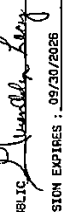


Plat Card# 6157

THE NEW PRIVATE EASEMENTS DESCRIBED HEREON ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETORS, AND/OR TRUSTEES.

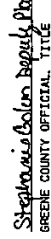

DANIEL MURPHY
FOR GRANGE COMMONS, LLC
CLAY/COUNTY OF ALBEMARLE
STATE OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 11 DAY OF AUGUST
2025, BY DANIEL MURPHY
FOR GRANGE COMMONS, LLC

NOTARY PUBLIC  # 187571
MY COMMISSION EXPIRES : 09/30/2028

NOTARY SEAL



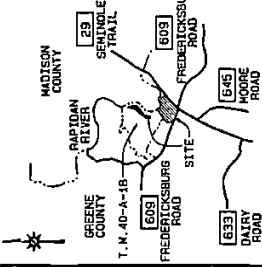
APPROVED FOR RECORDATION


Stephen A. Babin Deputy Planning Director 8/15/2025
GREENE COUNTY OFFICIAL TITLE DATE

THE LAND USE NOTES SHOWN ON THIS PLAT ARE INCORPORATED BY REFERENCE AT THE REQUEST OF THE DIRECTOR OF PLANNING AND THE NOTARY PUBLIC. THE DIRECTOR OF PLANNING HAS REVIEWED THE INSTRUMENT AND THE NOTES AND HAS DETERMINED THAT THEY ARE CORRECT AND IN ACCORDANCE WITH THE GREENE COUNTY ZONING ORDINANCE IN EFFECT THIS DATE. THESE NOTES ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND. ANY RESTRICTIONS OR COVENANTS NOT SHOWN ON THIS PLAT ARE INTENDED TO IMPOSE THEM AS SUCH. ANY REFERENCE TO FUTURE DIVISIONS ARE THEORETICAL. PROPERTIES ZONED A-1.

NOTES:

1. NO FIELD WORK WAS DONE IN PREPARATION OF THIS PLAT. ALL BOUNDARY DATA SHOWN HEREON WAS TAKEN FROM AND/OR CALCULATED BASED ON PLATS BY THIS FIRM, RECORDED IN THE PUBLIC RECORDS, P.C. 5525 & 5526 AND P.C. 5562 & 5563, AND WAS NOT RESUBMITTED FOR RE-RECORDATION. THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS, P.C. 5525 & 5526, (2021) & (2023) DENOTES YEAR MONUMENTATION WAS PREVIOUSLY FOUND OR SET BY THIS FIRM.
2. NO TITLE REPORT FURNISHED. SOME EASEMENTS SHOWN. THESE PROPERTIES ARE SUBJECT TO ANY ADDITIONAL CONDITIONS, UTILITIES EASEMENTS AND/OR COVENANTS THAT MAY EXIST.
3. SOURCES APPROXIMATE LOCATION OF AREA WITHIN ZONE A1000 YEAR FLOOD PLAIN (ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, EFFECTIVE DATE 3/23/2021) (COMMUNITY PANEL 510200 015080).
4.  DENOTES RUNOFF REDUCTION COMPLIANCE FOREST/OPEN SPACE EASEMENT (P.C. 5562 & 5563).
5.  DENOTES ADDITIONAL RUNOFF REDUCTION COMPLIANCE FOREST/OPEN SPACE EASEMENT (2.11 ACRES) & (5.54 ACRES).
6.  DENOTES NEW VARIABLE WIDTH PRIVATE ACCESS EASEMENT.
7.  DENOTES NEW 15' WIDE LANDSCAPE EASEMENT.
8. IS DENOTES IRON SET.
9. IF DENOTES IRON FOUND.



UNIVERSITY MAP
SCALE: 1" = 1 1/2" MILE

INSTRUMENT 202001269
RECORDED IN THE CLERK'S OFFICE OF
GREENE COUNTY CIRCUIT COURT ON
AUGUST 26, 2025 AT 02:49 PM
RABBY L. LAMB-EMERZ, CLERK
RECORDED BY: JSM

EASEMENT PLAT
SHOWING NEW VARIABLE WIDTH PRIVATE ACCESS EASEMENT
ON LOT 2 AND REVISED LOT 3 TO SERVE LOT 1.
NEW 20' WIDE PRIVATE STORMWATER MAINTENANCE EASEMENTS
ON LOTS 1, 2 & REVISED LOT 3.
NEW VARIABLE WIDTH PRIVATE STORMWATER MAINTENANCE EASEMENT ON LOT 1.
ADDITIONAL RUNOFF REDUCTION COMPLIANCE FOREST/OPEN SPACE EASEMENT (2.11 ACRES) ON LOT 1.
ADDITIONAL RUNOFF REDUCTION COMPLIANCE FOREST/OPEN SPACE EASEMENT (5.54 ACRES) ON T.M. 40-A-1B
AND
NEW 15' WIDE LANDSCAPE EASEMENT ON LOT 2 & REVISED LOT 3
GRANGE COMMONS ON RAPIDAN
THE PROPERTY OF GRANGE COMMONS, LLC
LOCATED ON STATE ROUTE 609 (FREDERICKSBURG ROAD)
AND U.S. ROUTE 28 (SEMINOLE TRAIL)
RUCKERSVILLE MAGISTRAL DISTRICT
GREENE COUNTY, VIRGINIA

SCALE: AS SHOWN

DATE: JULY 10, 2025

FOR:
GRANGE COMMONS, LLC
ROGER K. RAY & ASSOC., INC.
603 BERNARD COURT
CHARLOTTESVILLE, VIRGINIA 22901
TEL: 800-835-3195
RAYSHIRTING.COM



6L

PLAT CAROL 4. 6158

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S43°00'00"E	203.40	L26	N29°03'45"E	183.11
L2	S50°00'00"E	170.00	L27	N67°49'47"E	158.39
L3	N87°00'00"E	100.00	L28	S88°42'53"E	98.45
L4	N47°00'00"E	225.00	L29	N71°48'34"E	10.08
L5	N90°00'00"E	100.00	L30	N71°48'34"E	10.43
L6	S71°00'00"E	90.00	L31	N34°49'00"E	57.32
L7	S41°00'00"E	85.00	L32	N02°57'20"W	27.42
L8	S31°00'00"W	85.00	L33	N40°23'29"E	217.79
L9	S11°00'00"W	80.00	L34	S82°48'34"E	136.69
L10	S48°00'00"E	85.00	L35	N04°33'21"E	32.99
L11	N85°00'00"E	19.56	L36	N57°23'11"W	4.29
L12	S52°37'56"W	150.29	L37	N85°28'39"W	10.22
L13	S58°55'24"W	201.43	L38	S04°33'21"W	6.00
L14	S47°17'42"W	99.80	L39	N85°26'39"W	25.00
L15	S50°45'50"W	101.47	L40	N04°33'21"E	6.00
L16	S46°00'23"W	267.14	L41	N79°02'05"W	106.80
L17	S46°02'56"W	204.83	L42	S40°38'26"W	265.50
L18	S48°12'14"W	103.51	L43	S82°58'43"W	109.07
L19	S28°55'26"W	70.08	L44	S01°19'29"W	48.11
L20	N55°38'24"W	123.94	L45	N71°27'53"W	161.58
L21	S24°10'42"W	5.00	L46	S01°38'07"E	185.27
L22	N66°19'21"W	50.00	L47	S06°21'54"W	179.27
L23	N66°19'21"W	210.00	L48	S24°09'09"W	103.52
L24	N66°19'21"W	216.13			
L25	N67°00'02"W	93.87			

COURSES ALONG NORTHERN
MARGIN OF NEW VARIABLE
WIDTH PRIVATE ACCESS EASEMENT

LINE	BEARING	DISTANCE
A1	N70°30'46"E	83.42
A2	N85°58'36"E	33.83
A3	S56°20'17"E	87.98
A4	S68°00'00"E	69.53
A5	S70°34'54"E	47.55
A6	S70°34'54"E	107.71
A7	S64°29'19"E	44.02

AB
A = 50°20'15"
R = 95.00'
L = 83.45'
C = 44.64'
D = 80.80'
CB = S89°39'27"E

T.M. 40A-1-3
REVISED LOT 3
GRANGE COMMONS ON RAPIDAN
GRANGE COMMONS, LLC
INST. #200002717
P.C. 55625 & 55626 AND P.C. 5582 & 5583

T.M. 40A-1-2
LOT 2
GRANGE COMMONS ON RAPIDAN
GRANGE COMMONS, LLC
INST. #200002717
P.C. 5582 & 5583

T.M. 40A-1-1
LOT 1
GRANGE COMMONS ON RAPIDAN
GRANGE COMMONS, LLC
INST. #200002717
P.C. 5582 & 5583

NEW VARIABLE
WIDTH PRIVATE
ACCESS EASEMENT

NEW 15' WIDE
LANDSCAPE EASEMENT

NEW 20' WIDE
PRIVATE
STORMWATER
MAINTENANCE
EASEMENT

NEW 20' WIDE
PRIVATE
STORMWATER
MAINTENANCE
EASEMENT

NEW VARIABLE WIDTH
PRIVATE STORMWATER
MAINTENANCE
EASEMENT

NEW VARIABLE
WIDTH PRIVATE
STORMWATER
MAINTENANCE
EASEMENT

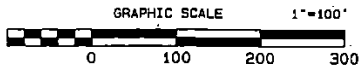
ADDITIONAL RUNOFF REDUCTION
COMPLIANCE FOREST/OPEN SPACE
EASEMENT (2.11 ACRES)

70' X 30'
DRAINAGE EASEMENT
(HWY. P.B. 1-127 THRU 132)

SOUTHBOUND LANE
VARIABLE WIDTH R/W
(D.B. 305-251 & D.B. 40-209)
(HWY. P.B. 1-127 THRU 132)

20' PERMANENT
UTILITY EASEMENT
(D.B. 305-251 &
P.C. 3592-3599)

INSTRUMENT 250001758
RECORDED IN THE CLERK'S OFFICE OF
GREENE COUNTY CIRCUIT COURT ON
AUGUST 26, 2025 AT 02:49 PM
PGHBY L. LANG-GOMEZ, CLERK
RECORDED BY: JSH



LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	32°57'53"	422.90	243.31	125.13	239.97	N82°58'31"W
C2	36°06'40"	95.00	59.87	30.97	58.89	N47°07'05"E
C3	36°46'02"	40.00	27.06	14.07	26.35	N48°26'48"E

SCALE: 1" = 100'
DATE: JULY 10, 2025

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

