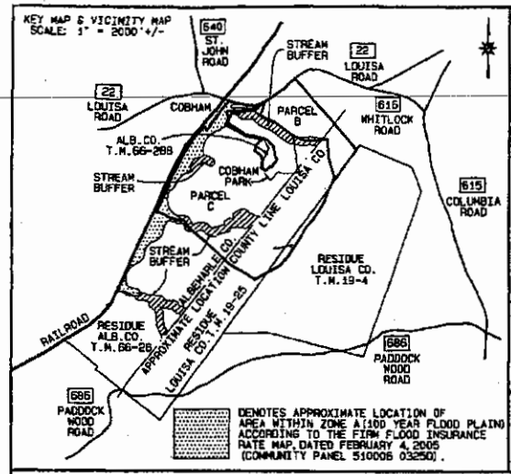
KEY MAP & VICINITY MAP
SCALE: 1" = 2000'+/-



THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PARCEL B & PARCEL C, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETORS, AND/OR TRUSTEES, IF ANY.

MICHAEL MILGRAUM, MANAGER FOR: COBHAM PARK, LLC

CITY/COUNTY OF MONTGOMERY
STATE OF MARYLAND
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF DECEMBER 2014 2014. BY MICHAEL MILGRAUM AS MANAGER FOR: COBHAM PARK, LLC
NOTARY PUBLIC Miriam S. Mahara
MY COMMISSION EXPIRES: 09-26-2017
NOTARY SEAL

CLAIRE CANDY HOUGH, MANAGER FOR: COBHAM PARK, LLC

CITY/COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF DECEMBER 2014. BY CLAIRE CANDY HOUGH AS MANAGER FOR: COBHAM PARK, LLC
NOTARY PUBLIC [signature] REG. # 1917063
MY COMMISSION EXPIRES: JAN. 12, 2015
NOTARY SEAL

APPROVED FOR RECORDATION:
AGENT FOR THE BOARD OF SUPERVISORS (COUNTY OF ALBEMARLE) DATE 12/16/14

APPROVED FOR RECORDATION:
SUBDIVISION AGENT FOR LOUISA COUNTY DATE 12/18/14

ALBEMARLE COUNTY:
THE LAND USE NOTES SHOWN ON THIS PLAT ARE IMPOSED AT THE REQUEST OF THE DIRECTOR OF PLANNING. BY PLACING HIS/HER SIGNATURE ON THIS PLAT HE/SHE HAS DEEMED THAT THEY ARE CORRECT AND IN ACCORDANCE WITH THE ALBEMARLE COUNTY ZONING ORDINANCE IN EFFECT THIS DATE. THESE NOTES ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH. ANY REFERENCE TO FUTURE DEVELOPMENT RIGHTS SHOWN HEREON IS THEORETICAL.

A. T.M.66-28 IS ZONED RA (ENTRANCE CORRIDOR, FLOOD HAZARD OVERLAY)
B. PARCEL B IS ASSIGNED ONE DEVELOPMENT RIGHT AND MAY BE FURTHER DIVIDED. WHEN USED IT SHALL NOT CONSUME MORE THAN 7.43 ACRES.
C. PARCEL C IS ASSIGNED ONE DEVELOPMENT RIGHT AND MAY BE FURTHER DIVIDED. WHEN USED IT SHALL NOT CONSUME MORE THAN 7.43 ACRES.
D. THE RESIDUE OF T.M.28-66 RETAINS ONE DEVELOPMENT RIGHT AND MAY BE FURTHER DIVIDED. WHEN USED IT SHALL NOT CONSUME MORE THAN 7.43 ACRES.
E. ACCORDING TO THE COUNTY OF ALBEMARLE GIS WEBSITE, PARCEL B, PARCEL C AND THE RESIDUE OF T.M.28-66 EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
F. THIS PROPERTY DOES NOT LIE WITHIN A WATER SUPPLY WATERSHED.
G. ACCORDING TO THE COUNTY OF ALBEMARLE GIS WEBSITE, THIS PROPERTY DOES NOT LIE WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.
H. THE APPROXIMATE LOCATIONS OF THE STREAMS, POND AND STREAM BUFFERS SHOWN HEREON WERE TAKEN FROM THE COUNTY OF ALBEMARLE GIS WEBSITE AND SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
I. SETBACK REQUIREMENTS:
FRONT= 75' (ALONG ST.RT.22 & ST.RT.686)
SIDES= 25'
REAR= 35'
J. UNDER CURRENT COUNTY POLICY, PUBLIC WATER AND/OR SEWER SERVICE WILL NOT BE AVAILABLE TO THIS PROPERTY.

GENERAL NOTES:

1. OWNERS & ADDRESS:
ALB.CO.T.M.28-66, LOUISA CO.T.M.19-4 AND LOUISA CO.T.M.19-25
COBHAM PARK, LLC
P.O. BOX 320
KESWICK, VIRGINIA 22947

2. BOUNDARY DATA SHOWN HEREON FOR PARCEL B AND THE EXTERIOR BOUNDARIES OF PARCEL C IS BASED ON A CURRENT FIELD SURVEY. BOUNDARY DATA SHOWN HEREON FOR PARCEL C, ADJACENT TO TAX MAP 66-28B (L42 THRU L85), WAS TAKEN FROM A PLAT BY THIS FIRM OF RECORD IN THE ALBEMARLE COUNTY CLERK'S OFFICE IN D.B.1957-435 & 436, ROTATED TO GRID NORTH, AND WAS NOT RESURVEYED THIS DATE.

3. ACREAGES BEFORE THIS PLAT (AS PER TAXATION RECORDS):
ALB.CO.T.M.28-66= 423.37+/- ACRES
LOUISA CO.T.M.19-4= 316.15+/- ACRES
LOUISA CO.T.M.19-25= 231.22+/- ACRES

4. SHOULD AN OFFICIAL DETERMINATION OF PARCELS OF RECORD REVEAL THAT ADDITIONAL PARCELS AND/OR DEVELOPMENT RIGHTS EXIST, THE INTENT OF THIS PLAT IS NOT TO COMBINE PARCELS OR EXTINGUISH DEVELOPMENT RIGHTS.

5. T.M.66-28 IS SUBJECT TO THE FOLLOWING:
A. EASEMENTS TO VIRGINIA ELECTRIC & POWER COMPANY (D.B.756-16, D.B.344-342 & D.B.314-279).
B. AN EASEMENT TO VIRGINIA TELELPHONE & TELEGRAPH COMPANY (D.B.449-429).

6. NO TITLE REPORT FURNISHED. ALL EASEMENTS KNOWN BY ME ARE SHOWN OR NOTED HEREON. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL CONDITIONS, UTILITIES, EASEMENTS AND/OR COVENANTS THAT MAY EXIST.

COMMONWEALTH OF VIRGINIA
BRIAN S. RAY
Lic. No. 002281
10-24-14
LAND SURVEYOR

LINE	BEARING	DISTANCE
L1	N53°37'20"W	35.23
L2	N03°52'15"W	21.17
L3	S66°48'45"W	41.08
L4	N07°26'56"W	36.29
L5	N86°16'01"W	28.41
L6	N42°26'01"W	17.59
L7	N82°30'42"W	37.89
L8	N06°25'02"E	45.32
L9	N07°21'19"W	27.15
L10	N37°17'24"W	58.57
L11	N47°51'28"W	40.94
L12	S85°26'45"W	52.36
L13	S32°17'58"W	21.80
L14	N79°13'55"W	59.67
L15	N51°38'29"W	38.63
L16	S61°45'36"W	34.08
L17	S85°13'01"W	30.88
L18	N58°52'16"W	42.04
L19	N35°06'51"W	26.11
L20	N66°17'57"W	19.47
L21	N89°11'39"W	39.06
L22	N73°31'41"W	56.32
L23	N50°10'03"W	46.09
L24	N66°17'25"W	38.03
L25	N67°58'01"W	63.34
L26	N67°12'56"W	72.20
L27	N70°48'46"W	50.21
L28	N84°04'47"W	28.10
L29	S85°23'23"W	26.32
L30	N77°12'42"W	65.84

LINE	BEARING	DISTANCE
L31	S31°31'25"E	128.99
L32	N35°43'35"E	90.00
L33	N22°19'36"E	110.50
L34	N38°49'35"E	200.00
L35	N34°34'35"E	170.00
L36	N58°24'25"W	15.00
L37	N41°18'35"E	331.25
L38	S65°59'31"E	103.66
L39	S75°47'53"E	206.15
L40	S84°31'21"E	103.68
L41	S87°51'14"E	103.39
L42	S47°36'49"E	106.17
L43	S64°36'34"W	37.99
L44	S74°58'47"W	83.58
L45	S80°04'53"W	210.57
L46	S86°45'11"W	150.36
L47	S88°25'36"W	232.36
L48	S27°41'37"W	47.28
L49	S12°19'26"E	38.77
L50	S39°38'24"E	85.40
L51	S24°08'21"W	237.33
L52	S64°02'19"E	283.19
L53	S59°35'54"E	241.75
L54	S62°21'16"E	106.68
L55	S81°26'30"E	145.72
L56	S76°11'01"E	230.31
L57	S47°04'55"W	204.57
L58	S12°02'02"W	154.90
L59	S56°53'36"E	129.36
L60	S42°44'26"E	133.19

LINE	BEARING	DISTANCE
L61	S05°41'13"E	92.11
L62	S12°20'17"W	164.65
L63	S57°28'03"E	143.82
L64	N42°43'13"E	145.13
L65	S50°56'47"E	45.62
L66	N37°23'08"E	183.70
L67	N33°40'58"E	85.07
L68	N52°31'47"W	77.16
L69	N08°41'31"W	150.51
L70	N12°30'56"W	129.26
L71	N44°52'03"W	229.35
L72	N54°59'41"W	30.90
L73	N73°29'44"W	231.57
L74	N75°50'06"W	85.29
L75	N83°40'43"W	133.89
L76	N73°07'36"W	100.25
L77	N65°08'17"W	92.25
L78	N58°16'02"W	246.96
L79	N59°58'41"W	170.38
L80	N15°03'55"E	70.77
L81	N24°33'18"E	188.58
L82	N79°26'40"E	238.25
L83	N78°50'49"E	344.61
L84	N62°46'00"E	65.81
L85	N39°18'21"E	205.74
L86	N39°50'49"W	7.39
L87	N50°09'31"E	56.86
L88	N50°09'31"E	678.55
L89	S16°04'44"W	363.94
L90	S57°22'12"E	138.31
L91	S87°11'13"E	92.47
L92	S70°25'22"E	129.71
L93	S58°36'12"E	53.06
L94	S51°40'28"E	112.70
L95	S50°58'05"E	118.02
L96	S55°04'06"E	227.28
L97	S52°13'31"E	105.43
L98	S66°16'22"E	324.71
L99	N87°59'13"E	276.76
L100	N81°43'50"E	287.39

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	16°18'30"	2850.08	811.23	408.38	808.49	N33°10'20"E
C2	10°14'56"	1179.00	210.91	105.73	210.62	N88°24'00"E
C3	3°38'41"	1179.00	75.00	37.51	74.99	N69°15'19"E
C4	17°16'47"	1179.00	355.57	179.15	354.23	N58°47'34"E

RURAL SUBDIVISION AND BOUNDARY LINE ADJUSTMENT PLAT
PARCEL B AND PARCEL C
PORTIONS OF THE PROPERTIES OF COBHAM PARK, LLC
LOCATED ON STATE ROUTE 22 (LOUISA ROAD)
AND COBHAM PARK
AT COBHAM
RIVANNA MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
AND
GREENE SPRINGS MAGISTERIAL DISTRICT
LOUISA COUNTY, VIRGINIA
SCALE: 1" = 300' DATE: OCTOBER 24, 2014

FOR
COBHAM PARK, LLC
AND
PATRICIA P. & MIKE HART

ROGER W. RAY & ASSOC., INC.
1717-1B ALLIED STREET
CHARLOTTESVILLE, VIRGINIA 22903
TELEPHONE: (434) 293-3195

SHEET 1 OF 2 102028

DB 4567 PG 583

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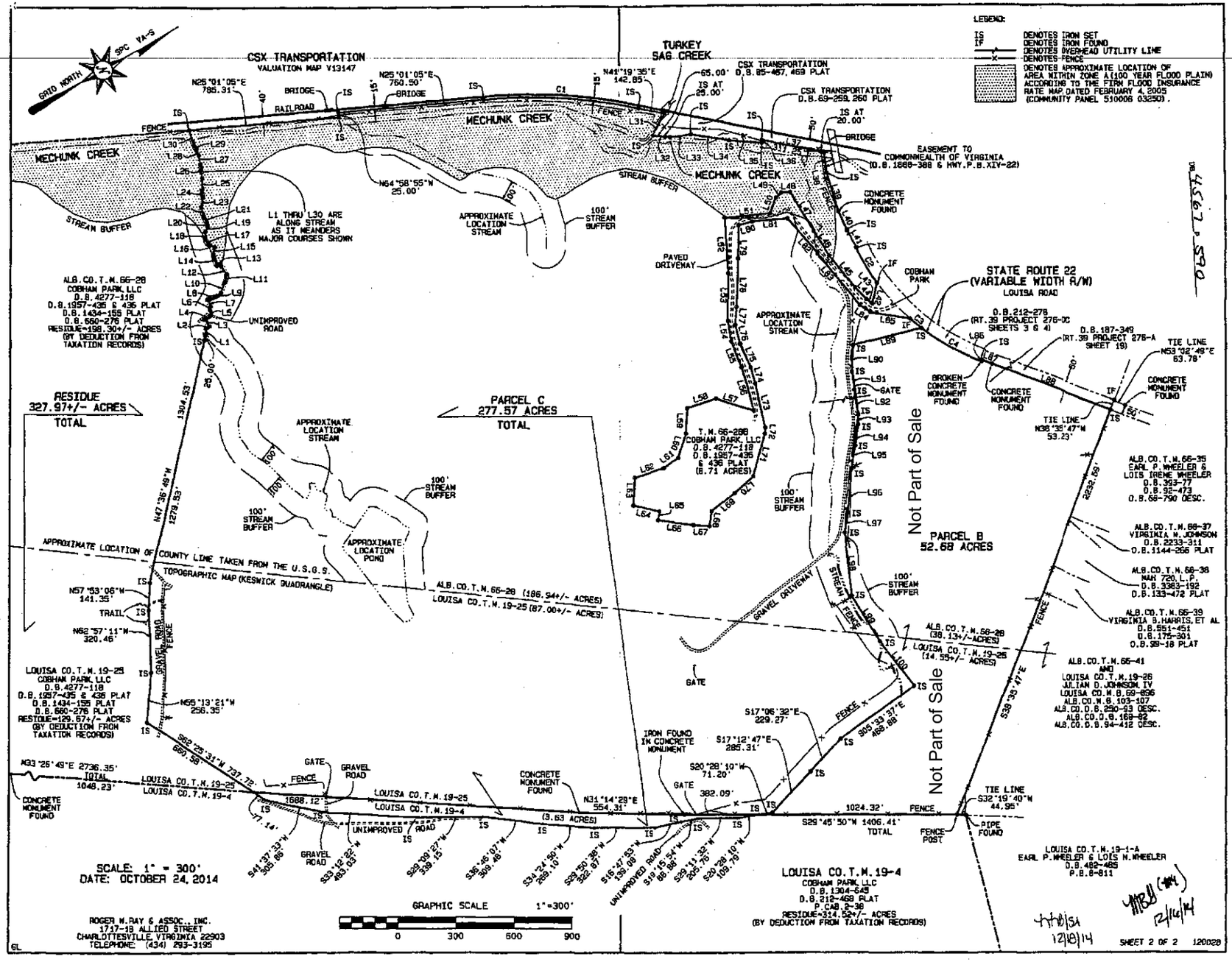
GRID NORTH
SCALE: 1" = 300'
DATE: OCTOBER 24, 2014
CSX TRANSPORTATION
VALUATION MAP V13147
TURKEY SAG CREEK
CSX TRANSPORTATION D.B. 85-467, 469 PLAT
CSX TRANSPORTATION D.B. 69-259, 260 PLAT
MECHUNK CREEK
RAILROAD
BRIDGE
FENCE
STREAM BUFFER
EASEMENT TO COMMONWEALTH OF VIRGINIA (D.B. 1888-388 & HWY. P.B. XIV-22)
CONCRETE MONUMENT FOUND
L1 THRU L30 ARE ALONG STREAM AS IT MEANDERS MAJOR COURSES SHOWN
APPROXIMATE LOCATION STREAM
100' STREAM BUFFER
PAVED DRIVEWAY
ALB. CO. T.M. 66-28
COBHAM PARK, LLC
D.B. 4277-118
D.B. 1957-435 & 435 PLAT
D.B. 1434-155 PLAT
D.B. 660-276 PLAT
RESIDUE=198.30+/- ACRES
(BY DEDUCTION FROM TAXATION RECORDS)
UNIMPROVED ROAD
STATE ROUTE 22
(VARIABLE WIDTH R/W)
LOUISA ROAD
COBHAM PARK
D.B. 212-278
(RT. 39 PROJECT 276-0C SHEETS 3 & 4)
D.B. 187-349
(RT. 39 PROJECT 276-A SHEET 19)
TIE LINE N53°02'49"E 63.78'
BROKEN CONCRETE MONUMENT FOUND
TIE LINE N36°35'47"W 53.23'
RESIDUE
327.97+/- ACRES
TOTAL
PARCEL C
277.57 ACRES
TOTAL
T.M. 66-28B
COBHAM PARK, LLC
D.B. 4277-118
D.B. 1957-436 & 436 PLAT
(8.71 ACRES)
GATE
Not Part of Sale
PARCEL B
52.68 ACRES
ALB. CO. T.M. 66-35
EARL P. WHEELER & LOIS IRENE WHEELER
D.B. 393-77
D.B. 92-473
D.B. 68-790 DESC.
ALB. CO. T.M. 66-37
VIRGINIA W. JOHNSON
D.B. 2239-311
D.B. 1144-266 PLAT
ALB. CO. T.M. 66-38
MAH 726, L.P.
D.B. 3363-192
D.B. 133-472 PLAT
ALB. CO. T.M. 66-39
VIRGINIA B. HARRIS, ET AL
D.B. 551-451
D.B. 175-301
D.B. 99-18 PLAT
ALB. CO. T.M. 66-41
AND
LOUISA CO. T.M. 19-26
JULIAN D. JOHNSON, IV
LOUISA CO. M.B. 69-896
ALB. CO. M.B. 103-107
ALB. CO. D.B. 290-93 DESC.
ALB. CO. D.B. 169-62
ALB. CO. D.B. 94-412 DESC.
APPROXIMATE LOCATION OF COUNTY LINE TAKEN FROM THE U.S.G.S. TOPOGRAPHIC MAP (KESWICK QUADRANGLE)
ALB. CO. T.M. 66-28 (186.94+/- ACRES)
LOUISA CO. T.M. 19-25 (87.00+/- ACRES)
GRAVEL DRIVEWAY
TRAIL
GRAVEL ROAD
LOUISA CO. T.M. 19-25
COBHAM PARK, LLC
D.B. 4277-118
D.B. 1957-435 & 435 PLAT
D.B. 1434-155 PLAT
D.B. 660-276 PLAT
RESIDUE=129.67+/- ACRES
(BY DEDUCTION FROM TAXATION RECORDS)
ALB. CO. T.M. 66-28
(38.13+/-ACRES)
LOUISA CO. T.M. 19-25
(14.55+/- ACRES)
IRON FOUND IN CONCRETE MONUMENT
CONCRETE MONUMENT FOUND
UNIMPROVED ROAD
TIE LINE S32°19'40"W 44.95'
PIPE FOUND
FENCE POST
LOUISA CO. T.M. 19-4
COBHAM PARK, LLC
D.B. 1304-649
D.B. 212-468 PLAT
P. CAB. B-36
RESIDUE=314.52+/- ACRES
(BY DEDUCTION FROM TAXATION RECORDS)
LOUISA CO. T.M. 19-1-A
EARL P. WHEELER & LOIS M. WHEELER
D.B. 482-485
P.B. 8-811
GRAPHIC SCALE 1"=300'
0 300 500 900
ROGER W. RAY & ASSOC., INC.
1717-1B ALLIED STREET
CHARLOTTESVILLE, VIRGINIA 22903
TELEPHONE: (434) 293-3195
SHEET 2 OF 2
120028
12/16/14
12/18/14