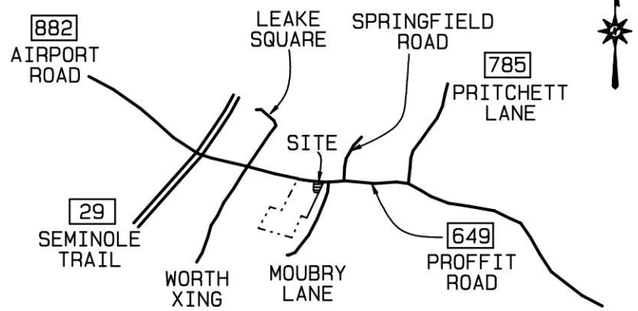
APPROVED FOR RECORDATION

FOR
REVIEW

AGENT FOR THE BOARD OF SUPERVISORS DATE



VICINITY MAP - SCALE: 1" = 2000'+/-

SUBDIVISION PLAT
PARCEL M1
A PORTION OF PARCEL M
THE PROPERTY OF TRUSTEES OF MAPLE GROVE CHRISTIAN CHURCH
AND
NEW ACCESS EASEMENT
LOCATED ON STATE ROUTE 649 (PROFFIT ROAD)
ABOUT 0.2 MILE EAST OF U.S. ROUTE 29 (SEMINOLE TRAIL)
RIVANNA MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

SCALE: 1" = 40' DATE: MARCH 21, 2023

FOR:
MAPLE GROVE CHRISTIAN CHURCH

COMMONWEALTH OF VIRGINIA
FOR
REVIEW
BRIAN S. RAY
Lic. No. 002281
LAND SURVEYOR

ROGER W. RAY & ASSOC., INC.
663 BERKMAR COURT
CHARLOTTESVILLE, VIRGINIA 22901
TELEPHONE: (434) 293-3195
RAYSURVEYING.COM

GL

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PARCEL M1 A PORTION OF PARCEL M (T.M.32-29D) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES, IF ANY.

FOR REVIEW

THOMAS ZAKIELARZ, AS TRUSTEE OF MAPLE GROVE CHRISTIAN CHURCH

FOR REVIEW

KIMBERLY GARRISON, AS TRUSTEE OF MAPLE GROVE CHRISTIAN CHURCH

FOR REVIEW

JEFFFREY ANGE, AS TRUSTEE OF MAPLE GROVE CHRISTIAN CHURCH

CITY/COUNTY OF _____
STATE OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____
2023 , BY THOMAS ZAKIELARZ,
AS TRUSTEE OF MAPLE GROVE CHRISTIAN CHURCH

NOTARY PUBLIC _____
REGISTRATION# _____
MY COMMISSION EXPIRES : _____

NOTARY SEAL

CITY/COUNTY OF _____
STATE OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____
2023 , BY KIMBERLY GARRISON,
AS TRUSTEE OF MAPLE GROVE CHRISTIAN CHURCH

NOTARY PUBLIC _____
REGISTRATION# _____
MY COMMISSION EXPIRES : _____

NOTARY SEAL

CITY/COUNTY OF _____
STATE OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____
2023 , BY JEFFFREY ANGE,
AS TRUSTEE OF MAPLE GROVE CHRISTIAN CHURCH

NOTARY PUBLIC _____
REGISTRATION# _____
MY COMMISSION EXPIRES : _____

NOTARY SEAL

THE LAND USE NOTES SHOWN ON THIS PLAT ARE IMPOSED AT THE REQUEST OF THE DIRECTOR OF PLANNING. BY PLACING HIS/HER SIGNATURE ON THIS PLAT HE/SHE HAS DEEMED THAT THEY ARE CORRECT AND IN ACCORDANCE WITH THE ALBEMARLE COUNTY ZONING ORDINANCE IN EFFECT THIS DATE. THESE NOTES ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH. ANY REFERENCE TO FUTURE DEVELOPMENT RIGHTS SHOWN HEREON IS THEORETICAL.

A. PROPERTY ZONED R4 (AIRPORT IMPACT AREA & STEEP SLOPES(MANAGED)).
B. SETBACK REQUIREMENTS: FRONT= 5'; SIDES= 0', AND REAR= 20'
(NON-FILL SECTION 4.19 OF THE ALBEMARLE COUNTY ZONING ORDINANCE).
C. ACCORDING TO THE COUNTY OF ALBEMARLE GIS DATA PARCEL M1 AND THE RESIDUE OF T.M.32-29D EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
D. ACCORDING TO THE COUNTY OF ALBEMARLE GIS DATA, THIS PROPERTY IS NOT LOCATED IN A WATER SUPPLY WATERSHED.
E. ACCORDING TO THE COUNTY OF ALBEMARLE GIS DATA, THIS PROPERTY IS NOT LOCATED IN AN AGRICULTURAL-FORESTAL DISTRICT.
F. ACCORDING TO THE COUNTY OF ALBEMARLE GIS DATA, THIS PROPERTY IS IN THE JURISDICTIONAL AREA FOR WATER AND SEWER. THIS PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.

NOTES:
1. OWNER(S) AND ADDRESS:
TRUSTEES OF MAPLE GROVE CHRISTIAN CHURCH
3210 PROFFIT ROAD
CHARLOTTESVILLE, VIRGINIA 22911

2. THE BOUNDARY DATA SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.

3. THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
A. A 20'DRAINAGE EASEMENT TO ALBEMARLE LAND DEVELOPMENT, LLC (D.B.5521-240).
B. A TEMPORARY RIGHT-OF-WAY AND CONSTRUCTION EASEMENT FOR A SANITARY SEWER LINE AND A 20'SEWER EASEMENT AS DEFINED IN D.B.5301-396.
C. A RELOCATED 15'ACCESS EASEMENT TO SERVE T.M.32-34 AS SHOWN ON PLAT RECORDED IN D.B.2303-630 THRU 633.
D. A STORMWATER MANAGEMENT/BMP FACILITIES MAINTENANCE AGREEMENT (D.B.2285-449).
E. A 20'SANITARY SEWER EASEMENT (D.B.1577-723).
F. EASEMENTS TO VIRGINIA ELECTRIC & POWER COMPANY (D.B.1455-606, D.B.1186-230 & D.B.299-435).
G. A 20'WATERLINE EASEMENT (D.B.1219-454).
H. AN EASEMENT TO VIRGINIA TELEPHONE & TELEGRAPH COMPANY (D.B.398-267).

4. NO TITLE REPORT FURNISHED. ALL EASEMENTS KNOWN BY ME ARE SHOWN OR NOTED HEREON. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL CONDITIONS, UTILITIES, EASEMENTS AND/OR COVENANTS THAT MAY EXIST.

DATE: MARCH 21, 2023

ROGER W.RAY & ASSOC., INC.
663 BERKMAR COURT
CHARLOTTESVILLE, VIRGINIA 22901
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RAYSURVEYING.COM

LEGEND:

CO	CLEAN OUT
—×—	FENCE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
IF	IRON FOUND
IS	IRON SET
LP	LAMP POST
—∿—	OVERHEAD UTILITY LINE
WM	WATER METER
WV	WATER VALVE

NEW ACCESS EASEMENT

GRAPHIC SCALE 1"=40'

0 40 80 120

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	2°45'41"	3179.08	153.21	76.62	153.20	S81°21'51"E
C2	1°10'17"	3179.08	65.00	32.50	65.00	S83°19'50"E
C3	1°40'53"	3179.08	93.29	46.65	93.28	S84°45'25"E

GRID NORTH

VA-S SPC

STATE ROUTE 649
PROFFIT ROAD
VARIABLE WIDTH R/W
D.B.2302-630, 633 PLAT

30'DEDICATION
(D.B.1444-422 THRU 425 PLAT)

UTILITY BOX

T.M.46B4-3-B
PARCEL A
FOREST RIDGE
CRAIG BUILDERS OF ALBEMARLE, INC.
D.B.1444-163
D.B.1444-422 THRU 425 PLAT

PARCEL M1
0.32 ACRE

T.M.46B4-3-22B
LOT 22B, FOREST RIDGE
PATRICK BROSSEAU
D.B.3443-334
D.B.3442-599 & 600 PLAT

20'SANITARY SEWER EASEMENT
(D.B.1577-723, 731 PLAT)

T.M.46B4-3-22A
LOT 22A, FOREST RIDGE
KATHERINE SIPPS ROJAS &
CHRISTOPHER ROJAS
D.B.5563-197
D.B.3442-599 & 600 PLAT

20'SANITARY SEWER ESMT.
(D.B.1465-559, 567 & 568 PLAT)

T.M.46B4-3-21B
LOT 21B, FOREST RIDGE
HERB NESBITT &
PATSY NESBITT
INST.#202200003829
D.B.2184-563 PLAT

NEW ACCESS EASEMENT

PAVED DRIVE

EXISTING 1-STORY FRAME

RAMP

CONCRETE SIDEWALK

PLAYGROUND

FENCE

FRAME BLDG.

S85°35'55"E 31.48'

N07°15'19"E 40.00'

N73°03'57"W 66.85'

N06°15'12"E 59.71'

N27°48'42"W 37.83'

N86°05'55"W 53.76'

S25°24'39"W 352.56'

17.94'

51.91'

60.6'

151.83'

540.22'

27.4'

10.8'

20.4'

21.8'

17.9'

17.89'

C1 C2 C3

IF IS CO WM WV LP POLE FDC

SCALE: 1" = 40
DATE: MARCH 21, 2023

T.M.32-29D
PARCEL M
TRUSTEES OF MAPLE GROVE CHRISTIAN CHURCH
D.B.2303-626, 630 THRU 633 PLAT
D.B.1406-729 PLAT
D.B.1153-411 PLAT
D.B.1011-131 PLAT
D.B.781-200
D.B.294-555 PLAT
RESIDUE= 6.54+/- ACRES
BY DEDUCTION FROM TAXED ACREAGE

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