I							
Curve	Rodius	angent	Length	Delto	Chose	T	 1
Ci	663.48	109.58'	217.20'	18'45'22"	Chord	nord Bear.	
C2	236.57	41.64	82.43	19'57'54"	216.23' 82.02'	S 48'59'37" S 49'35'56"	
NOTES:				, <u>,</u>	02.02	1 3 48 33 30	5
The bou	ndary survey	shown is bas	ed an a cor	mpilation of a	auterau l		
this Mo	t has been pr	epared witho	ut benefit o	f a current tit	le		d on 982-411
on the	property 36 4	therefore nec	essarily indic	cate all encum	ibrances		7 58
candition	s and reserve	tions contain	ned in duly i	recorded deeds	riations,		38
chain of	title to this	nconestu ubis	itriting const	ructive notice	in the		North based
of time	contained the	rein or have	at nove not not otherwis	tructive notice expired by lim se become ine	itation		refic North base
				o necome we	HECTIVE.		Magnetic P
ine Virgir	nio state plan	e coordinates	placed				1
14-303.5	of the Albert	ont to Sectio	n Cada and				A 28 C.
				_			
	COLUBES LOS	stiana ak			N= ₹ 20°	2 525 01	
-avii/luted	to be within	±one meter	•			2,525.01 3,899.47	
LECEND		•		/>			
PF Iron F	ipe Found			1.17	18 1. C. 1		7-DICK WOODS RD.
FC Fence IS Iron Si	Corner			- 37.40)	8 75 K	(40° R)	/W DB 505-106)
is won Si	= (Stream	.53% ×		(250 \\ \\	
i	1.5	1	Buffer	49,300		>	 6
l	Lines no	t surveyed	<i>></i>	Are	o With 25%	P 25' for	in 4
[DB 982-	411 —		200× / siés	pe or greate	or John	
f		ream(Approx.	, 不太,	Months.	3 0		
		C. PPI UK.	1	(/ <i>K/M</i> \	itream.	" " " " " " " " " " " " " " " " " " "	Proposed Shared
			~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~		treom, luffer ':	Shirt !	Driveway Easement
	Im	6921	<i>⊗</i>	6 .5K.	, in the second		See Detail
	Philip Truston - 1	F. Stokes the Philip F	.0\	10% / So.	APPA-12	n 69-21A 864± AC.	A- 2002 012
•	>tokes	Living Trust	•	11/1	- LOT A	2.000. 40	N=3,892,018,37 E=11,394,512,70
	PB 3	190-180	Р	F @ FC REA	AINDER = 10	864± AC.	1 1/2/
	บช 2528	3-553 Plat	<i>.</i> /2	TE P	- ***		PF-
	N=	= 3, 891,697.42	62	Build	վing [/] Site	1 160	-
		11,393,622.8			'x130'	W. Lilly	1
		Ī	1/3/2		المعما معمد معمد المعادات وعادات المعادات	10 AN 1	Approximate location of
N=3,8	91,532.36	J.S.	Comment of the Control of the Contro	**************************************	119.77		xisting Non-exclusive
E=11,3	93,436.84		X/ Blác	Y'''' 1 Styles Y''' Howse C	20		lasement or R/W of ngress & Egress
	/	N59 23 1000	EL.A.		350 777	t	o be vacated.
	PF @ FC	e:000	AC. YAGor	00e 8			DB 838-592 &
	roposed-	1.5X	D/F33\0.		1	NW OF P D	8 816-592 Plat)
i	Reserve		y Sty of or	10 John 10	IF 0.10'		fm 69-22
Bui.	Iding Site	20/10/19	Hause	11/1/200	SE OF P. Y.		Compound, LLC.
260)'x130'	6 100		N=3.891.	429.96		1 3183-467 1183-481 Plat
		6. 16.	C. Take	'Y E≈11,393,	,849.45	\	., (01 / 101
		2	ズ\ ̄	∃F 0.13' SE OF ₽		1	
		PF @ FC	S55*40'41"	w in	n 69-22B	/	
		۱۱ مسر	248.58	Dongi	ld J. Wagner et R. Wagne		
		Me-	3,891,264.93	/ 08	3183-467	31	
	مممر	E=1	1,393,663.4		87-515 Pia	t 🔪	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	g.mo. L	Tm 69-228		· /		\	Edge of Pavement
		Mary W. Jone	es	,			/ ix
		DB 3287-50	8	Ϊ.			NA CONTRACTOR OF THE PARTY OF T
	ຄຣ	3287-515	lot	فسيسي			15 Pipe
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CAPTIONE	PROPERTY						V:X" 0 /
Tm	59-21A E FRAZIER						く % /
AKBARA CO	FFEY FRAZIE	R					0
DB 33	75~476	41					Easement Detail
DB 816.	-585 Plat						N.T.S.
DB dus-	-122 Plat -411 Plat						****
							MEALTH OF
T SHOWING S	UBDIVISION OF					4	OH.
MAP 69 PAR	CEL 21A					9 :	F. Smathaltana 2
						1 8	P. TIMOTHY STANLEY, JR
il FRA	ZIER PI	ROPERT	Y			, , , , , , , , , , , , , , , , , , ,	Lic. No. 2862
						1	2 ma hand a
⇔ πΑμΕ DIST	RICT, ALBEMAR.	LE COUNTY, YZ	RCINIA			•	1 00/22/07 S
$E: I^* = 200$	DATE: JUNE	28, 2007 Re	vised				SURVE
	g Folder no. T.	Mr 69-213 AL	igust 22, 20	007			aym.
21A-\$UBD.du			unty Commi	anto			VIN/19
21A-\$UBD.du	RVEYS. INC.	Co	oney continu	2005			O _i
21A-\$VBD.du 'S LAND SU	RVEYS, INC.	00	only comm	D(1 (5	200	0	200 400
21A-\$VBD.du 'S LAND SU	RVEYS, INC. MYRA, VA. 2296	00	oney commi	E(1(5			

The land regulations . The land regulations. Id/described herei are imposed pursuant to the Albemarie County Code in effect this date, and are not restrictive covenants running with the land and their appearance on this plat is not intended to impose them as such. -d/described herein

1. Source of little:Deed Book 3375 Page 476 2. Property falls within zone "X" as shown on FIRM 51003C225D dated February 4,

3. This porcel is zoned RA.

4. The two(2) development rights remaining with tox map 69 parcel 21A are to be used with this division. Parcel A is assigned one (1) development rights and may not be further divided. The residue of Tax Map 69 Parcel 21A is assigned one (1) deviopment rights and may not be further divided. 5. Topography shown was taken from the Albemarie County GIS site.

6. The minimum building setbocks are: 75° irom external public road easements, 25' from internal public/private roads, 25' from side property lines, and 35' from rear property line,

7. The septic setbock is 50' from all

8. Parcel A port of parcel 21A and the residue acreage each have a Building Site in accordance with Section 4.2.2 Chapter 18 of the Albemarle County Code.

9. Only one dwelling unit per parcel.10. This private road will provide reasonable access by motor vehicle as required by Section 14-303(n) of the Albemarle County Subdivision Ordinance.

1!. The street(s) 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 Albemarle County.

2. No graves, objects or structures marking a place of burial are located on the

property.

13. Property is in the Anderons Creek Watershed. Property is not in an Agricultural/Forestal District(Per Albemarle County GIS site)

14. The stream ouffer shown hereon shall be managed in accordance with the Albemarle County Water Protection Ordinance. 15. All subsequent divisions of the residue snall enter only anto such street shown on the approved final plot and shall have no immediate access onto any public street.

16. Under current county policy, public water and/or sewer service will not be available to this property.

OWNER: Gary Lee Frazier Barbara Coffey Frazier 8839 Dick Woods Rood Afton, VA 22920

PLAT SHOWING SUBDIVISION OF TAX MAP 69 PARCEL 21A

THE FRAZIER PROPERTY

WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA SCALE: 1" = 200' DATE: JUNE 28, 2007 Revised 690021A-SUBD.dwg Folder no. TM 69-21A August 22, 2007
County Comments LUM'S LAND SURVEYS, INC.

P.O. BOX 154, PALMYRA, VA. 22963-0154 PHONE: (434) 589-8395

IMOTHY STANLEY, Lic. No. 2862

OWNER'S APPROVAL The division of the land described is with the free consent of and in accordance with the desires of the undersigned owner, trustees, or proprietors. Any reference to future potential development is to be deemed as theoretical only. All statements affixed to this plat are true, and correct to the best of my knowledge.

Dan Jan Fragory Les Frazier

State:

City/County:
The foregoing instrument was acknowledged before the by Gary Lee Frazier this 32" day of August 2007.

335/69

My commission expires: 8-3/-07

OWNER'S APPROVAL The division of the land described is with the free consent of and in accordance with the desires of the undersigned owner, trustees, or proprietors. Any reference to future potential development is to be deemed as theoretical

only. All statements affixed to this plat are true and correct to the best of my knowledge.

Barbaro Coffey Frazier

Stote:

City/County:

The foregoing instrument was ocknowledged before me by Barbara Coffey Frazier this 30th day of Hugust 2007.

335769 Notory Public

My commission expires: 8-31-07

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF ALBEMARLE CO., VA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

P. Timothy Starly A.

Designated Agent Date 8/31/07

