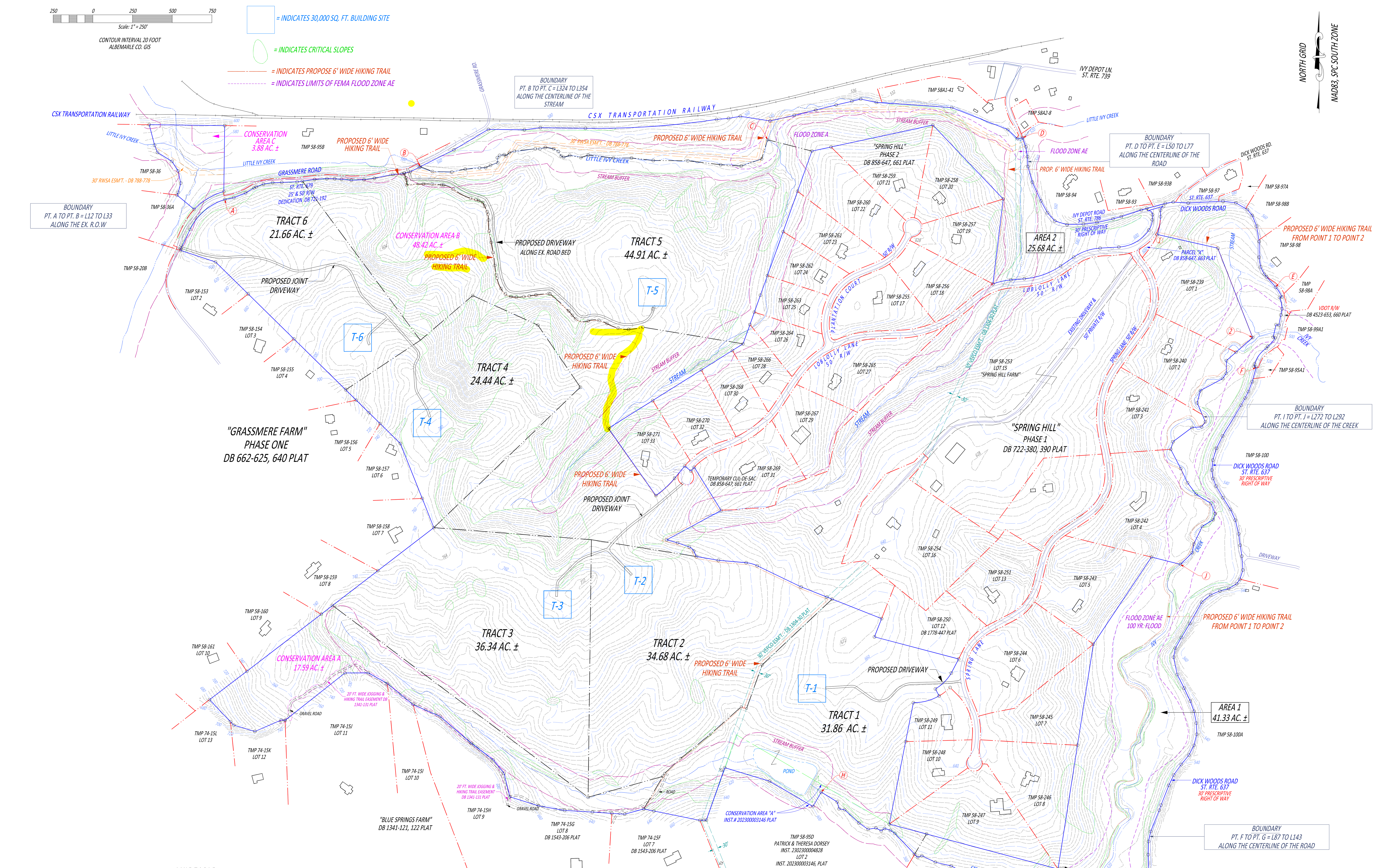


LINE TABLE

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'

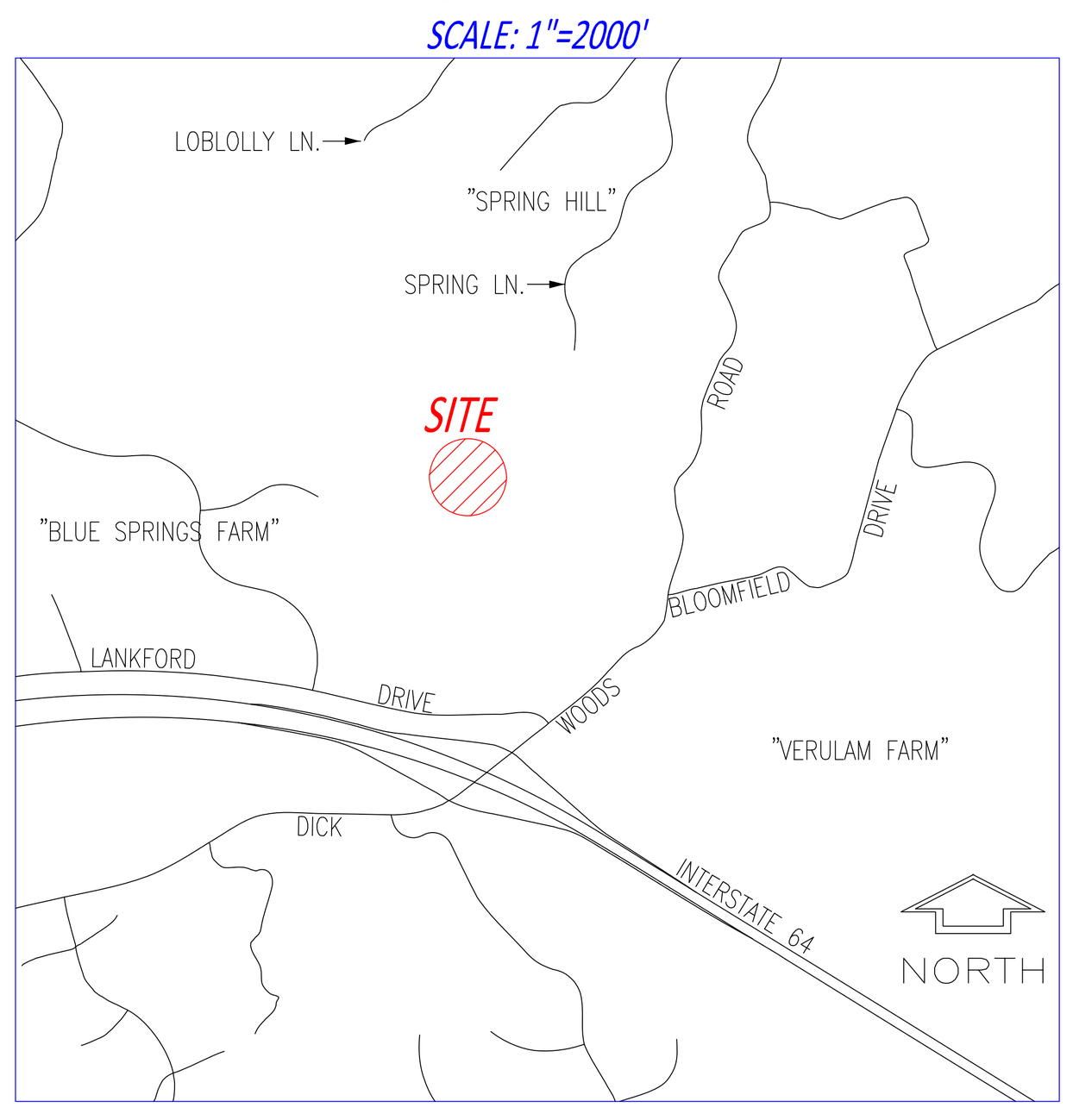
NO.	DIRECTION	DISTANCE
L119	S 01°54'24" E	70.47'
L120	S 14°06'16" W	71.84'
L121	S 27°15'16" W	68.80'
L122	S 39°01'16" W	77.14'
L123	S 35°41'36" W	81.02'
L124	S 25°10'56" W	72.27'
L125	S 21°35'06" W	134.02'
L126	S 19°17'46" W	34.10'
L127	S 22°00'16" W	144.44'
L128	S 12°19'36" W	64.52'
L129	S 01°09'46" 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'

VICINITY MAP

SCALE: 1"=2000'



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

AREA SUMMARY

TRACT 1 = 31.86 AC. ±
TRACT 2 = 34.68 AC. ±
TRACT 3 = 36.34 AC. ±
TRACT 4 = 24.44 AC. ±
TRACT 5 = 44.91 AC. ±
TRACT 6 = 21.66 AC. ±
AREA 1 = 41.33 AC. ±
AREA 1A = 11.39 AC. ±
AREA 2 = 25.68 AC. ±
CONSERVATION AREA A= 17.59 AC. ±
CONSERVATION AREA B= 48.42 AC. ±
CONSERVATION AREA C= 3.88 AC. ±
SUM: 342.14 AC. ±
(NO RESIDUE)

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

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 6' HIKING TAIL TO BE CREATED BY BLUE SPRINGS LAND CORPORATION:
(a) FROM GRASSMERE ROAD AT THE INTERSECTION OF TRACTS 4 & 5, THENCE EAST TO LOBOLLY 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.

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

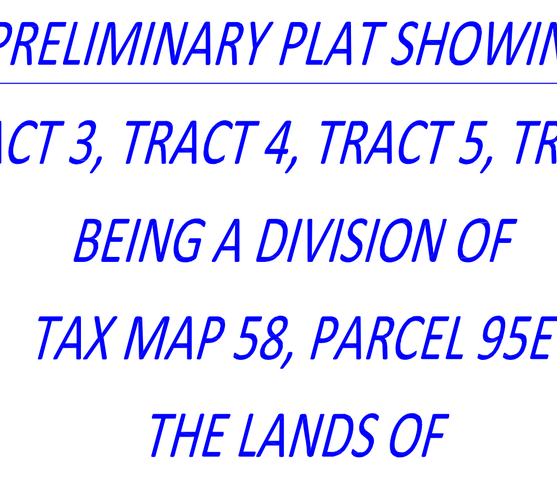
STATE OF________________________
COUNTY/CITY OF________________________
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____ DAY OF______________, 20___.

NOTARY PUBLIC________________________

MY COMMISSION EXPIRES:________________________

ALBEMARLE COUNTY APPROVAL

ALBEMARLE COUNTY BOARD OF SUPERVISORS
DESIGNATED AGENT
SUB2024-



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, REV. 3-22-2025
REV. 4-25-2025

PREPARED FOR: BLUE SPRINGS LAND CORPORATION

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

C:\Surveys\2010\2010-046 Blue Springs\Prelim-Subd-TMP 58-95E\Prelim-Plat\Plat.dwg, 4/28/2025 2:58:14 PM