NOTES

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES, COVENANTS, UTILITIES, AND EASEMENTS THAT MAY EXIST. ALL RECORDED EASEMENTS KNOWN TO THIS SURVEYOR ARE SHOWN HEREON.

2 THIS PLAT AND THE CURRENT FIELD SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING" ADOPTED BY THE COMMONWEALTH OF VIRGINIA. BOUNDARY DATA SHOWN HEREON FOR TMP 58–95 IS BASED UPON A FIELD SURVEY IN DECEMBER 2010 AND A CURRENT FIELD SURVEY FOR LOTS 1 AND 2. NO GRAVES, CEMETERIES OR OTHER OBJECTS OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE FOUND OR OBSERVED ALONG THE PERIMETER OF THE BOUNDARY SHOWN HEREON.

3. THE LAND USE REGULATIONS LISTED HEREIN ARE IMPOSED PURSUANT TO THE ALBEMARLE COUNTY ZONING ORDINANCES IN EFFECT ON THIS DATE AND ARE SHOWN FOR INFORMATIONAL 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.
(A.) CURRENT ZONING: RA (RURAL AREAS).
(B.) BUILDING SETBACKS: FRONT – 25 FEET FROM INTERNAL PRIVATE STREETS, SIDE – 25 FEET, REAR – 35 FEET.
(C.) AS PER SECTION 18–10.3.1 OF THE ALBEMARLE COUNTY SUBDIVISION ORDINANCE, LOTS 1 AND 2 ARE ASSIGNED NO DIVISION RIGHTS.
(D.) LOTS 1 AND 2 AND THE RESIDUE OF TMP 58–95 EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
(E.) PROPERTIES LIE WITHIN THE IVY CREEK WATER SUPPLY WATERSHED. THE STREAM BUFFER SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
(F.) THE RESIDENTIAL STREET SHOWN HEREON MEETS THE SEC. 14–412.A.1 STANDARD FOR PRIVATE STREETS SERVING TWO (2) LOTS. 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.
(G.) PROPERTIES DO NOT LIE WITHIN AN AGRICULTURAL–FORESTAL DISTRICT.
(H) PROPERTY IS SUBJECT TO REQUIREMENTS OF SP–81–01 AND SP–81–55.

4. A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN ZONE AE (100 YEAR FLOOD PLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP DATED FEBRUARY 4, 2005 (COMMUNITY PANEL 51003C0265D).

5. THE NON–EXCLUSIVE 30' JOINT PRIVATE ACCESS EASEMENT (FROM POINT "A" TO POINT "B") SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF LOTS 1 AND 2, AND 30' PRIVATE ACCESS EASEMENT (FROM POINT "B" TO POINT "C") SHALL BE MAINTAINED BY THE OWNER OF LOTS 2 AND SHOWN ON SHEET 2 OF 2 IS CENTERED ON THE EXISTING ROADS. THE 349.12± AC. RESIDUE OF TMP 59–85 SHALL NOT HAVE ACCESS TO THE SAID PRIVATE ACCESS EASEMENTS.

6. THE BOUNDARY LINE FOLLOWS THE CENTERLINE OF THE STREAM MEANDER FROM POINT "D" TO POINT "E" TO POINT "F". PRINCIPAL COURSES AND DISTANCE ARE SHOWN HEREON.

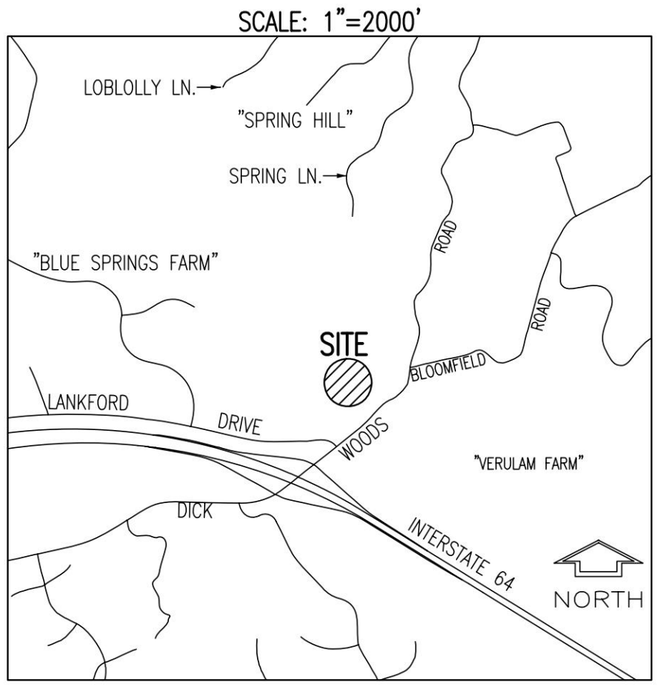
7. THE 349.12± AC. RESIDUE FOR TMP 58–95 HAS ACCESS FROM DICK WOODS ROAD (RT. 637), IVY DEPOT ROAD (RT. 786), GRASSMERE ROAD (RT. 679), SPRING LANE, AND LOBLOLLY LANE.

AREA TABULATION

TMP 58–95 (COUNTY GIS) = 442.42± AC.
LOT 1 = –64.53 AC.
LOT 2 = –28.77 AC.
RESIDUE = 349.12± AC.

VICINITY MAP

SCALE: 1"=2000'



LEGEND

DB = DEED BOOK
IRF = IRON ROD FOUND
● = IRON ROD SET
TMP = TAX MAP PARCEL
⊘ = UTILITY POLE

OWNER'S CONSENT

THE PLATTING OF LOTS 1 AND 2 BEING A PORTION OF TAX MAP 58, PARCEL 95 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BLUE SPRINGS LAND CORPORATION

By:_____
DIANE EDGERTON MILLER, PRESIDENT
TAX MAP 58, PARCEL 95

NOTARY PUBLIC

STATE OF_____
COUNTY/CITY OF_____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____ DAY OF_____, 20___.

NOTARY PUBLIC

_____

MY COMMISSION
EXPIRES:_____

COMMONWEALTH OF VIRGINIA
FOR REVIEW ONLY
G.V. "KIRK" HUGHES
LIC. NO. 1458
LAND SURVEYOR

TITLE SOURCE

TMP 58–95
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333–192
DB 693–26 PLAT

ADDRESS: POST OFFICE BOX 1285
CHARLOTTESVILLE, VA 22902

ALBEMARLE COUNTY APPROVAL

ALBEMARLE COUNTY BOARD OF SUPERVISORS
DESIGNATED AGENT
SUB202200122

PRELIMINARY SUBDIVISION PLAT

LOTS 1 & 2

BEING A DIVISION OF
TAX MAP 58, PARCEL 95
THE LANDS OF
BLUE SPRINGS LAND CORPORATION

LOCATED NEAR IVY
SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
JUNE 14, 2022, REV. 12–21–22

PREPARED FOR: BLUE SPRINGS LAND CORPORATION

KIRK HUGHES & ASSOCIATES
LAND SURVEYORS & PLANNERS
220 EAST HIGH STREET
CHARLOTTESVILLE, VA 22902
(434) 296–6942

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TMP 58-95
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333-192
DB 693-26 PLAT
RESIDUE= 370.91± AC.

CONSERVATION AREA "A"
14.94± AC.

N=3903894.578
E=11452789.211

STREAM BUFFER
(TYP.)

POND

S 59°42'01" E 1116.08'

S 73°12'48" E 294.83'

S 59°42'01" E 316.13'

N 19°20'39" E 350.00'

CONSERVATION AREA "A" LINE

STREAM BUFFER

L1
IRF

CONSERVATION AREA "B"

30' VEPCO ESM'T.
DB 1304-23
(OVERHEAD POWER)

NEW LINE

IRF

1100.33'
S 75°03'44" E

IRS@50'

ALONG STREAM

IRF
S 75°04'41" E 572.02'
548.81'

STREAM BUFFER

PROP. BUILDING SITE

PROP. DRAINFIELD

650
652
648
646

LOT 2
28.80 AC.

"BLUE SPRINGS FARM"
DB 1341-122 PLAT
TMP 74-15F
LOT 7

N 22°03'03" W 930.68'
N 22°09'54" W 1215.61'

N 30°19'38" E 1058.23' (TOTAL)
1028.54'

TMP 249
LOT 11

SPRING LANE

TMP 58-245
LOT 7

TMP 58-248
LOT 10

TMP 58-246
LOT 8

"SPRING HILL"
PHASE 1
DB 722-390 PLAT

TMP 58-247
LOT 9

TMP 58-95
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333-192
DB 693-26 PLAT
RESIDUE= 370.91± AC.

DICK WOODS RD.
ST. RT. 637
30' PRESCRIPTIVE
RIGHT OF WAY

ZONE X
ZONE AE

INY CREEK

CONSERVATION AREA "A" LINE

IRF

N=3902900.561
E=11455368.714

STREAM BUFFER

TMP 74-17B
IVY POINT I LLC
DB 3215-312

STREAM BUFFER (TYP.)

STREAM

N 59°42'01" W
224.00'

CONSERVATION AREA "B" LINE

STREAM

CONSERVATION AREA "B"

IRF

LOT 1
68.65 AC.

PROP. BUILDING SITE

30' PRIVATE ACCESS EASEMENT

30'

543.75'
N 19°24'23" E

PROP. DRAINFIELD

626
620
612
614

CONSERVATION AREA "B" LINE

STREAM BUFFER (TYP.)

VIRGINIA TELEPHONE & TELEGRAPH CO.
EASEMENT

STREAM BUFFER
(TYP.)

"BLUE SPRINGS FARM"
DB 1341-122 PLAT
TMP 74-15E
LOT 6

N 22°01'08" W 455.80'

ZONE X
ZONE AE

CREEK

ZONE AE
ZONE X

ROAD

IRS

STREAM

N 05°43'36" W
91.49'

IRF

CONSERVATION AREA "B"
21.78± AC.

N=3901715.291
E=11453197.995

"BLUE SPRINGS FARM"
DB 1341-122 PLAT
TMP 74-15A
LOT 2

STREAM

36" CULVERT

STREAM BUFFER
(TYP.)

IVY WOODS

ST. RT. 677
BLOOMFIELD RD.

NEW LINE

CONSERVATION AREA "A"

L10

N 55°09'33" W 965.84'

TMP 74-15
LOT 1 REVISED TANDEM
FARM
DB 1129-736 PLAT

30' PRIVATE JOINT
ACCESS EASEMENT

24" CULVERT

STREAM

DICK

TMP 74-17E
VERULAM FARM CONSERVATION GROUP, LLC
DB 2664-565

S 84°23'18" W 31.74'

IRF
IRF
IRF
IRF

N 62°32'47" W 66.48'
N 09°53'38" W 41.09'

TMP 58-95

BRIDGE

VDOT R/W
DB 2238-202

N 55°09'34" W 375.97'
N 51°34'02" E 39.96'

IRF
IPF
IRF

S 41°24'16" W 183.60'

BOUNDARY ALONG THE CENTER OF ST. RT. 637

N 51°00'10" W 62.47'
N 51°00'10" W 19.11'

N=3900804.52
E=11454429.02

GRID NORTH
VIRGINIA COORDINATE SYSTEM
NAD83 SOUTH ZONE

RT. 637
RIGHT OF WAY VARIES

200 0 200 400 600
Scale: 1" = 200'

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 87°21'37" E	41.01'
L2	N 19°20'39" E	220.23'
L3	S 39°47'34" W	73.80'
L4	S 41°03'05" W	27.61'
L5	S 05°23'23" E	99.66'
L6	S 19°58'10" E	38.59'
L7	S 17°00'27" W	126.98'
L8	S 19°05'18" W	133.46'
L9	S 07°49'29" W	122.12'
L10	S 06°46'33" W	47.70'
L11	S 43°37'33" W	58.02'
L12	S 60°58'18" W	62.38'
L13	S 60°58'18" W	39.07'
L14	N 26°26'11" W	15.33'
L15	N 26°26'11" W	86.96'
L16	N 49°53'52" W	35.41'
L17	N 59°32'00" W	60.62'
L18	N 77°07'19" W	63.93'
L19	N 18°31'17" W	121.77'
L20	N 06°57'09" E	33.10'
L21	N 59°32'50" W	81.95'
L22	S 64°19'22" W	15.00'
L23	N 67°07'05" W	36.12'
L24	N 72°11'24" W	22.12'
L25	N 75°08'23" W	79.27'
L26	N 68°23'14" W	108.19'
L27	N 31°39'59" W	124.61'
L28	N 47°32'31" W	44.16'
L29	S 30°19'38" W	30.70'
L30	N 47°32'31" W	3.22'
L31	N 41°11'15" W	38.92'
L32	S 30°17'59" W	16.70'
L33	N 47°55'55" W	73.55'
L34	N 67°32'22" W	109.98'
L35	N 30°17'59" E	105.06'
L36	S 58°24'08" E	117.44'
L37	S 15°10'29" E	45.13'
L38	S 80°12'58" E	35.58'
L39	S 47°25'33" E	123.19'
L40	S 55°12'02" E	69.90'
L41	N 80°16'36" E	50.29'
L42	S 59°54'24" E	38.25'
L43	N 52°36'57" E	25.82'
L44	S 73°07'48" E	39.33'
L45	S 54°38'59" E	33.99'
L46	S 43°41'13" E	208.27'
L47	N 68°21'15" E	28.08'

LINE TABLE (con't.)

L48	S 64°03'06" E	94.62'
L49	S 77°03'39" E	103.06'
L50	S 62°18'45" E	66.10'
L51	S 78°43'14" E	64.40'
L52	S 72°25'29" E	74.88'
L53	S 54°58'25" E	41.57'
L54	S 77°20'33" E	56.61'
L55	S 75°20'50" E	49.55'
L56	S 57°20'34" E	55.25'
L57	S 72°49'51" E	42.21'
L58	S 50°40'23" E	49.28'
L59	N 60°15'29" E	35.58'
L60	N 89°37'23" E	58.97'
L61	N 06°52'38" E	27.28'
L62	N 22°08'04" E	58.15'
L63	S 29°12'58" E	44.29'
L64	N 78°14'57" E	25.54'
L65	N 64°00'24" E	50.78'
L66	S 71°14'38" E	39.39'
L67	N 37°21'57" E	18.10'
L68	S 81°58'27" E	29.14'
L69	S 50°59'12" E	39.82'
L70	S 13°17'23" E	31.11'
L71	N 83°15'22" E	64.15'
L72	S 52°47'50" E	59.80'
L73	N 63°36'06" E	37.98'
L74	S 61°40'32" E	46.81'
L75	S 32°39'28" W	40.82'
L76	S 00°39'20" W	48.78'
L77	S 13°26'47" E	51.75'
L78	S 09°01'16" E	54.34'
L79	S 18°43'05" W	60.51'
L80	S 41°04'48" W	46.17'
L81	S 41°08'41" W	50.07'
L82	S 27°27'08" W	14.51'
L83	S 06°52'01" W	33.99'
L84	S 26°53'42" W	28.85'
L85	S 39°04'50" W	57.24'

LINE TABLE (con't.)

L86	S 36°58'40" W	35.00'
L87	S 20°11'28" W	20.62'
L88	S 19°16'26" E	23.33'
L89	S 44°12'56" E	17.66'
L90	S 59°42'21" E	52.10'
L91	S 54°59'13" E	38.98'
L92	S 22°03'30" E	29.15'
L93	S 16°17'47" W	59.14'
L94	S 15°48'30" W	50.59'
L95	S 06°30'18" W	16.36'
L96	S 05°55'57" E	47.51'
L97	S 13°34'07" E	38.76'
L98	S 13°01'22" E	34.49'
L99	S 00°06'29" W	41.00'
L100	S 21°07'26" W	47.40'
L101	S 32°25'39" W	57.98'
L102	S 39°23'51" W	42.64'
L103	S 17°47'32" W	36.21'
L104	S 07°39'10" W	38.08'
L105	S 02°53'10" E	52.10'
L106	S 07°54'42" W	38.68'
L107	S 12°56'51" W	41.37'
L108	S 11°28'07" W	51.72'
L109	S 11°38'47" W	83.86'
L110	S 01°34'07" E	62.69'
L111	S 06°40'20" W	60.35'
L112	S 23°02'25" W	78.29'
L113	S 29°47'54" W	82.26'
L114	S 24°41'29" W	44.06'
L115	S 11°07'15" W	5.51'
L116	S 07°34'16" E	10.53'
L117	S 14°37'47" E	52.64'

CURVE TABLE (con't.)

NO.	ANGLE	ARC	RADIUS	TANGENT	CHORD BEARING	LENGTH
C20	15°44'50"	107.19	390.00	53.93	N 51°40'25" W	106.85
C21	18°07'22"	70.22	222.00	35.41	N 34°44'19" W	69.93
C22	17°35'24"	7.68	25.00	3.87	N 75°54'47" W	7.65
C23	05°04'19"	15.93	180.00	7.97	N 69°39'15" W	15.93
C24	02°56'59"	53.54	1040.00	26.78	N 73°39'54" W	53.54
C25	06°45'09"	10.02	85.00	5.01	N 71°45'49" W	10.01
C26	36°43'15"	32.05	50.00	16.59	N 50°01'36" W	31.50
C27	15°52'33"	93.65	338.00	47.13	N 39°36'15" W	93.36
C28	06°21'17"	57.12	515.00	28.59	N 44°21'53" W	57.09
C29	04°07'23"	4.68	65.00	2.34	N 39°07'33" W	4.68
C30	00°22'52"	3.23	485.00	1.61	S 47°21'05" E	3.23

CURVE TABLE

NO.	ANGLE	ARC	RADIUS	TANGENT	CHORD BEARING	LENGTH
C1	23°05'13"	207.48	514.90	105.16	S 28°14'57" W	206.07
C2	46°26'28"	145.80	179.88	77.17	S 17°49'51" W	141.84
C3	14°34'46"	132.81	521.94	66.77	S 12°40'46" E	132.45
C4	36°58'37"	213.16	330.30	110.44	S 01°28'51" E	209.48
C5	11°15'49"	160.73	817.61	80.63	S 13°27'23" W	160.47
C6	36°51'00"	164.22	255.33	85.06	S 25°12'03" W	161.40
C7	17°20'45"	121.10	400.00	61.02	S 52°17'55" W	120.64
C8	19°34'02"	181.34	531.00	91.56	S 51°11'17" W	180.46
C9	07°49'53"	133.78	978.75	66.99	S 45°19'12" W	133.68
C10	06°36'45"	85.64	742.03	42.87	S 57°05'04" W	85.59
C11	23°27'41"	77.80	190.00	39.45	N 38°10'01" W	77.26
C12	09°38'09"	64.75	385.00	32.45	N 54°42'56" W	64.67
C13	09°01'20"	71.52	454.21	35.83	N 64°02'40" W	71.45
C14	08°33'04"	36.18	242.43	18.12	N 72°50'20" W	36.15
C15	09°11'13"	104.85	653.91	52.54	N 72°31'42" W	104.74
C16	49°24'48"	120.74	140.00	64.41	N 43°13'41" W	117.03
C17	25°28'26"	20.01	45.00	10.17	N 05°47'04" W	19.84
C18	18°12'08"	23.61	74.32	11.90	N 16°03'13" E	23.51
C19	84°42'07"	59.13	40.00	36.46	N 17°11'46" W	53.89

FOR REVIEW ONLY

TMP 58-95
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333-192
DB 693-26 PLAT
RESIDUE= 370.91± AC.

CONSERVATION AREA "A"
14.94± AC.

N=3903894.578
E=11452789.211

STREAM BUFFER
(TYP.)

POND

CONSERVATION
AREA "A" LINE

STREAM BUFFER

IRF

CONSERVATION AREA "B"

30' VEPCO ESM'T.
DB 1304-23
(OVERHEAD POWER)

NEW LINE

PROP. BUILDING SITE

PROP. DRAINFIELD

LOT 2
28.80 AC.

"BLUE SPRINGS FARM"
DB 1341-122 PLAT
TMP 74-15F
LOT 7

STREAM BUFFER
(TYP.)

STREAM

CONSERVATION
AREA "B" LINE

LOT 1
68.65 AC.

PROP. BUILDING SITE

30' PRIVATE ACCESS
EASEMENT

CONSERVATION
AREA "B"

"BLUE SPRINGS FARM"
DB 1341-122 PLAT
TMP 74-15E
LOT 6

STREAM BUFFER
(TYP.)

IRS

CONSERVATION AREA "B"
21.78± AC.

N=3901715.291
E=11453197.995

"BLUE SPRINGS FARM"
DB 1341-122 PLAT
TMP 74-15A
LOT 2

36" CULVERT

STREAM BUFFER
(TYP.)

TMP 74-15
LOT 1 REVISED TANDEM
FARM
DB 1129-736 PLAT

30' PRIVATE JOINT
ACCESS EASEMENT

TMP 58-95

N 51°34'02" E 39.96'

IPF

N=3900804.52
E=11454429.02

RT. 637
RIGHT OF WAY VARIES

TMP 58-249
LOT 11

SPRING LANE

TMP 58-245
LOT 7

TMP 58-248
LOT 10

TMP 58-246
LOT 8

"SPRING HILL"
PHASE 1
DB 722-390 PLAT

TMP 58-247
LOT 9

ALONG STREAM

STREAM BUFFER

TMP 58-95
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333-192
DB 693-26 PLAT
RESIDUE= 370.91± AC.

DICK WOODS RD.
ST. RT. 637
30' PRESCRIPTIVE
RIGHT OF WAY

ZONE X
ZONE AE

INY CREEK

CONSERVATION
AREA "A" LINE

N=3902900.561
E=11455368.714

TMP 74-17B
IVY POINT I LLC
DB 3215-312

STREAM BUFFER

PROP. BUILDING SITE

CREEK

ZONE AE

ZONE X

PROP. DRAINFIELD

MIRGINIA TELEPHONE & TELEGRAPH CO.
EASEMENT

STREAM BUFFER
(TYP.)

ROAD

WOODS

ST. RT. 677
BLOOMFIELD RD.

IVY

NEW LINE

CONSERVATION AREA "A"

DICK

24" CULVERT

STREAM

BRIDGE

TMP 74-17E
VERULAM FARM CONSERVATION GROUP, LLC
DB 2664-565

BOUNDARY ALONG THE CENTER OF ST. RT. 637

GRID NORTH
VIRGINIA COORDINATE SYSTEM
NAD83 SOUTH ZONE

200 0 200 400 600
Scale: 1" = 200'

CONTOURS SHOWN HEREON WERE DERIVED BY INFORMATION OBTAINED FROM THE COUNTY OF ALBEMARLE OFFICE OF GEOGRAPHIC DATA SERVICES AND INTERPOLATED FROM A 4' CONTOUR INTERVAL TO A 2' CONTOUR INTERVAL. THIS FIRM HAS NOT VERIFIED NOR CERTIFIES TO THE AUTHENTICITY OF SAID CONTOURS.

EXISTING CONDITIONS
LOTS 1 & 2
BEING A DIVISION OF
TAX MAP 58, PARCEL 95
THE LANDS OF
BLUE SPRINGS LAND CORPORATION

LOCATED NEAR IVY
SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
JUNE 14, 2022, REV. 12-21-22

PREPARED FOR: BLUE SPRINGS LAND CORPORATION

KIRK HUGHES & ASSOCIATES
LAND SURVEYORS & PLANNERS
220 EAST HIGH STREET
CHARLOTTESVILLE, VA 22902
(434) 296-6942

FOR REVIEW ONLY

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