

RECORDED IN
ALBEMARLE COUNTY, VA
JON R. ZUG
CLERK OF CIRCUIT COURT
FILED Oct 21, 2022
AT 10:10 am
BOOK
START PAGE
END PAGE
INST # 202200012153
TOTAL NUM PAGES 4

MEB

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A – COVER SHEET CONTENT

Instrument Date: 10/6/2022

Instrument Type: PM

Number of Parcels: 1 Number of Pages: 3

[] City [X] County ALBEMARLE
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

[] Grantor:

[] Grantee:

Business/Name

(Area Above Reserved For Deed Stamp Only)

1 Grantor: COUNTY OF ALBEMARLE, COUNTY OF ALBEMARLE

Grantor:

1 Grantee: COUNTY OF ALBEMARLE, RICHARDSON, JEFFREY B.

Grantee:

Grantee Address

Name: JEFFREY B. COUNTY OF ALBEMARLE, RICHARDSON

Address:

City: State: VA Zip Code:

Consideration: \$0.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: [] City [] County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 12100-00-00-082A2

Short Property Description:

Current Property Address:

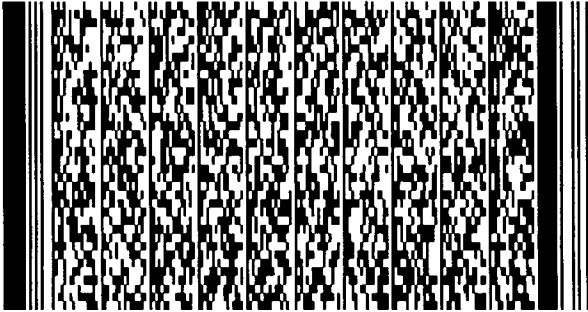
City: SAMUEL MILLER MAGISTERIAL State: VA Zip Code: 22946

Instrument Prepared By: ALBEMARLE COUNTY ATTORNEY Recording Paid By: ALBERMARLE COUNTY

Recording Returned To: DERECK H PERRY

Address: 110 AVON STREET

City: CHARLOTTESVILLE State: VA Zip Code: 22902



This document was prepared by:
 Albemarle County Attorney
 County of Albemarle
 401 McIntire Road
 Charlottesville, Virginia 22902

Parcel ID Number: 12100-00-00-082A2

This deed is exempt from taxation under Virginia Code § 58.1-811(A)(3) and from Court Clerk's fees under Virginia Code § 17.1-266.

CERTIFICATE OF PLAT

The attached plat, made by Draper Aden Associates, dated September 15, 2022, of certain lands belonging to the County of Albemarle, Virginia, situated in County of Albemarle, Virginia, identified as Parcel ID # 12100-00-00-082A2, and being the same land acquired by the said County of Albemarle, Virginia by deed recorded in the Office of the Clerk of the Circuit Court of Albemarle County, Virginia in Deed Book 1088, page 600, is hereby confirmed and submitted for record in the aforesaid Clerk's Office.

Given under my hand this 6th day of October, 2022.

COUNTY OF ALBEMARLE, VIRGINIA

By: [Signature]
 Jeffrey B. Richardson, County Executive

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF Charlottesville:

The foregoing instrument was acknowledged before me this 6th day of October, 2022 by Jeffrey B. Richardson, County Executive, on behalf of the County of Albemarle, Virginia, Grantee.

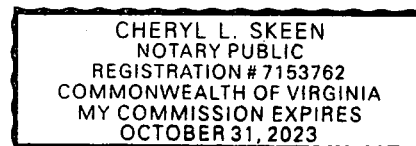
[Signature]
 Cheryl L. Skeen
 Notary Public

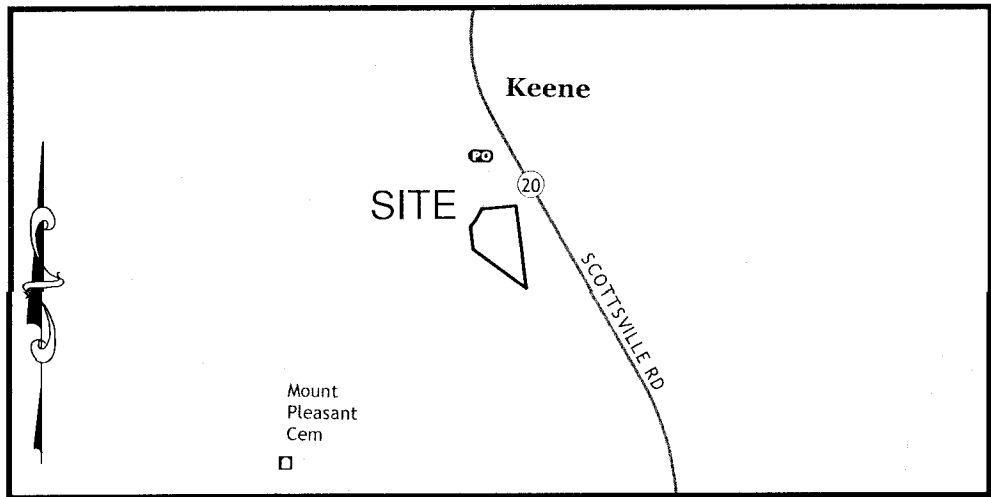
My Commission Expires: Oct. 31, 2023
 Registration number: 7153762

Approved as to Form:

[Signature]
 County Attorney

10/5/2022
 Date





VICINITY MAP
SCALE: 1"=2,000'

NOTES:

- 1.) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE TITLE.
- 2.) EXTERIOR PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DOCUMENTS. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY.
- 3.) THIS SURVEY WAS PREPARED FOR THE RIVANNA SOLID WASTE AUTHORITY. DRAPER ADEN ASSOCIATES ASSUMES NO LIABILITY FOR REUSE OR MODIFICATION OF THIS DOCUMENT.
- 4.) NO GRAVES OR PLACES OF BURIAL ARE FOUND.
- 5.) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X BASED ON A SCALED LOCATION ON FIRM PANEL #51003C0525D EFFECTIVE DATE 02/04/2005. THIS FLOOD DETERMINATION IS NOT A RECOMMENDATION BY DRAPER ADEN ASSOCIATES TO NOT PURCHASE OR PURCHASE FLOOD INSURANCE COVERAGE AND DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOOD DAMAGE.
- 6.) THE PROPERTY SHOWN HEREON IS LOCATED IN THE TOTIER CREEK WATERSHED.
- 7.) THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A "WATER SUPPLY PROTECTION AREA."
- 8.) THE PROPERTY SHOWN HEREON IS LOCATED IN THE SAMUEL MILLER MAGISTERIAL DISTRICT
- 9.) THE PROPERTY SHOWN HEREON IS PARTIALLY LOCATED IN THE ENTRANCE CORRIDOR OVERLAY DISTRICT.
- 10.) THE PROPERTY SHOWN HEREON CONTAINS NO STREAM BUFFERS.
- 11.) THE PROPERTY SHOWN HEREON IS NOT WITHIN THE WATER AND SEWER JURISDICTIONAL SERVICE AREA.
- 12.) THE PROPERTY SHOWN HEREON IS NOT WITHIN AN AGRICULTURAL DISTRICT.
- 13.) PRIMARY ZONING: RURAL AREAS



STATEMENT OF CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, IDENTIFIED AS A SWM FOREST AND OPEN SPACE EASEMENT ACROSS LAND CONVEYED IN DEED BOOK 1088 AT PAGE 600, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

COUNTY OF ALBEMARLE

DATE

CERTIFICATE OF ACKNOWLEDGMENT

CITY/COUNTY OF Charlottesville
COMMONWEALTH OF VIRGINIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

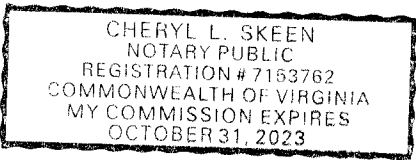
THIS 6th DAY OF October, 2022 BY

Jeffrey B. Richardson

Cheryl L. Skeen, Notary

NOTARY REGISTRATION NUMBER: 7153762

MY COMMISSION EXPIRES: Oct 31, 2023



AREA SUMMARY

D.B. 1088 PG. 600 PARCEL 7.000 ACRES (PER COUNTY GIS)
TOTAL NEW PERMANENT 4.584 ACRES
EASEMENT AREA

APPROVALS

Jodie F. Landi WOF
AGENT, ALBEMARLE COUNTY BOARD OF SUPERVISORS

10/11/22
DATE



Draper Aden Associates

Engineering • Surveying • Environmental Services

110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105
Richmond, VA
Blacksburg, VA
Hampton Roads, VA
Raleigh, NC
Fayetteville, NC
Northern Virginia
Virginia Beach, VA

DESIGNED: N/A
DRAWN: VDV
CHECKED: CAS
DATE: 09/15/2022

SOUTHERN ALBEMARLE CONVENIENCE CENTER

PLAT SHOWING THE LOCATION OF A SWM FOREST AND OPEN SPACE EASEMENT TO BE ACQUIRED THROUGH THE PROPERTY OF THE COUNTY OF ALBEMARLE, PARCEL ID: 121-82A2, COUNTY OF ALBEMARLE, VIRGINIA

SCALE: NTS

PROJECT: 2100656

FIGURE
1 OF 2

