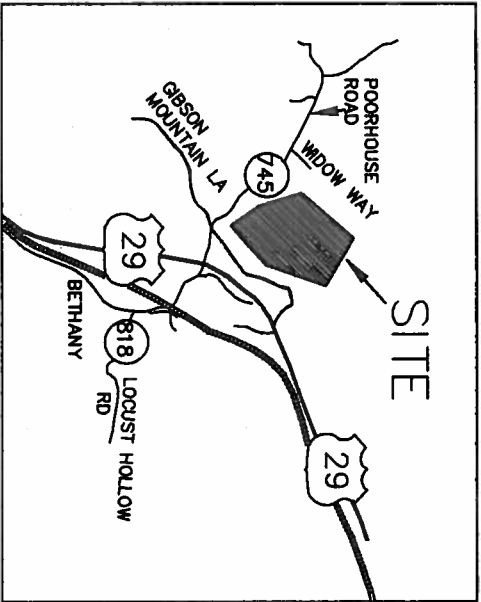
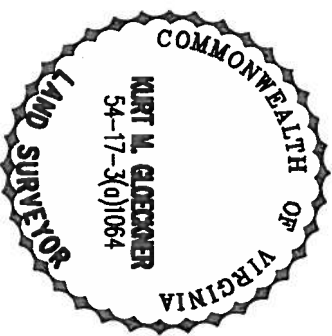


CURVE TABLE			
CURVE	LENGTH	RADIUS	
C1	327.81	2403.83	
C2	241.39	2403.83	
C3	107.36	198.87	



VICINITY MAP



GLOECKNER ENGINEERING/SURVEYING INC.
 ENGINEERS - SURVEYORS - LAND PLANNERS
 1980 FOX RUN LANE
 CHARLOTTESVILLE, VIRGINIA 22901

LINE TABLE			
LINE	LENGTH	BEARING	
L1	22.11	S78°32'31"W	
L2	31.92	S53°52'44"W	
L3	89.23	S24°51'12"W	
L4	140.80	S74°07'44"W	
L5	64.82	S18°52'25"W	
L6	188.45	S40°00'28"W	
L7	143.39	S63°21'18"W	
L8	43.32	S36°23'17"W	
L9	52.22	N65°22'06"W	
L10	53.93	S50°43'10"W	
L11	40.15	S34°01'14"W	
L12	31.23	S42°49'35"W	
L13	15.28	S42°49'35"W	
L14	119.08	N64°19'52"W	
L15	48.51	S30°57'54"W	
L16	81.88	S84°45'11"W	
L17	77.66	S45°52'10"W	
L18	57.50	N84°42'20"W	
L19	66.44	S04°27'24"W	
L20	66.13	S61°52'05"W	
L21	47.08	N69°24'44"W	
L22	76.90	N40°28'08"W	
L23	86.26	N85°59'48"W	
L24	42.44	N17°42'15"W	
L25	97.92	N57°44'53"W	
L26	54.36	N19°52'57"W	
L27	215.78	N23°27'39"W	
L28	137.75	N42°45'22"W	
L29	42.54	N04°23'53"W	
L30	88.13	N74°14'48"W	
L31	26.48	N19°10'35"E	
L32	91.76	N36°28'32"W	
L33	92.09	N63°59'24"W	
L34	47.97	N83°39'38"W	
L35	27.72	N40°09'33"W	
L36	31.73	S66°38'48"W	
L37	77.96	N33°24'59"W	
L38	107.10	N66°14'11"W	
L39	46.24	N30°41'07"W	
L40	49.99	N01°04'40"W	
L41	14.32	N25°49'29"W	
L42	42.29	N33°47'21"W	
L43	29.44	N33°24'38"E	
L44	25.83	N37°40'37"W	
L45	14.30	N17°09'42"W	
L46	155.35	N73°02'23"W	

LINE TABLE		
LINE	LENGTH	BEARING
L47	69.36	N16°00'55"W
L48	57.75	N09°37'36"E
L49	99.00	N26°19'24"E
L50	89.57	N49°49'24"E
L51	179.38	N31°23'52"E
L52	83.12	N13°37'57"E
L53	202.65	N69°31'46"E
L54	131.50	S80°12'28"W
L55	227.56	S68°08'37"W
L56	99.49	S45°13'05"W
L57	107.30	N73°53'35"E
L58	117.65	S21°09'37"E
L59	55.00	S22°01'11"E
L60	59.23	S16°22'57"E
L61	80.28	S14°52'51"E
L62	60.65	S28°09'24"E
L63	76.02	S29°30'12"E
L64	94.41	S29°42'24"E
L65	78.28	S44°54'30"E
L66	42.31	S46°22'30"E
L67	56.06	S41°19'22"E
L68	62.49	S34°31'21"E
L69	158.66	S75°56'27"W
L70	15.88	S73°08'03"E

OWNERS APPROVAL

THE DIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES. ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

HEDGEROW HOLDINGS II LLC DATE
 AGENT: JAMES ANDREWS

NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____.

MY COMMISSION EXPIRES _____, _____

COUNTY OF ALBEMARLE DATE
 AGENT: THOMAS C. FOLEY, COUNTY EXECUTIVE

NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____.

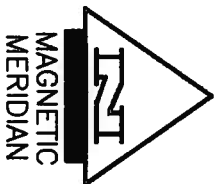
MY COMMISSION EXPIRES _____, _____

**PLAT SHOWING
 NEW DIVISION RIGHTS
 FOR
 RURAL SUBDIVISION
 OF
 TAX MAP 75 PARCEL 2
 INTO**

**TRACTS "A" AND "B" CONTAINING
 144.38 AND 80.08 ACRES RESPECTIVELY
 AND ALSO SHOWING BOUNDARY SURVEYS OF
 TAX MAP 74 PARCELS 28B1 AND 30 CONTAINING
 3.79 AND 3.13 ACRES RESPECTIVELY
 LOCATED AT THE INTERSECTION OF
 U.S. ROUTE 29 AND STATE ROUTE 745
 (POORHOUSE ROAD)**

APPROVED FOR RECORDATION

SAMUEL MILLER MAGISTERIAL DISTRICT
 ALBEMARLE COUNTY, VIRGINIA
 JUNE 19, 2006
 REVISED APRIL 10, 2016



TMP 74-32
BARBER, TAMMY H &
JAMES P. COLEMAN & JOHN R. COLEMAN
W.B. 133 P. 651

TMP 75-1
CITY OF CHARLOTTEVILLE
D.B. 447 P. 611

TMP 75-2C
COUNTY OF ALBEMARLE
D.B. 4639 P. 630

0 250 500 1000

SCALE: 1"=500'

TMP 74-29
EDWARD F OR
KATHLEEN G BIRCKHEAD
D.B. 678 P. 412

TMP 74-30
HEDGEROW HOLDINGS II LLC
D.B. 3357 P. 288
3.13 acres

TMP 74-28B
HEDGEROW HOLDINGS IV LLC
D.B. 3344 P. 156

TMP 74-28B1
HEDGEROW HOLDINGS II LLC
D.B. 3357 P. 288
3.79 acres

TMP 74-28C
SACRE, FEDERICK OR PAULA
D.B. 837 P. 089

TMP 74-28A INVESTMENTS LLC
PROPERTY LINE P. 380
D.B. 293 P. 88

1980 FOX RUN LANE
CHARLOTTEVILLE, VIRGINIA 22901

WOOD PROPERTY INVESTMENTS LLC
D.B. 3878 P. 380
WOOD PROPERTY INVESTMENTS III LLC
D.B. 4015 P. 259

TMP 75-2D
COUNTY OF ALBEMARLE
D.B. 4639 P. 630

TRACT B
3,488,423.23 sq.ft.
80.08 acres

OVERHEAD
UTILITY LINES
D.B. 229 P. 120

100' STREAM
BUFFER

TRACT A
6,289,284.26 sq.ft.
144.38 acres

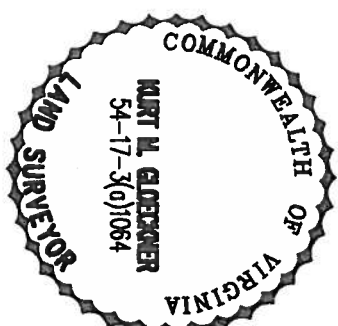
TMP 75-2
HEDGEROW HOLDINGS II LLC
D.B. 3357 P. 288
ZONED RA

**STATE ROUTE 745
(POOR HOUSE RD)**
(30' EASEMENT)
D.B. 479 P. 326

TO LYNCHBURG

US ROUTE 29

±3 MILE TO
CHARLOTTEVILLE



GLOECKNER ENGINEERING/SURVEYING INC.

ENGINEERS - SURVEYORS - LAND PLANNERS

1980 FOX RUN LANE

CHARLOTTEVILLE, VIRGINIA 22901

WOOD PROPERTY INVESTMENTS LLC
D.B. 3878 P. 380
WOOD PROPERTY INVESTMENTS III LLC
D.B. 4015 P. 259

NOTES

TMP 75-10
HUTCHINSON, BETTIE & CHARLOTTE
D.B. 3550 P. 432

THIS PROPERTY IS SUBJECT TO THE
FOLLOWING SETBACK LINES:
75' FRONT / 25' SIDE / 35' REAR

THIS PROPERTY LIES IN THE
RAGGED MOUNTAIN RESERVOIR WATERSHED.
THE STREAM BUFFERS SHOWN
HEREON SHALL BE MANAGED IN
ACCORDANCE WITH THE ALBEMARLE
COUNTY WATER PROTECTION ORDINANCE.

TMP 75-2 IS SUBJECT TO A
GRAVEYARD WITH RIGHTS FOR
INGRESS AND EGRESS.
(D.B. 111 P. 423)
SAID GRAVEYARD COULD NOT
BE FOUND.

TAX MAP 75 PARCEL 2 AND
PARCEL 2D EACH CONTAIN 30,000 SF
OF BUILDABLE AREA IN SLOPES
LESS THAN 25%.
EACH CONTAIN A BUILDING SITE
THAT COMPLIES WITH SECTION
4.2.1 OF THE ALBEMARLE COUNTY
ZONING ORDINANCE.

TAX MAP 75 PARCEL 2 (TRACT A)
RETAINS 4 DEVELOPMENT RIGHTS.

TAX MAP 75 PARCEL 2D (TRACT B)
RETAINS 1 DEVELOPMENT RIGHT.

DWG. NAME: 1600200 New Divrgts

SHEET 2 OF 2

JOB NO. 16-002-00