

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

OWNER: COUNTY OF ALBEMARLE SCHOOL BOARD
 REFERENCE: D.B. 5258, PG. 620
 TAX MAP PARCEL: 91-11 (09100-00-00-01100)
 PROPERTY ADDRESS: 133 GALAXIE FARM LANE
 AREA: 15.80 ACRES (PER ASSESSMENT)
 ZONED: R1 RESIDENTIAL

OWNER ADDRESS:
 COUNTY OF ALBEMARLE
 SCHOOL BOARD
 401 MCINTIRE ROAD
 CHARLOTTESVILLE, VA 22902

2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON:

- a) LAND RECORDS OBTAINED (& REFERENCED) FROM THE CLERK'S OFFICE OF ALBEMARLE COUNTY, VA;
- b) A FIELD SURVEY BY THIS FIRM, COMPLETED SEPTEMBER 1, 2023.

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, CASE NUMBER-271200033.

4. BASIS OF HORIZONTAL DATUM IS NAD83 (NA 2011), VIRGINIA STATE GRID, SOUTH ZONE.

5. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0426D, (PANEL 426 OF 575) EFFECTIVE FEBRUARY 4, 2005, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2 % ANNUAL CHANCE FLOOD.

6. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE MOORES CREEK WATERSHED.

7. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A WATER SUPPLY PROTECTION AREA.

8. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.

9. THE PROPERTY SHOWN IS LOCATED WITHIN THE CHARLOTTESVILLE-ALBEMARLE METROPOLITAN PLANNING ORGANIZATION (MPO) AREA.

10. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN ENTRANCE CORRIDOR OVERLAY AREA.

11. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AIRPORT IMPACT AREA / OVERLAY DISTRICT.

12. MANAGED STEEP SLOPES EXIST ON THE SUBJECT PROPERTY AS SHOWN HEREON.

13. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A DAM BREAK INUNDATION ZONE.

14. NO STREAM BUFFERS ARE LOCATED WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND PROJECT.

OWNER'S APPROVAL :

THE PLATTING OF THE FOLLOWING DESCRIBED LAND, 'PLAT SHOWING ACSA WATER EASEMENTS ACROSS THE LAND OF COUNTY OF ALBEMARLE SCHOOL BOARD, TAX MAP PARCEL 91-11, SCOTTSVILLE MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA' IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

FOR: COUNTY OF ALBEMARLE SCHOOL BOARD

BY: _____

 (PRINT NAME)

STATE OF: _____
 COUNTY OR CITY OF: _____

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____,
 BY:

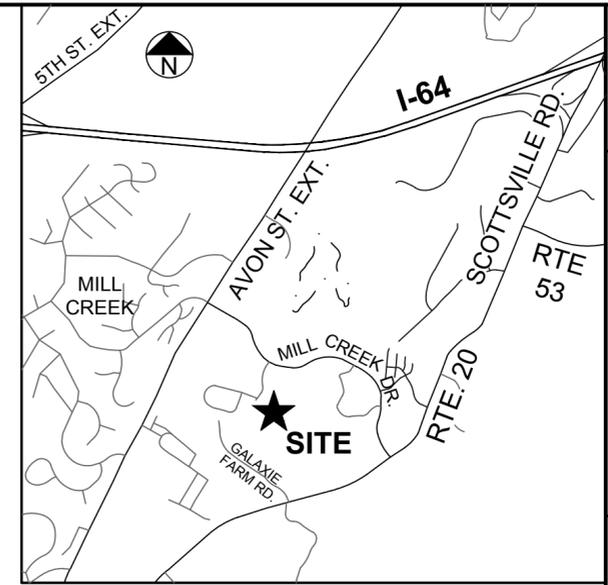
NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

COUNTY OF ALBEMARLE
 BOARD OF SUPERVISORS

 DESIGNATED AGENT

 DATE



VICINITY MAP 1" = 2,000'

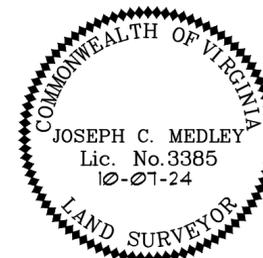
THIS DRAWING PREPARED AT THE
STATION OFFICE
 2815 N. Augusta Street, Suite 300
 Charlottesville, Virginia 24401
 TEL: 540.853.0920 FAX: 540.853.0786 www.timmons.com

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SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND ALL THE REQUIREMENTS SET FORTH REGARDING THE PLATTING OF LAND IN ALBEMARLE COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH.



PLAT SHOWING
ACSA WATER EASEMENTS
 ACROSS THE LAND OF
COUNTY OF ALBEMARLE
SCHOOL BOARD
 TAX MAP PARCEL 91-11
 SCOTTSVILLE MAGISTERIAL DISTRICT
 ALBEMARLE COUNTY, VIRGINIA

Scottsville Magisterial Dist.	Albemarle County, VA
DATE: July 12, 2024	SCALE: As Shown
SHEET 1 OF 3	J.N.: 61412
DRAWN BY: TEB	CHECK BY: JCM
Last Revised: October 7, 2024	

MATCH SHEET 2

TMP 91-2B
BEN & MARGARET A FRAZIER
DB. 521, PG. 518
#107 GALAXIE FARM LN

RIGHT-OF-WAY
TO BE
DEDICATED BY
SEPARATE
INSTRUMENT

TMP 91-12A
MARY ELIZABETH BELEV
INST. #202300000466
#117 GALAXIE FARM LN

IRON (F)
(WITNESS TO CORNER)
DB. 1979, PG. 454)

(TIE C/L
ACSA ESMT.)
N89°16'24"E
95.82'

N: 3885858.83
E: 11483917.37

N89°11'27"E 187.90'

POINT
N: 3885792.07
E: 11483741.73

IRON (F) 83.80'

IRON (F)

IRON (F) 72.53'

IRON (F) 60.99'

IRON (F) 129.59'

IRON (F)

41

42

43

44

45

46

47

N45°10'17"W 129.59'
GALAXIE FARM LANE
VAR. WIDTH PRIVATE R/W

IRON (F) 61.46'

IRON (F) 93.42'

IRON (F) 301.03'

N58°44'14"W 301.03'

OPEN SPACE

(THIS PORTION)
GALAXIE FARM LANE
(VAR. WIDTH PRIVATE R/W)
INST. NO. 202200013850

GALAXIE FARM LANE
VAR. WIDTH PUBLIC R/W
INST. NO. 202200011976

TMP 91-11
COUNTY OF ALBEMARLE SCHOOL BOARD
DB. 5258, PG. 620
15.786 ACRES (PER ASSESSMENT)

STEEP SLOPES
MANAGED (TYP.)

STEEP SLOPES
MANAGED (TYP.)

STEEP SLOPES
MANAGED (TYP.)

TMP 91-10
COUNTY OF ALBEMARLE
DB. 1979, PG. 44

LOCUST
TMP 91B-C
GALAXIE FARM
INVESTMENTS, LLC
INST. #202200011976

TMP 91B-12
JENNIFER W. SICILIANO
INST. #202400000565

TMP 91B-13
ROBERT & KATHY
DEVEREAUX
INST. #202300010247

TMP 91B-14
57316 EAGLE PASS ROAD LLC
INST. #202400003914

N: 3885397.29
E: 11484390.49

N: 3885260.95
E: 11484307.07

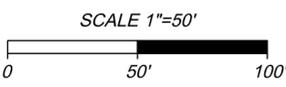
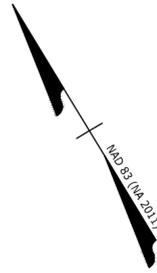
IRON (F)

IRON (F)

S31°42'09"W 859.31'

156.50' (TIE)

S31°27'41"W 159.83'



- LEGEND**
- ⊙ (F) PROPERTY CORNER FOUND, AS NOTED
 - ▲ CALCULATED POINT
 - VAR. VARIABLE
 - TMP TAX MAP PARCEL
 - DB. DEED BOOK
 - PG. PAGE
 - ACSA ALBEMARLE COUNTY SERVICE AUTHORITY
 - Managed Steep Slopes symbol
 - MANAGED STEEP SLOPES



PLAT SHOWING
ACSA WATER EASEMENTS
ACROSS THE LAND OF
COUNTY OF ALBEMARLE
SCHOOL BOARD
TAX MAP PARCEL 91-11
SCOTTSVILLE MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

Scottsville Magisterial Dist.	Albemarle County, VA
DATE: July 12, 2024	SCALE: 1" = 50'
SHEET 3 OF 3	J.N.: 61412
DRAWN BY: TEB	CHECK BY: JCM
Last Revised: October 7, 2024	

THIS DRAWING PREPARED AT THE
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