

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

OWNER: COUNTY OF ALBEMARLE
 REFERENCE: D.B. 1492, PG. 678
 TAX MAP PARCEL: 91-2E (09100-00-00-002E0)
 PROPERTY ADDRESS: 1515 FOUNDERS PLACE
 AREA: 13.27 ACRES (RECORD)
 ZONED: R15 RESIDENTIAL

OWNER ADDRESS:
 COUNTY OF ALBEMARLE
 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 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 RIGHT-OF-WAY DEDICATION & VARIOUS EASEMENTS ACROSS THE LANDS OF COUNTY OF ALBEMARLE, TAX MAP PARCEL 91-2E, SCOTTSDALE 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

BY:

(PRINT NAME)

STATE OF: _____
 COUNTY OR CITY OF: _____

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

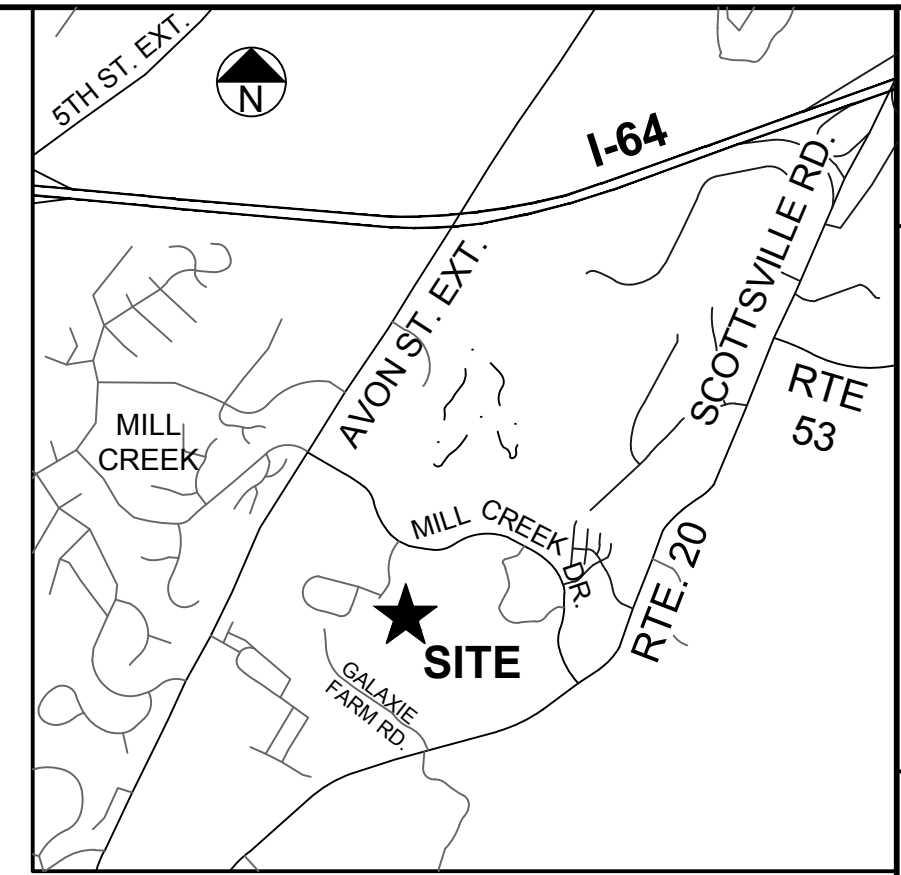
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COUNTY OF ALBEMARLE
 BOARD OF SUPERVISORS

DESIGNATED AGENT

DATE



VICINITY MAP 1" = 2,000'

THIS DRAWING PREPARED AT THE
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EX. BOUNDARY / RIGHT-OF-WAY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	350.00'	151.43'	76.92'	24°47'23"	N5°40'07"E	150.25'
C2	320.00'	120.34'	60.89'	21°32'47"	N4°02'49"E	119.63'
C3	268.50'	95.80'	48.41'	20°26'33"	N25°02'27"E	95.29'
C4	632.96'	714.55'	400.77'	64°40'51"	S89°58'02"E	677.20'
C5	512.96'	16.30'	8.15'	1°49'14"	N58°36'10"E	16.30'

DRAINAGE EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
E4	S47°40'10"E	10.12'
E5	S70°11'25"W	8.43'

TEMPARARY CONSTRUCTION EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
E6	S39°09'33"E	49.88'
E7	S10°21'03"E	91.12'
E8	N64°34'06"E	14.13'
E9	S6°15'11"W	46.40'

SANITARY SEWER EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
E10	S6°15'11"W	2.26'
E11	S47°26'34"E	12.05'
E12	N72°08'00"E	11.28'
E13	S5°51'20"W	14.33'

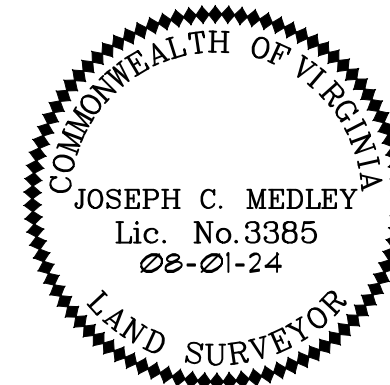
RIGHT-OF-WAY DEDICATION

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C6	42.50'	32.16'	16.89'	43°21'11"	S35°58'51"E	31.40'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S14°18'16"E	11.87'
L2	S11°12'40"W	95.91'
L3	S20°36'56"W	22.89'

SURVEYOR'S CERTIFICATE:

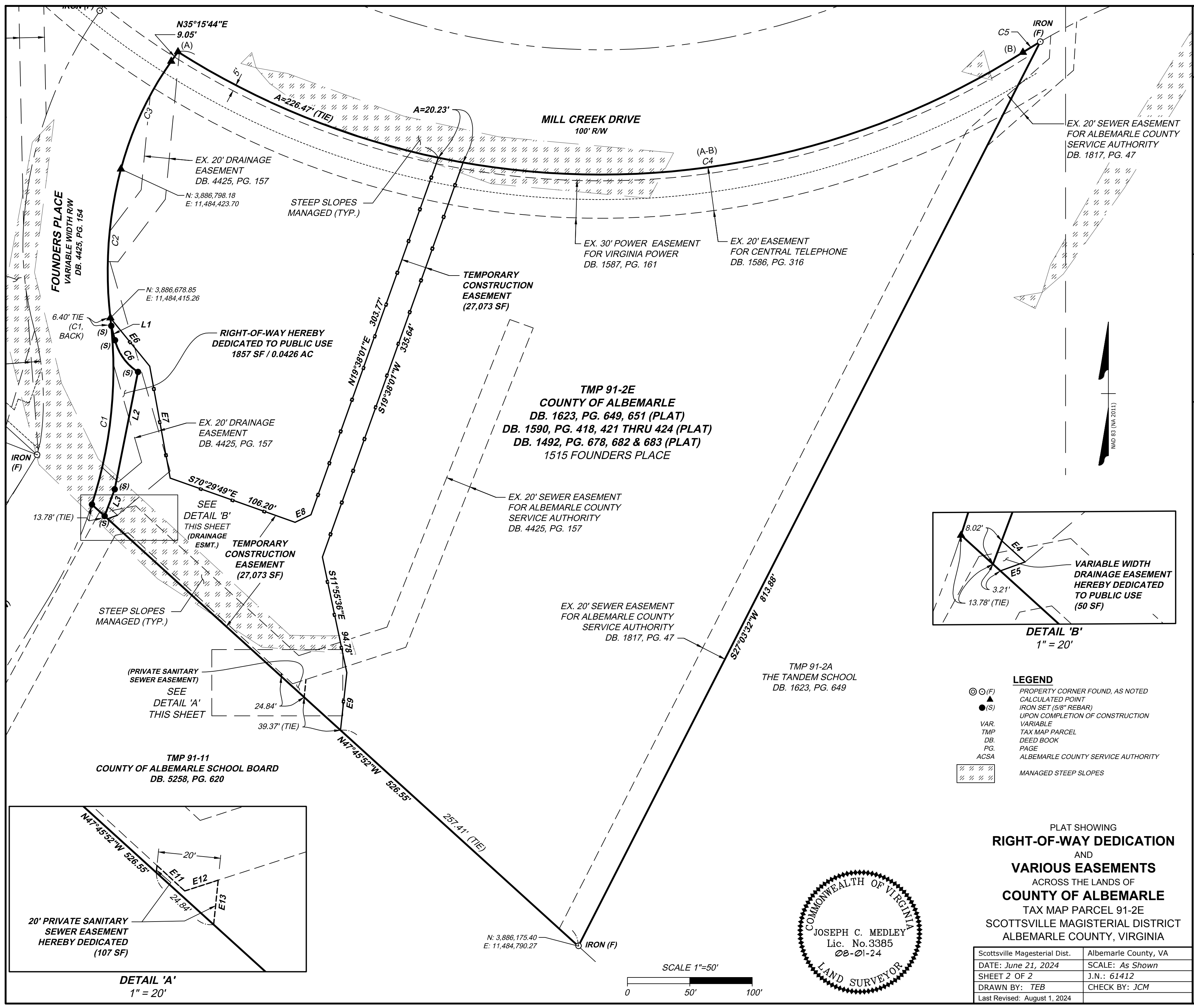
I CERTIFY THAT THIS PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND ALL THE REQUIREMENTS SET FORTH REGARDING THE PLATTING OF LAND IN ALBEMARLE COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH.



PLAT SHOWING
RIGHT-OF-WAY DEDICATION
 AND
VARIOUS EASEMENTS
 ACROSS THE LANDS OF
COUNTY OF ALBEMARLE
 TAX MAP PARCEL 91-2E
 SCOTTSDALE MAGISTERIAL DISTRICT
 ALBEMARLE COUNTY, VIRGINIA

Scottsville Magisterial Dist.	Albemarle County, VA
DATE: June 21, 2024	SCALE: As Shown
SHEET 1 OF 2	J.N.: 61412
DRAWN BY: TEB	CHECK BY: JCM
Last Revised: August 1, 2024	

Y:\904\4694_002-High School Center\I\DWG\61412-904V-XPESMT--91-2E--V2.dwg | Plotted on 8/19/2024 3:48 PM | by Joe Medley



FOUNDERS PLACE
VARIABLE WIDTH R/W
DB. 4425, PG. 154

MILL CREEK DRIVE
100' R/W

EX. 20' DRAINAGE EASEMENT
DB. 4425, PG. 157

N: 3,886,798.18
E: 11,484,423.70

STEEP SLOPES
MANAGED (TYP.)

EX. 30' POWER EASEMENT
FOR VIRGINIA POWER
DB. 1587, PG. 161

EX. 20' EASEMENT
FOR CENTRAL TELEPHONE
DB. 1586, PG. 316

TEMPORARY
CONSTRUCTION
EASEMENT
(27,073 SF)

RIGHT-OF-WAY HEREBY
DEDICATED TO PUBLIC USE
1857 SF / 0.0426 AC

TMP 91-2E
COUNTY OF ALBEMARLE
DB. 1623, PG. 649, 651 (PLAT)
DB. 1590, PG. 418, 421 THRU 424 (PLAT)
DB. 1492, PG. 678, 682 & 683 (PLAT)
1515 FOUNDERS PLACE

EX. 20' SEWER EASEMENT
FOR ALBEMARLE COUNTY
SERVICE AUTHORITY
DB. 4425, PG. 157

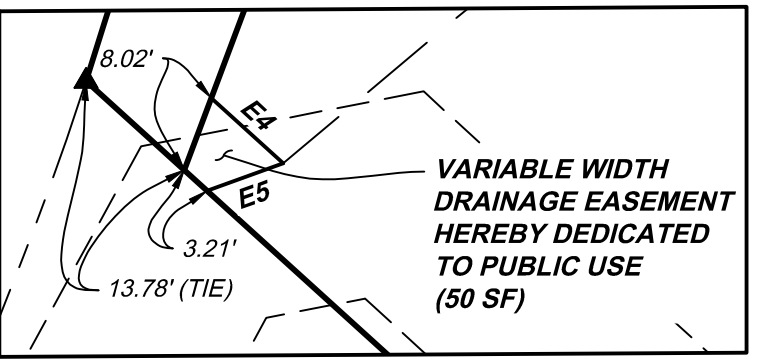
EX. 20' SEWER EASEMENT
FOR ALBEMARLE COUNTY
SERVICE AUTHORITY
DB. 1817, PG. 47

TMP 91-2A
THE TANDEM SCHOOL
DB. 1623, PG. 649

TMP 91-11
COUNTY OF ALBEMARLE SCHOOL BOARD
DB. 5258, PG. 620

20' PRIVATE SANITARY
SEWER EASEMENT
HEREBY DEDICATED
(107 SF)

DETAIL 'A'
1" = 20'



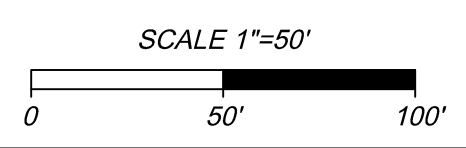
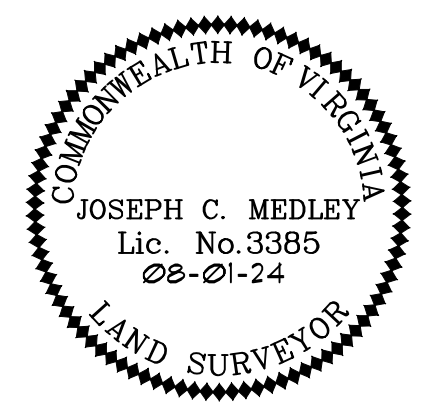
DETAIL 'B'
1" = 20'

LEGEND

⊙ (F)	PROPERTY CORNER FOUND, AS NOTED
▲	CALCULATED POINT
● (S)	IRON SET (5/8" REBAR)
○	UPON COMPLETION OF CONSTRUCTION
VAR.	VARIABLE
TMP	TAX MAP PARCEL
DB.	DEED BOOK
PG.	PAGE
ACSA	ALBEMARLE COUNTY SERVICE AUTHORITY
▨▨▨▨	MANAGED STEEP SLOPES

PLAT SHOWING
RIGHT-OF-WAY DEDICATION
AND
VARIOUS EASEMENTS
ACROSS THE LANDS OF
COUNTY OF ALBEMARLE
TAX MAP PARCEL 91-2E
SCOTTVILLE MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

Scottsville Magisterial Dist.	Albemarle County, VA
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SHEET 2 OF 2	J.N.: 61412
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