250 0 250 500 750
Scale: 1" = 250'

CONTOUR INTERVAL 20 FOOT
ALBEMARLE CO. GIS

= INDICATES 30,000 SQ. FT. BUILDING SITE

= INDICATES PROPOSE 15' WIDE HIKING TRAIL

NORTH GRID
NAD83, SPC SOUTH ZONE

CSX TRANSPORTATION RAILWAY

(3.88 AC.)
NORTH

PROPOSED 15' WIDE HIKING TRAIL

GRASSMERE ROAD
ST. RTE. 679
25' & 50' R/W
DEDICATION DB 721-192

LITTLE IVY CREEK

30' RWSA ESM'T. - DB 788-778

BOUNDARY
PT. A TO PT. B = L12 TO L33
ALONG THE EX. R.O.W

TRACT 4
NORTH (3.88 AC.)
SOUTH (31.57 AC.)
35.45 AC.

PROPOSED DRIVEWAY

PROP. 30' JOINT ACCESS ESM'T.

ALONG EX. ROAD BED

PROPOSED DRIVEWAY
ALONG EX. ROAD BED

BOUNDARY
PT. B TO PT. C = L324 TO L354
ALONG THE CENTERLINE OF THE STREAM

TRACT 5
40.85 AC.

TRACT 6
23.20 AC.

GRASSMERE RD.

C S X T R A N S P O R T A T I O N R A I L W A Y

STREAM BUFFER

FLOOD ZONE A

FLOOD ZONE AE

PROP. 15' WIDE HIKING TRAIL

IVY DEPOT LN.
ST. RTE. 739

IVY DEPOT ROAD
ST. RTE. 786
30' PRESCRIPTIVE
RIGHT OF WAY

BOUNDARY
PT. D TO PT. E = L50 TO L77
ALONG THE CENTERLINE OF THE ROAD

DICK WOODS RD.
ST. RTE. 637

DICK WOODS ROAD
ST. RTE. 637
30' PRESCRIPTIVE
RIGHT OF WAY

AREA 2
25.68 AC.

PROPOSED 15' WIDE HIKING TRAIL
FROM POINT 1 TO POINT 2

PARCEL "X"
DB 858-647, 663 PLAT

STREAM

VDOT R/W
DB 4523-653, 660 PLAT

IVY CREEK

BOUNDARY
PT. I TO PT. J = L272 TO L292
ALONG THE CENTERLINE OF THE CREEK

"GRASSMERE FARM"
PHASE ONE
DB 662-625, 640 PLAT

"SPRING HILL"
PHASE 1
DB 722-380, 390 PLAT

"SPRING HILL"
PHASE 2
DB 858-647, 661 PLAT

"BLUE SPRINGS FARM"
DB 1341-121, 122 PLAT

TRACT 3
39.78 AC.

TRACT 2
74.32 AC.

TRACT 1
50.17 AC.

PROPOSED DRIVEWAY

TEMPORARY CUL-DE-SAC
DB 858-647, 661 PLAT

PROPOSED 15' WIDE HIKING TRAIL
FROM POINT 1 TO POINT 2

AREA 1
41.33 AC.

AREA 1A
11.39 AC.

BOUNDARY
PT. F TO PT. G = L87 TO L143
ALONG THE CENTERLINE OF THE ROAD

BOUNDARY
PT. G TO PT. H = L144 TO L226
ALONG THE CENTERLINE OF THE STREAM

FLOOD ZONE AE
100 YR. FLOOD

FLOOD ZONE A
100 YR. FLOOD

CONSERVATION AREA "A"
INST.# 202300003146 PLAT

30' VEPCO ESM'T. - DB 1304-50 PLAT

30' VEPCO ESM'T. - DB 1304-50 PLAT

POND

SPARTING LANE

PLANTATION COURT

LOBLOLLY LANE
50' R/W

50' PRIVATE R/W

SPRINKLE LANE 50' R/W

EXISTING DRIVEWAY &

VIRGINIA TELEPHONE & TELEGRAPH CO. EASEMENT

BLOOMFIELD RD.
ST. RTE. 677

DRIVEWAY

TMP 58-95C
DOUGLAS F. & PAGE L. EASTER
INST. 202300003322
LOT 1
INST. 202300003146, PLAT

TMP 58-95D
PATRICK & THERESA DORSEY
INST. 2302300004828
LOT 2
INST. 202300003146, PLAT

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

TMP 74-17E
VERULAM FARM
CONSERVATION GROUP, LLC
DB 2664-565
DB 2238-198, 202 PLAT

DICK WOODS ROAD
ST. RTE. 637
30' PRESCRIPTIVE R/W
& DB 1974-368
SHPB XIV, PG 68

IVY CREEK

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 52°26'40" E	89.81'
L2	N 52°26'40" E	359.94'
L3	N 21°42'22" W	198.07'
L4	N 21°42'22" W	372.68'
L5	N 45°29'55" W	180.11'
L6	N 45°26'35" W	97.13'
L7	N 45°26'35" W	112.45'
L8	N 45°35'54" W	288.56'
L9	N 71°41'56" W	232.19'
L10	N 13°37'33" E	12.34'
L11	N 25°26'08" E	132.99'
L12	N 78°19'56" E	57.22'
L13	N 68°31'26" E	79.80'
L14	N 58°47'26" E	62.07'
L15	N 62°59'16" E	15.76'
L16	N 68°58'36" E	48.90'
L17	N 81°29'16" E	58.49'
L18	N 88°30'26" E	57.16'
L19	N 87°48'36" E	97.15'
L20	N 82°57'46" E	33.43'
L21	N 81°52'26" E	77.57'
L22	N 86°29'26" E	77.98'
L23	S 88°48'44" E	48.47'
L24	S 86°01'34" E	43.47'
L25	S 84°28'34" E	61.61'
L26	N 87°44'26" E	80.03'
L27	N 81°51'46" E	66.35'
L28	N 78°33'26" E	118.93'
L29	N 85°48'06" E	57.01'
L30	N 76°07'56" E	16.82'
L31	N 76°07'56" E	38.12'
L32	N 63°43'06" E	62.37'
L33	N 58°35'41" E	8.16'
L34	N 63°20'16" E	236.77'
L35	N 59°15'56" E	252.43'
L36	S 89°12'54" E	227.58'
L37	N 82°15'16" E	101.12'
L38	S 89°12'54" E	284.00'
L39	N 84°50'06" E	75.94'
L40	N 80°12'36" E	75.82'
L41	S 81°09'04" E	189.51'
L42	N 76°56'06" E	156.63'
L43	N 76°04'06" E	140.00'
L44	N 76°04'06" E	132.00'
L45	N 77°01'06" E	100.88'
L46	N 75°40'46" E	57.80'
L47	S 77°54'24" E	100.45'
L48	S 47°07'14" E	83.42'
L49	N 80°37'46" E	32.22'
L50	S 19°57'24" E	60.52'
L51	S 09°22'34" E	63.35'
L52	S 02°12'04" E	61.87'
L53	S 15°52'44" E	103.46'
L54	S 24°35'04" E	128.50'
L55	S 28°57'54" E	86.08'
L56	S 41°36'34" E	69.25'
L57	S 73°28'44" E	80.56'
L58	N 88°36'46" E	103.12'
L59	N 82°46'36" E	86.62'
L60	N 77°19'36" E	103.41'
L61	N 74°22'36" E	54.01'
L62	N 71°53'36" E	133.17'
L63	N 74°15'56" E	36.18'
L64	N 74°15'56" E	120.36'
L65	N 81°19'16" E	50.07'
L66	S 86°16'04" E	94.85'
L67	N 86°43'56" E	219.15'
L68	S 82°04'44" E	82.66'
L69	S 59°54'54" E	83.11'
L70	S 39°47'54" E	48.66'
L71	S 22°07'34" E	73.01'
L72	S 09°25'04" E	98.31'
L73	S 00°13'56" W	98.45'
L74	S 08°21'04" E	62.48'
L75	S 27°41'34" E	51.93'
L76	S 40°37'44" E	21.71'
L77	S 41°30'17" E	86.84'
L78	S 76°14'03" W	15.18'
L79	S 12°02'46" W	39.72'
L80	S 10°44'27" W	66.22'
L81	N 76°59'52" W	18.02'
L82	S 13°00'08" W	81.10'
L83	S 76°59'59" E	12.84'
L84	S 36°32'27" W	14.92'
L85	S 16°19'39" W	15.55'
L86	S 73°40'22" E	15.00'
L87	S 15°20'56" W	94.01'
L88	S 21°01'16" W	67.82'
L89	S 26°39'36" W	46.49'
L90	S 28°59'36" W	51.66'
L91	S 31°07'46" W	225.54'
L92	S 26°20'56" W	86.92'
L93	S 17°10'16" W	78.04'
L94	S 06°09'16" W	63.36'
L95	S 08°19'14" E	53.19'
L96	S 22°27'24" E	52.01'
L97	S 30°43'14" E	85.48'
L98	S 32°16'24" E	86.95'
L99	S 24°32'44" E	74.15'
L100	S 13°39'44" E	89.52'
L101	S 07°42'44" E	72.18'
L102	S 08°31'44" E	69.51'
L103	S 04°22'54" E	87.54'
L104	S 18°19'36" W	61.89'
L105	S 35°11'16" W	34.19'
L106	S 59°08'36" W	58.35'
L107	S 74°36'36" W	57.86'
L108	S 67°06'06" W	63.31'
L109	S 50°20'06" W	72.42'
L110	S 29°22'46" W	153.96'
L111	S 30°52'46" W	103.23'
L112	S 29°27'36" W	77.32'
L113	S 11°30'56" W	58.08'
L114	S 12°07'44" E	111.58'
L115	S 27°01'04" E	96.00'
L116	S 25°11'04" E	91.04'
L117	S 20°04'44" E	67.81'
L118	S 11°13'34" E	76.25'

NO.	DIRECTION	DISTANCE
L119	S 01°54'24" E	70.47'
L120	S 14°06'16" W	71.84'
L121	S 27°15'16" W	68.80'
L122	S 39°01'16" W	77.14'
L123	S 35°41'36" W	81.02'
L124	S 25°10'56" W	72.27'
L125	S 21°35'06" W	134.02'
L126	S 19°17'46" W	34.10'
L127	S 22°00'16" W	144.44'
L128	S 12°19'36" W	64.52'
L129	S 01°09'46" W	83.10'
L130	S 02°11'14" E	101.00'
L131	S 03°46'16" W	77.08'
L132	S 12°31'46" W	57.08'
L133	S 21°10'46" W	5.01'
L134	S 39°47'34" W	73.80'
L135	S 41°03'05" W	27.61'
L136	S 05°23'23" E	99.66'
L137	S 19°58'10" E	38.59'
L138	S 17°00'27" W	126.98'
L139	S 19°05'18" W	133.46'
L140	S 07°49'29" W	122.12'
L141	S 06°46'33" W	47.70'
L142	S 43°37'33" W	58.02'
L143	S 60°58'18" W	62.38'
L144	N 14°37'47" W	52.64'
L145	N 07°34'16" W	10.53'
L146	N 11°07'15" E	5.51'
L147	N 24°41'29" E	44.06'
L148	N 29°47'54" E	82.26'
L149	N 23°02'25" E	78.29'
L150	N 06°40'20" E	60.35'
L151	N 01°34'07" W	62.69'
L152	N 11°38'47" E	83.86'
L153	N 11°28'07" E	51.72'
L154	N 12°56'51" E	41.37'
L155	N 07°54'42" E	38.68'
L156	N 02°53'10" W	52.10'
L157	N 07°39'10" E	38.08'
L158	N 17°47'32" E	36.21'
L159	N 39°23'51" E	42.64'
L160	N 32°25'39" E	57.98'
L161	N 21°07'26" E	47.40'
L162	N 00°06'29" E	41.00'
L163	N 13°01'22" W	34.49'
L164	N 13°34'07" W	38.76'
L165	N 05°55'57" W	47.51'
L166	N 06°30'18" E	16.36'
L167	N 15°48'30" E	50.59'
L168	N 16°17'47" E	59.14'
L169	N 22°03'30" W	29.15'
L170	N 54°59'13" W	38.98'
L171	N 59°42'21" W	52.10'
L172	N 44°12'56" W	17.66'
L173	N 19°16'26" W	23.33'
L174	N 20°11'28" E	20.62'
L175	N 36°58'40" E	35.00'
L176	N 39°04'50" E	57.24'
L177	N 26°53'42" E	28.85'
L178	N 06°52'01" E	33.99'
L179	N 27°27'08" E	14.51'
L180	N 41°08'41" E	50.07'
L181	N 41°04'48" E	46.17'
L182	N 18°43'05" E	60.51'
L183	N 09°01'16" W	54.34'
L184	N 13°26'47" W	51.75'
L185	N 00°39'20" E	48.78'
L186	N 32°39'28" E	40.82'
L187	N 61°40'32" W	46.81'
L188	S 63°36'06" W	37.98'
L189	N 52°47'50" W	59.80'
L190	S 83°15'22" W	64.15'
L191	N 13°17'23" W	31.11'
L192	N 50°59'12" W	39.82'
L193	N 81°58'27" W	29.14'
L194	S 37°21'57" W	18.10'
L195	N 71°14'38" W	39.39'
L196	S 64°00'24" W	50.78'
L197	S 78°14'57" W	25.54'
L198	N 29°12'58" W	44.29'
L199	S 22°08'04" W	58.15'
L200	S 06°52'38" W	27.28'
L201	S 89°37'23" W	58.97'
L202	S 60°15'29" W	35.58'
L203	N 50°40'23" W	49.28'
L204	N 72°49'51" W	42.21'
L205	N 57°20'34" W	55.25'
L206	N 75°20'50" W	49.55'
L207	N 77°20'33" W	56.61'
L208	N 54°58'25" W	41.57'
L209	N 72°25'29" W	74.88'
L210	N 78°43'14" W	64.40'
L211	N 62°18'45" W	66.10'
L212	N 77°03'39" W	103.06'
L213	N 64°03'06" W	94.62'
L214	S 68°21'15" W	28.08'
L215	N 43°41'13" W	27.36'
L216	N 43°41'13" W	180.91'
L217	N 54°38'59" W	33.99'
L218	N 73°07'48" W	39.33'
L219	S 52°36'57" W	25.82'
L220	N 59°54'24" W	38.25'
L221	S 80°16'36" W	50.29'
L222	N 55°12'02" W	69.90'
L223	N 47°25'33" W	123.19'
L224	N 80°12'58" W	35.58'
L225	N 15°10'29" W	45.13'
L226	N 58°24'08" W	117.44'
L227	S 30°17'59" W	105.06'
L228	N 59°42'01" W	316.13'
L229	N 73°12'48" W	294.83'
L230	S 19°20'39" W	350.00'
L231	S 87°24'16" W	40.46'
L232	N 78°32'17" W	296.59'
L233	N 78°32'17" W	64.92'
L234	S 74°49'04" W	124.46'
L235	N 86°46'01" W	80.31'
L236	N 85°56'53" W	123.27'

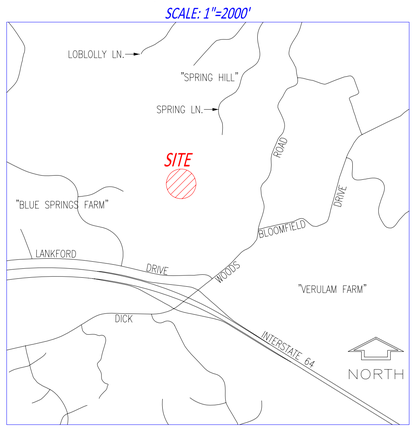
NO.	DIRECTION	DISTANCE
L237	N 86°41'29" W	174.65'
L238	N 79°59'04" W	167.68'
L239	N 72°38'30" W	189.71'
L240	N 13°47'06" W	152.80'
L241	N 38°39'42" W	108.56'
L242	N 52°49'53" W	172.99'
L243	N 49°20'27" W	260.51'
L244	N 66°30'30" W	185.26'
L245	N 50°35'34" W	209.95'
L246	N 60°48'29" W	137.10'
L247	S 89°41'49" W	147.45'
L248	N 85°47'11" W	24.32'
L249	S 66°31'53" W	180.80'
L250	N 73°19'53" W	138.91'
L251	N 43°51'52" W	29.89'
L252	N 43°34'08" W	192.03'
L253	N 57°52'55" E	330.00'
L254	N 57°52'55" E	362.00'
L255	N 57°52'55" E	230.82'
L256	N 57°52'55" E	79.00'
L257	N 19°39'34" E	129.00'
L258	N 19°39'34" E	83.00'
L259	N 19°39'34" E	113.53'
L260	N 19°39'34" E	131.47'
L261	N 19°39'34" E	294.00'
L262	N 19°39'34" E	270.00'
L263	N 19°39'34" E	269.21'
L264	N 77°51'57" E	123.02'
L265	N 85°18'46" E	85.00'
L266	N 55°48'46" E	100.00'
L267	N 86°46'23" E	118.36'
L268	N 05°41'23" E	19.45'
L269	N 15°44'04" W	15.00'
L270	N 74°16'56" E	104.18'
L271	S 00°35'16" W	42.06'
L272	S 48°41'16" W	140.00'
L273	S 48°41'16" W	80.00'
L274	S 00°41'16" W	80.00'
L275	S 33°41'16" W	40.00'
L276	S 61°41'16" W	160.00'
L277	S 14°41'16" W	80.00'
L278	S 23°18'44" E	130.00'
L279	S 36°41'16" W	40.00'
L280	S 86°41'16" W	60.00'
L281	S 53°11'16" W	150.00'
L282	S 16°41'16" W	50.00'
L283	S 27°29'24" E	136.50'
L284	S 25°48'44" E	100.00'
L285	S 36°18'44" E	90.00'
L286	S 58°18'44" E	110.00'
L287	S 22°18'44" E	70.00'
L288	S 17°41'16" W	40.00'
L289	S 59°11'16" W	80.00'
L290	S 25°41'16" W	124.99'
L291	S 09°39'52" W	54.83'
L292	S 45°24'00" W	104.54'
L293	N 75°51'29" W	188.39'
L294	S 30°19'38" W	147.51'
L295	N 75°03'44" W	242.53'
L296	N 11°11'16" E	250.00'
L297	N 27°48'44" W	50.03'
L298	N 27°36'41" E	100.41'
L299	N 21°20'48" E	123.55'
L300	N 68°27'00" W	335.17'
L301	N 68°27'00" W	35.30'
L302	N 68°34'06" W	174.80'
L303	N 64°16'28" W	307.22'
L304	N 85°03'03" W	175.06'
L305	N 80°13'16" W	140.41'
L306	N 26°06'41" W	39.20'
L307	N 70°24'56" W	78.15'
L308	N 74°52'59" W	71.16'
L309	N 31°52'44" W	321.13'
L310	N 50°26'41" W	50.00'
L311	S 39°33'19" W	100.00'
L312	S 19°45'27" W	293.32'
L313	N 70°13'37" W	34.82'
L314	S 48°16'19" W	261.42'
L315	S 50°53'14" W	239.33'
L316	S 47°06'52" W	139.03'
L317	N 84°26'06" W	35.81'
L318	S 85°14'18" W	50.71'
L319	S 70°47'22" W	69.46'
L320	S 62°34'34" W	52.08'
L321	S 81°06'59" W	209.27'
L322	N 77°23'06" W	125.02'
L323	N 56°19'58" W	103.26'
L324	S 68°12'27" E	82.15'
L325	S 88°42'31" E	122.03'
L326	N 78°20'03" E	86.34'
L327	N 85°10'43" E	90.98'
L328	N 86°33'21" E	38.00'
L329	N 64°39'26" E	34.14'
L330	N 70°08'41" E	47.84'
L331	N 03°37'59" W	31.56'
L332	N 43°59'42" E	20.16'
L333	N 81°10'47" E	29.35'
L334	S 55°42'47" E	13.31'
L335	N 47°01'17" E	30.07'
L336	N 74°17'29" E	33.24'
L337	N 83°24'35" E	132.88'
L338	S 88°58'37" E	28.00'
L339	N 74°26'01" E	36.33'
L340	S 79°38'48" E	52.86'
L341	S 59°37'15" E	33.62'
L342	S 32°16'32" E	33.71'
L343	S 63°26'06" E	17.89'
L344	N 71°47'29" E	40.00'
L345	S 78°29'36" E	71.44'
L346	N 71°12'00" E	49.65'
L347	S 83°11'08" E	160.13'
L348	N 89°49'36" E	113.47'
L349	S 83°26'01" E	137.84'
L350	S 89°31'05" E	217.60'
L351	S 83°06'49" E	208.50'
L352	S 86°35'18" E	130.23'
L353	N 70°55'46" E	135.43'
L354	N 17°26'06" E	126.83'

NO.	DIRECTION	DISTANCE
L355	S 75°39'42" E	288.26'
L356	N 50°17'15" W	140.66'
L357	N 25°25'28" E	19.03'
L358	N 14°55'46" E	60.11'
L359	N 12°33'44" W	79.43'
L360	N 32°27'04" W	70.59'
L361	N 58°18'44" W	107.55'
L362	N 21°38'44" W	49.18'
L363	N 14°41'14" W	133.69'

CURVE TABLE

NO.	ANGLE	ARC	RADIUS	TANGENT	CHORD BEARING	LENGTH
C1	47°44'43"	298.33	358.00	158.44	N 49°18'30" E	289.77
C2	09°17'58"	828.66	5105.59	415.24	N 86°08'06" E	827.76
C3	19°06'01"	73.34	220.00	37.01	S 31°57'16" E	73.00
C4	20°22'00"	72.87	205.00	36.82	S 12°51'31" E	72.49
C5	26°57'32"	72.93	155.00	37.15	S 40°22'17" W	72.26
C6	40°14'39"	126.43	180.00	65.95	S 36°26'58" W	123.85
C7	22°37'55"	207.36	524.95	105.05	S 28°21'57" W	206.01
C8	46°26'28"	145.80	179.88	77.17	S 17°49'51" W	141.84
C9	14°34'46"	132.81	521.94	66.77	S 12°40'46" E	132.45
C10	36°58'37"	213.16	330.30	110.44	S 01°28'51" E	209.48
C11	11°15'49"	160.73	817.61	80.63	S 13°27'23" W	160.47
C12	36°51'00"	164.22	255.33	85.06	S 25°12'03" W	161.40
C13	17°20'45"	121.10	400.00	61.02	S 52°17'55" W	120.64
C14	16°10'49"	116.20	411.46	58.49	N 77°13'21" E	115.81
C15	29°30'00"	245.27	476.37	125.42	N 70°33'46" E	242.57
C16	30°57'37"	177.64	328.74	91.04	N 71°17'35" E	175.48
C17	52°43'09"	225.32	244.88	121.34	N 60°24'49" E	217.46
C18	31°46'59"	69.34	125.00	35.59	N 18°09'45" E	68.45
C19	106°19'05"	46.39	25.00	33.37	N 52°34'16" W	40.02
C20	73°40'57"	32.15	25.00	18.73	S 37°25'44" W	29.98
C21	19°37'40"	114.53	334.32	57.83	S 10°24'06" W	113.97
C22	29°57'08"	169.90	325.00	86.94	N 75°15'02" E	167.97
C23	29°43'25"	142.75	275.17	73.02	N 45°03'36" E	141.16
C24	20°50'16"	72.74	200.00	36.78	N 74°37'55" W	72.34
C25	44°18'15"	38.66	50.00	20.36	N 48°15'48" W	37.71
C26	04°23'50"	32.31	421.01	16.16	S 41°45'14" W	32.30
C27	15°25'16"	161.49	600.00	81.24	S 47°15'57" W	161.00
C28	30°58'50"	220.61	408.00	113.07	S 58°59'32" W	217.93
C29	07°54'43"	23.46	169.88	11.75	N 18°05'49" W	23.44

VICINITY MAP
SCALE: 1"=2000'



AREA SUMMARY

TRACT 1 = 50.17 AC.
TRACT 2 = 74.32 AC.
TRACT 3 = 39.78 AC.
TRACT 4 = 35.45 AC.
TRACT 5 = 40.85 AC.
TRACT 6 = 23.20 AC.
AREA 1 = 41.33 AC.
AREA 1A = 11.39 AC.
AREA 2 = 25.68 AC.
SUM: 342.17 AC.
(NO RESIDUE)

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 BOUNDARY DATA SHOWN HEREON FOR TMP 58-95E IS BASED UPON A FIELD SURVEYS IN DECEMBER 2010 THROUGH JULY 2024.
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, TRACTS 1 THRU 6 , AREAS 1 AND 1A and AREA 2 ARE ASSIGNED NO DIVISION RIGHTS.
(D.) TRACTS 1 THRU 6 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 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, SP-81-55, AND SP-22-68.
4. A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN ZONE A & AE (100 YEAR FLOOD PLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP DATED FEBRUARY 4, 2005 (COMMUNITY PANEL 51003C0265D).
5.) NEW 15' HIKING TAIL TO BE CREATED BY BLUE SPRINGS LAND CORPORATION:
(a) FROM GRASSMERE ROAD AT THE INTERSECTION OF TRACTS 4 & 5, THENCE EAST TO LOBLOLLY LANE, ROUTE SHOWN HEREON.
(b) FROM GRASSMERE ROAD AT THE INTERSECTION OF TRACT 4, THENCE SOUTHEAST THROUGH TRACTS 3 & 4 TO THE CUL-DE-SAC AT LOBOLLY LANE, ROUTE SHOWN HEREON.
(c) SPRING LANE, THENCE SOUTH THROUGH AREA 1, AND LOTS 1 THROUGH 4, PHASE 1, SPRING HILL TO THE COMMON LINE WITH AREA 1A, ROUTE SHOWN HEREON.
6.) CONSERVATION AREA "A" RECORDED IN INST. # 202300003146 PLAT SHOWN HEREON. THE USE OF SUCH AREA IS LIMITED TO THE OWNERS OF TMP 58-95C, TMP 58-95D, AND BLUE SPRINGS LAND CORP.
7.) PARCEL "X" SHOWN IN DB 858-647, 663 PLAT IS OWNED BY SPRING LANE LOT OWNERS ASSOCIATION, INC.
8.) 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.
9.) SPRING LANE IS A PRIVATE STREET OWNED AND MAINTAINED BY SPRING LANE LOT OWNERS ASSOCIATION, INC.
LOBLOLLY LANE AND PLANTATION COURT ARE PRIVATE STREETS OWNED AND MAINTAINED BY THE SPRING HILL PHASE II LOT OWNERS ASSOCIATION, INC.
10.) 41.33 ACRE AREA 1 TO BE COMBINED WITH AND BECOME A PART OF SPRING LANE TO BE OWNED AND MAINTAINED BY SPRING LANE LOT OWNERS ASSOCIATION, INC.
25.68 ACRE AREA 2 TO BE COMBINED WITH AND BECOME A PART OF LOBLOLLY LANE TO BE OWNED AND MAINTAINED BY SPRING HILL PHASE II LOT OWNERS ASSOCIATION, INC.
11.39 ACRE AREA 1A TO BE COMBINED WITH AND BECOME PART OF EITHER TMP 58-95C OR TMP 58-95D.
11.) LOBLOLLY LANE TEMPORARY CUL DE SAC, RECORDED IN DB 858-647, 661 PLAT, TO BECOME PERMANENT CUL DE SAC AND ADDED TO LOBLOLLY LANE AND OWNED AND MAINTAINED BY SPRING HILL PHASE II LOT OWNERS ASSOCIATION, INC.

TITLE SOURCE

TMP 58-95E

BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333-192
DB 693-26 PLAT

ADDRESS: POST OFFICE BOX 1285
CHARLOTTESVILLE, VA 22902

OWNER'S CONSENT

THE PLATTING OF TRACTS 1 THRU 6 AND AREA 1, 1A AND 2 BEING A PORTION OF TAX MAP 58, PARCEL 95E 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 95E

NOTARY PUBLIC

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

NOTARY PUBLIC_____

MY COMMISSION EXPIRES:_____

ALBEMARLE COUNTY APPROVAL

ALBEMARLE COUNTY BOARD OF SUPERVISORS
DESIGNATED AGENT
SUB2024-

COMMONWEALTH OF VIRGINIA
G.V. "KIRK" HUGHES
LIC. NO.1458
2-20-2025
LAND SURVEYOR

PRELIMINARY PLAT SHOWING
TRACT 1, TRACT 2, TRACT 3, TRACT 4, TRACT 5, TRACT 6, AREAS 1, 1A & 2
BEING A DIVISION OF
TAX MAP 58, PARCEL 95E
THE LANDS OF
BLUE SPRINGS LAND CORPORATION

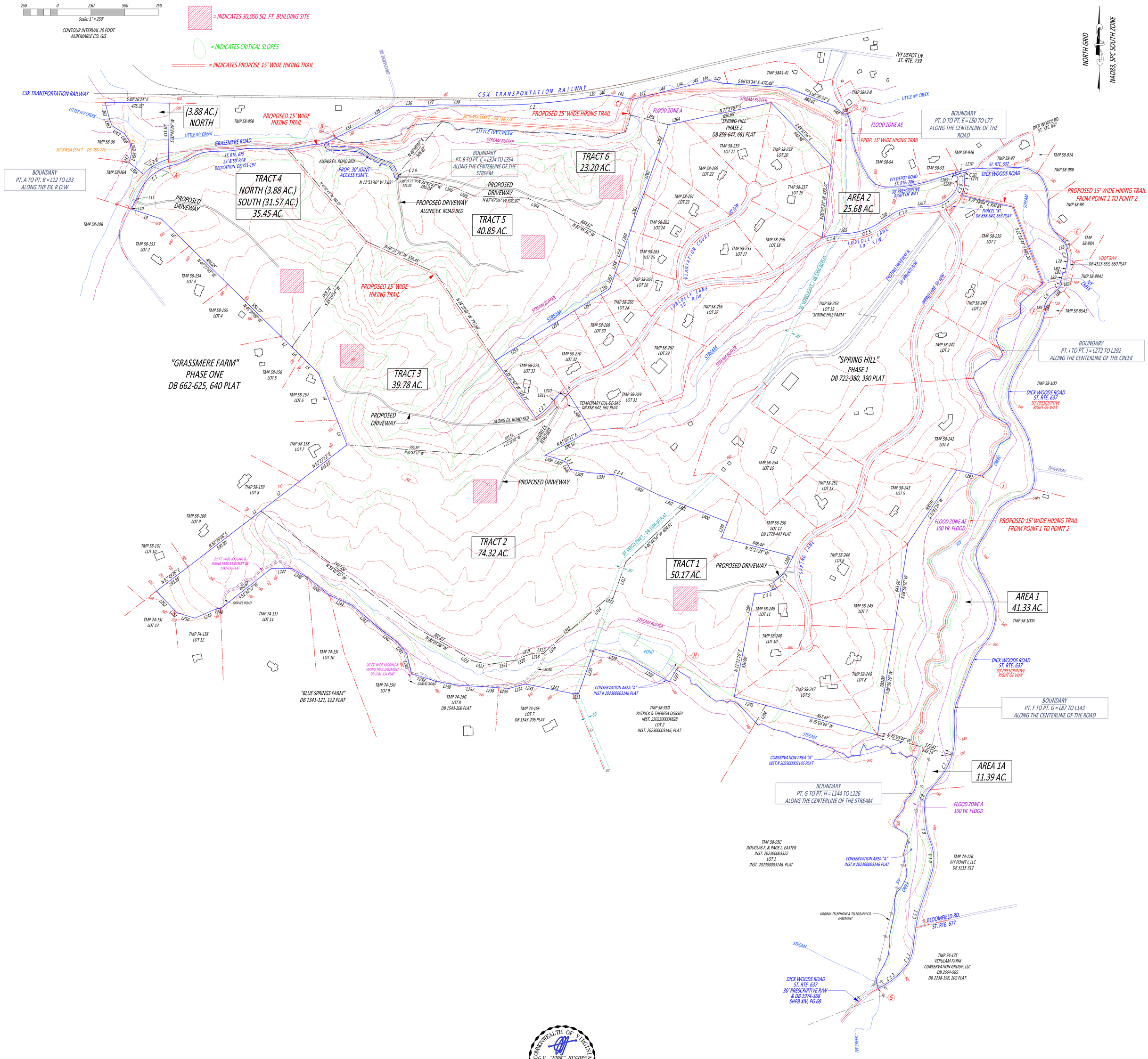
LOCATED NEAR IVY
SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
OCTOBER 3, 2024
REV. 2-20-2025

PREPARED FOR: BLUE SPRINGS LAND CORPORATION

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

SHEET 1 OF 2

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EXISTING CONDITIONS MAP

TRACT 1, TRACT 2, TRACT 3, TRACT 4, TRACT 5, TRACT 6, AREAS 1, 1A & 2

BEING A DIVISION OF

TAX MAP 58, PARCEL 95E

THE LANDS OF

BLUE SPRINGS LAND CORPORATION

LOCATED NEAR IVY

SAMUEL MILLER MAGISTERIAL DISTRICT

ALBEMARLE COUNTY, VIRGINIA

OCTOBER 3, 2024

REV. 2-20-2025

PREPARED FOR: BLUE SPRINGS LAND CORPORATION

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