STATEMENT OF CONSENT TO DIVISION

The platting or dedication of the following described land
TMP 03100-00-00-021A0 & TMP 03100-00-00-021C0 is with free consent and in accordance with the desire of the undersigned owners, proprietors, and trustees.

Agent, 4F, LLC Date
395 Reas Ford Road
Earlysville, Virginia 22936

NOTARY ACKNOWLEDGEMENT

City/County of: _____ State of: _____

To Wit: I, _____, a Notary Public, in and for the City/County and State aforesaid, do hereby certify that _____ whose name(s) are signed hereon, have acknowledged the same before me in my City/County and State aforesaid.

Given under my hand this _____ day of _____, 2021

My commission expires: _____

Notary Public Registration No.

STATEMENT OF CONSENT TO DIVISION

The platting or dedication of the following described land
TMP 03100-00-00-021A2 & TMP 03100-00-00-021A3 is with free consent and in accordance with the desire of the undersigned owners, proprietors, and trustees.

Agent, FOSTER'S WELL & PUMP CO, INC Date
P.O. BOX 260
Earlysville, Virginia 22936

NOTARY ACKNOWLEDGEMENT

City/County of: _____ State of: _____

To Wit: I, _____, a Notary Public, in and for the City/County and State aforesaid, do hereby certify that _____ whose name(s) are signed hereon, have acknowledged the same before me in my City/County and State aforesaid.

Given under my hand this _____ day of _____, 2021

My commission expires: _____

Notary Public Registration No.

AREA SUMMARY FOR TMP 03100-00-00-021A0

TMP 03100-00-00-021A0	22.701 ACRES
PLUS AREA "A"	+0.600 ACRES
TOTAL	23.301 ACRES

AREA SUMMARY FOR TMP 03100-00-00-021A2

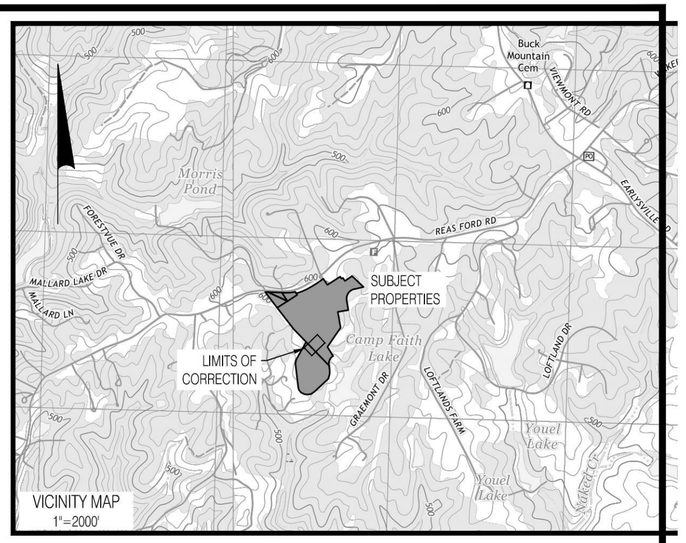
TMP 03100-00-00-021A2	1.393 ACRES
PLUS AREA "B"	+0.270 ACRES
TOTAL	1.663 ACRES

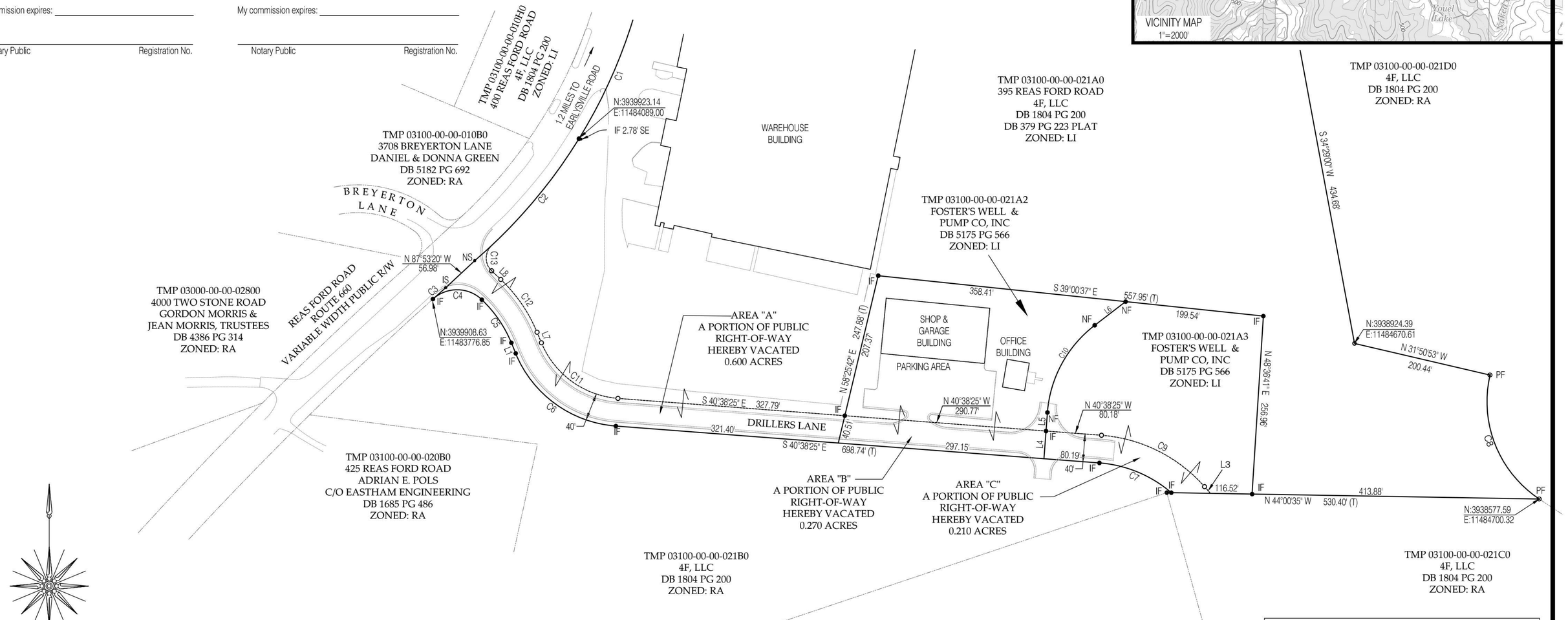
AREA SUMMARY FOR TMP 03100-00-00-021A3

TMP 03100-00-00-021A3	1.387 ACRES
PLUS AREA "B"	+0.210 ACRES
TOTAL	1.597 ACRES

ALBEMARLE COUNTY APPROVAL

Agent, Board of Supervisors Date





VIRGINIA STATE PLANE SOUTH ZONE

NOTES

1. This plat is based upon a current field survey.
2. A land boundary survey was performed for each subject property in compliance with regulations set forth in 18VAC10-20-370. Only the boundary lines affected by this right-of-way vacation were surveyed per regulation 18VAC10-20-370(C)(5).
2. This plat has been prepared without the benefit of a current title report. There may be easements and encumbrances affecting the subject property not shown hereon.
3. The subject properties are located within Zones X (unshaded) on FEMA NFIP Community Map Panel No. 51003C0140D, effective February 4, 2005.
4. No places of burial were observed during this survey.
5. The subject properties are located within the South Fork Rivanna River Reservoir water supply watershed.
6. The subject properties are not located within an Albemarle County Agricultural-Forestal District.
7. The subject properties are located within the Albemarle County Airport Impact Area overlay district.
8. Under current county policy, public water and sewer service will not be available to these properties.
9. SDP 2008-61 May 5, 2009 approval to disturb the 30' buffer zone between the LI zoning and the RA zoning for public road improvements as depicted on final site plan.
10. The streets in this subdivision may not meet the standards for acceptance into the secondary system of state highways and will not be maintained by the Virginia Department of Transportation or the County of Albemarle.
11. TMP 03100-00-00-021A0, TMP 03100-00-00-021A2 & TMP 03100-00-00-021A3 each contain a building site that complies with Section 4.2.1 of the Albemarle County Zoning Ordinance.

ABBREVIATIONS

IF	IRON ROD FOUND
IS	IRON ROD SET
PF	IRON PIPE FOUND
SF	PLANTED STONE FOUND

100' 0 100' 200'

SHEET INDEX

1. RIGHT-OF-WAY VACATION
2. PRIVATE STREET EASEMENT
3. EASEMENTS

COMMONWEALTH OF VIRGINIA
TIMOTHY RAY MILLER
Lic. No. 2065
LAND SURVEYOR

MERIDIAN
PLANNING GROUP, LLC
440 Premier Circle, Suite 200
Charlottesville, VA 22901
(P) 434.882.0121

PLAT SHOWING RIGHT-OF-WAY VACATION, PRIVATE STREET EASEMENT, SWM FACILITY EASEMENTS FOR TMP 03100-00-00-021A0, TMP 03100-00-00-021A2, TMP 03100-00-00-021A3, TMP 03100-00-00-021C0, THE 4F, LLC PROPERTIES & FOSTER'S WELL & PUMP CO., INC

RIO MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1"=100' SHEET: 1 OF 3 DATE: FEBRUARY 16, 2021

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.00'	748.96'	15°18'00"	N 69°00'08" E	199.41'
C2	232.02'	748.96'	17°45'00"	S85°31'38"W	231.10'
C3	24.86'	5304.81'	0°16'07"	N 86°44'14" W	24.86'
C4	77.46'	52.00'	85°20'41"	S44°11'57"E	70.49'
C5	75.84'	180.00'	24°08'31"	N10°32'38"E	75.28'
C6	187.68'	170.00'	63°15'19"	S09°00'46"E	178.29'
C7	113.95'	180.00'	36°16'17"	S 22°30'17" E	112.06'
C8	204.49'	168.93'	69°21'20"	N 23°18'27" E	192.23'
C9	170.12'	220.00'	44°18'15"	S 18°29'18" E	165.91'
C10	147.28'	175.00'	48°13'08"	N 73°28'33" E	142.97'
C11	143.52'	130.00'	63°15'19"	S09°00'46"E	136.34'
C12	92.96'	220.00'	24°12'36"	S10°30'35"W	92.27'
C13	40.79'	25.00'	93°29'38"	S45°09'06"W	36.42'

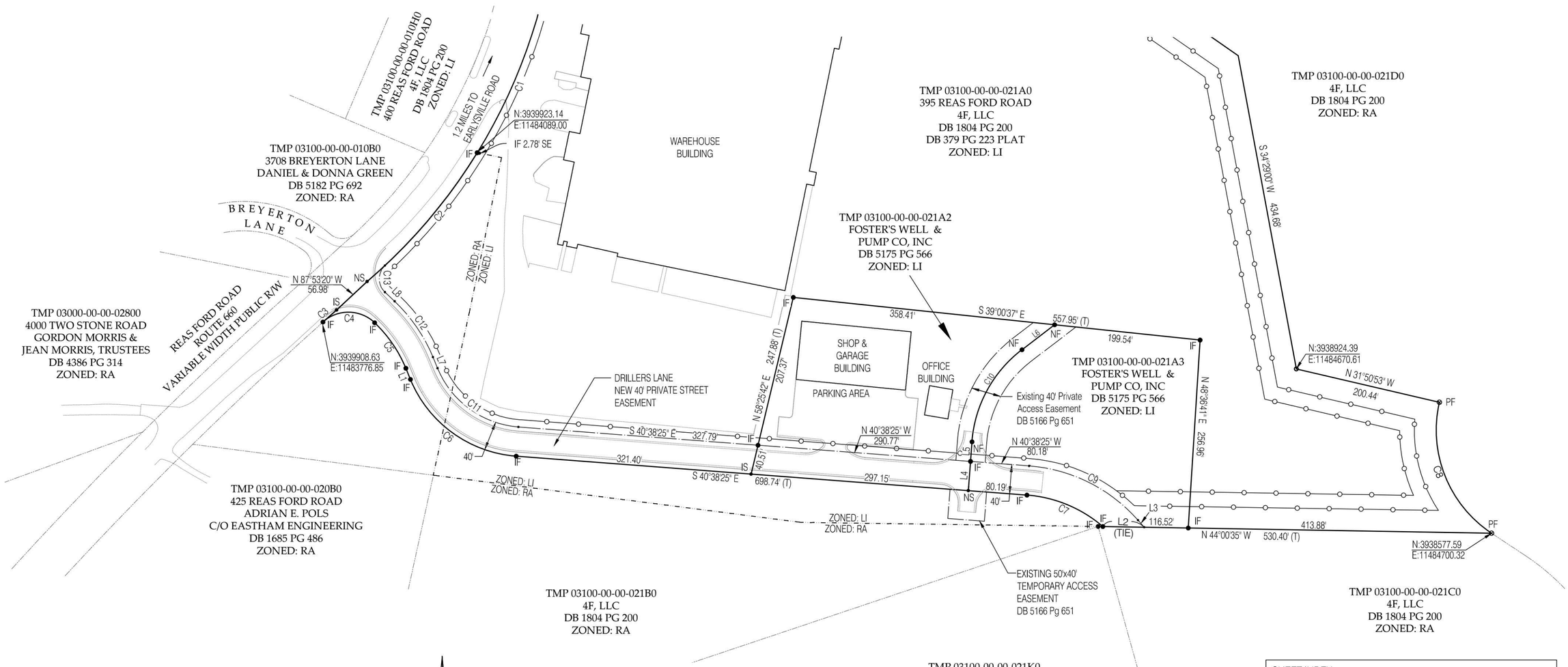
BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N22°36'54"E	16.45'
L2	S 44°00'35" E	56.49'
L3	S 03°39'50" W	12.89'
L4	N 49°21'59" E	40.00'
L5	N 49°21'59" E	26.79'
L6	S 82°24'53" E	56.00'
L7	N22°36'54"E	16.45'
L8	S01°35'43"E	18.22'

BUILDING SETBACK FOR LI DISTRICT:
- PUBLIC RIGHT OF WAY MINIMUM - 10'
- PUBLIC RIGHT OF WAY MAXIMUM - NONE
- SIDE - PER BUILDING CODE
- REAR - PER BUILDING CODE
- RA DISTRICT - 50'

PARKING SETBACK FOR LI DISTRICT:
- PUBLIC RIGHT OF WAY MINIMUM - 10'
- RA DISTRICT - 30'

BUILDING SETBACK FOR RA DISTRICT:
- EXTERNAL PUBLIC RIGHT OF WAY - 75'
- INTERNAL PUBLIC RIGHT OF WAY - 25'
- SIDE - 25'
- REAR - 35'



ABBREVIATIONS

IF	IRON ROD FOUND
IS	IRON ROD SET
PF	IRON PIPE FOUND
SF	PLANTED STONE FOUND

VIRGINIA STATE PLANE SOUTH ZONE

100' 0 100' 200'

COMMONWEALTH OF VIRGINIA
TIMOTHY RAY MILLER
Lic. No. 2065
LAND SURVEYOR

SHEET INDEX
1. PARCEL VACATION
2. PRIVATE STREET EASEMENT
3. EASEMENTS

PLAT SHOWING
RIGHT-OF-WAY VACATION,
PRIVATE STREET EASEMENT,
SWM FACILITY EASEMENTS
FOR
TMP 03100-00-00-021A0, TMP 03100-00-00-021A2,
TMP 03100-00-00-021A3, TMP 03100-00-00-021C0,
THE 4F, LLC PROPERTIES &
FOSTER'S WELL & PUMP CO., INC
RIO MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1"=100' SHEET: 2 OF 3 DATE: FEBRUARY 16, 2021

MERIDIAN
PLANNING GROUP, LLC
440 Premier Circle, Suite 200
Charlottesville, VA 22901
(P) 434.882.0121

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N 39°00'37" W	38.68'
E2	S 82°41'06" E	41.83'
E3	N 57°40'45" E	123.22'
E4	S 32°22'59" E	13.71'
E5	N 40°38'25" W	44.25'
E6	S 49°38'00" W	21.44'
E7	N 40°22'00" W	20.00'
E8	N 49°38'00" E	21.34'
E9	N 40°38'25" W	136.19'
E10	N 49°21'35" E	12.67'
E11	N 78°30'41" W	69.82'
E12	S 81°33'27" W	158.58'
E13	N 57°27'38" W	88.45'
E14	N 81°58'13" W	178.44'
E15	S 08°01'47" W	101.93'
E16	S 86°43'59" W	167.00'
E17	S 03°16'01" E	79.29'
E18	N 86°43'59" E	112.67'
E19	N 03°16'01" W	51.29'
E20	N 86°43'59" E	54.33'
E21	S 81°58'13" E	102.96'
E22	N 08°01'47" E	64.54'
E23	N 81°58'13" W	12.41'
E24	S 57°27'38" E	85.32'
E25	N 81°33'27" E	154.62'
E26	S 78°30'41" E	63.55'
E27	N 49°21'35" E	2.88'
E28	S 08°45'26" E	71.42'
E29	N 44°13'10" W	39.57'
E30	S74°56'32"E	14.97'
E31	S15°03'28"W	101.50'
E32	S51°59'47"W	15.92'
E33	N75°08'01"W	68.55'
E34	N15°26'06"E	208.75'
E35	S44°00'35"E	31.48'
E36	S44°00'35"E	15.07'
E37	S44°00'35"E	42.92'
E38	S15°03'28"W	38.30'
E39	S15°03'28"W	10.00'
E40	N74°56'32"W	14.97'
E41	S01°28'22"W	42.31'
E42	S01°28'22"W	56.69'
E43	N 40°38'25" W	70.33'

Corrected Line Table For Variable Width SWM Facility Easement and 15' Width Public SWF Access Easement

EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
EC1	168.44'	244.00'	39°33'08"	N 73°29'27" W	165.11'
EC2	259.81'	272.00'	54°43'37"	S 65°54'13" E	250.04'
EC3	13.08'	220.00'	3°24'27"	S01°01'20"E	13.08'
EC4	43.75'	87.00'	28°48'41"	N60°32'12"W	43.29'
EC5	39.87'	97.00'	23°32'57"	S63°10'03"E	39.59'
EC6	115.36'	51.22'	129°02'48"	S63°03'02"E	92.48'
EC7	151.19'	66.22'	130°49'29"	S63°37'26"E	120.42'

Corrected Curve Table For 15' Width Public SWF Access Easement

TMP 03100-00-00-010H0
400 REAS FORD ROAD
4F, LLC
DB 1804 PG 200
ZONED: LI

1.2 MILES TO EARLYSVILLE ROAD

TMP 03100-00-00-010B0
3708 BREYERTON LANE
DANIEL & DONNA GREEN
DB 5182 PG 692
ZONED: RA

BREYERTON LANE

ZONED: RA
ZONED: LI

WAREHOUSE BUILDING

TMP 03100-00-00-021A0
395 REAS FORD ROAD
4F, LLC
DB 1804 PG 200
DB 379 PG 223 PLAT
ZONED: LI

TMP 03100-00-00-021D0
4F, LLC
DB 1804 PG 200
ZONED: RA

TMP 03100-00-00-021A2
FOSTER'S WELL & PUMP CO, INC
DB 5175 PG 566
ZONED: LI

Existing SMF Access Easement
DB 5166 Pg 651

Existing Variable Width SWM Facility Easement
DB 5166 Pg 651

Existing SMF Access Easement
DB 5166 Pg 651

Existing Variable Width SWM Facility Easement
DB 5166 Pg 651

Existing 20' Public Drainage Easement
DB 5166 Pg 651

Existing SWM Facility Easement
DB 5166 Pg 651

TMP 03000-00-00-02800
4000 TWO STONE ROAD
GORDON MORRIS & JEAN MORRIS, TRUSTEES
DB 4386 PG 314
ZONED: RA

REAS FORD ROAD
ROUTE 660
VARIABLE WIDTH PUBLIC R/W

Existing 20' Private Drainage Easement
B 5166 Pg 65

SHOP & GARAGE BUILDING

OFFICE BUILDING

PARKING AREA

Existing 20' Public Drainage Easement
DB 5166 Pg 651

TMP 03100-00-00-021A3
FOSTER'S WELL & PUMP CO, INC
DB 5175 PG 566
ZONED: LI

LIMITS OF CORRECTION

Corrected Variable Width SWM Facility Easement

Corrected 15' Public SWF Access Easement

Existing Variable Width Public Drainage Easement
DB 5166 Pg 651

Existing 10' Public Drainage Easement
DB 5166 Pg 651

TMP 03100-00-00-020B0
425 REAS FORD ROAD
ADRIAN E. POLS
C/O EASTHAM ENGINEERING
DB 1685 PG 486
ZONED: RA

ZONED: LI
ZONED: RA

ZONED: LI
ZONED: RA

TMP 03100-00-00-021B0
4F, LLC
DB 1804 PG 200
ZONED: RA

TMP 03100-00-00-021C0
4F, LLC
DB 1804 PG 200
ZONED: RA

TMP 03100-00-00-021K0
THOMAS J. OR CATHERINE A. MANCUSO
DB 1864 PG 665
ZONED: RA

ABBREVIATIONS

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IS	IRON ROD SET
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VIRGINIA STATE PLANE SOUTH ZONE

100' 0 100' 200'

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RIO MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1"=100' SHEET: 3 OF 3 DATE: FEBRUARY 16, 2021