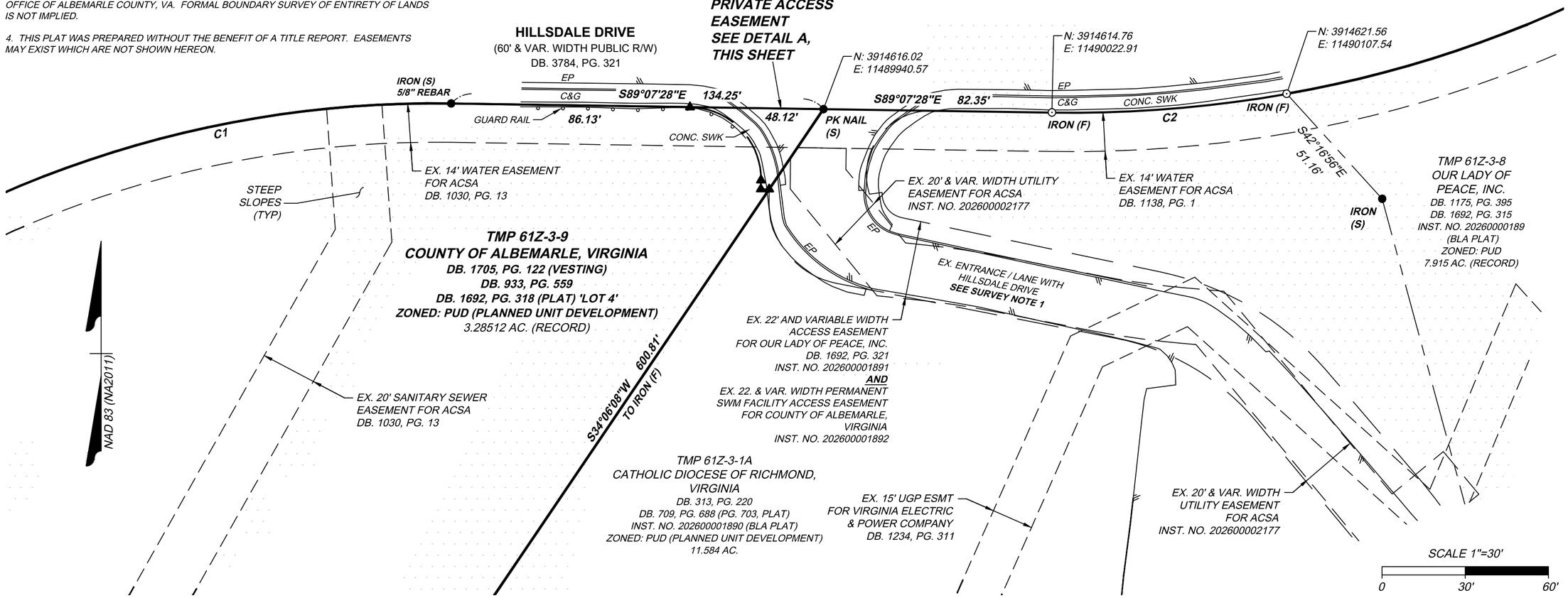
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DESIGNATED AGENT

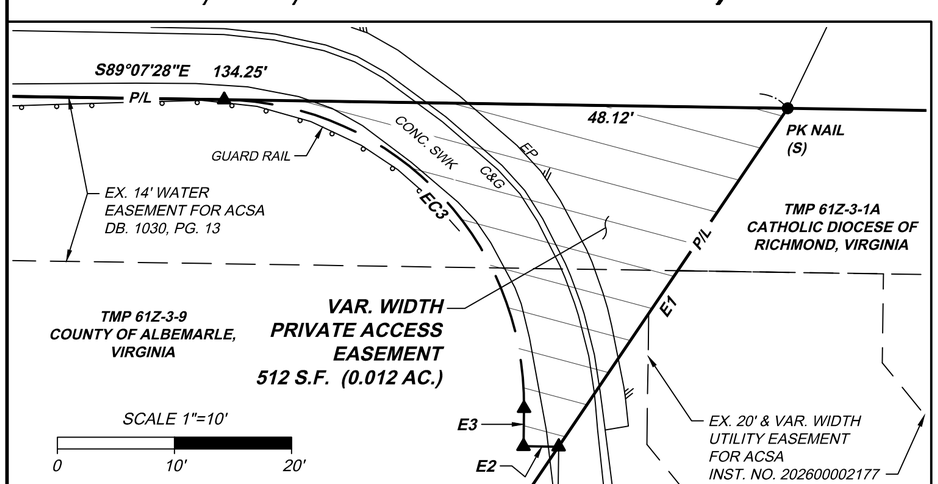
_____
DATE

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 540.885.0786 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

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DETAIL A : PRIVATE ACCESS EASEMENT 1" = 10'

LEGEND

DB.	DEED BOOK
PG.	PAGE
INST.	INSTRUMENT
EP	EXISTING PAVEMENT EDGE
C&G	EXISTING CURB & GUTTER
CONC. SWK	EXISTING CONCRETE SIDEWALK
⊙	PROPERT MONUMENT FOUND (AS NOTED)
●	PROPERTY MONUMENT SET (AS NOTED)
▲	CALCULATED POINT (EASEMENT)

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	390.00'	265.46'	138.11'	39°00'00"	N71°22'32"E	260.37'
C2	450.00'	85.00'	42.63'	10°49'21"	N85°27'52"E	84.87'
EC3	26.00'	40.79'	25.95'	89°53'20"	N44°10'48"W	36.73'

LINE TABLE

LINE	BEARING	LENGTH
E1	S34°06'08"W	34.88'
E2	N89°14'08"W	3.00'
E3	N0°45'52"E	3.24'

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS EASEMENT PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND ALL THE REQUIREMENTS SET FORTH REGARDING THE PLATTING OF LAND IN ALBEMARLE COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH.

COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No.3385
06-11-26
LAND SURVEYOR

PLAT SHOWING
PRIVATE ACCESS EASEMENT
ACROSS THE LANDS OF
COUNTY OF ALBEMARLE, VIRGINIA
TMP 61Z-3-9
IN THE
RIO MAGISTERIAL DISTRICT
COUNTY OF ALBEMARLE, VIRGINIA

Rio Magisterial District	Albemarle County, VA
DATE: *June 11, 2026*	SCALE: *AS SHOWN*
SHEET *1* OF *1*	J.N.: *58157*
DRAWN BY: *JCM*	CHECK BY: *JCM*
LAST REVISED: -	

TIMMONS GROUP .COM

Y:\90458157-Our_Lady_of_Peace\DWG\58157-V-SPESMT_ACCS_CNTY_LAND.dwg | Plotted on 6/14/2026 4:58 PM | by Joe Medley