

LEGEND

- CO CLEAN OUT
- CW CONCRETE WALK
- FEN FENCE
- HP HEAT PUMP
- IF IRON FOUND
- LP LAMP POST
- PED UTILITY PEDESTAL
- SBL SETBACK LINE
- UGP UNDERGROUND PROPANE TANK
- WD WOOD DECK
- WM WATER METER

TMP 36D-1-80
LOT 80
N/F SPRING CREEK
LAND DEVELOPMENT LLC
PB 8 PG 2640

TMP 36D-1-48
LOT 48
N/F CONJERTI, RUSSELL
V & MARY A
DB 1566 PG 378

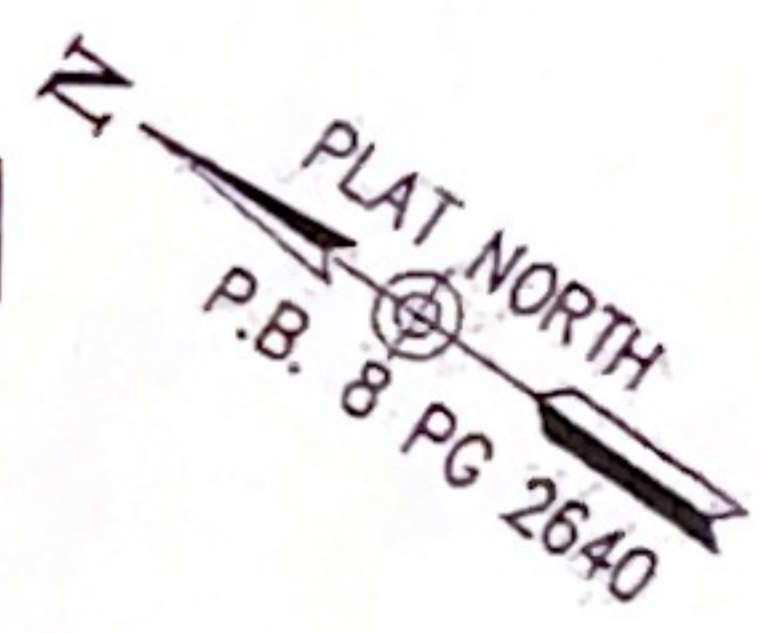
TMP 36D-1-47
LOT 47
N/F GIBSON, CHARLES
BERNARD & BARBARA
DB 1713 PG 69

44.2'
TMP 36D-1-79
LOT 79
0.189 AC
#94
1-STORY
FRAME
W/ BASEMENT



LINE	BEARING	DISTANCE
L1	N 33°53'22" W	4.12'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	109.94'	98.98'	N 11°06'14" E	89°59'12"



NOTES

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED ON OCTOBER 21, 2021, USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
3. THE PARCEL SHOWN IS SERVICED BY PUBLIC WATER AND SEWER.
4. THE AREA SHOWN HEREON IS LOCATED WITHIN ZONE X (UNSHADED) ON FEMA NFIP COMMUNITY MAP PANEL NO. 51109C0275C, EFFECTIVE ON 07/22/2020. ZONE X IS NOT CONSIDERED A SPECIAL FLOOD HAZARD ZONE. AN ELEVATION STUDY HAS NOT BEEN PERFORMED AS A PORTION OF THIS PROJECT.
5. ZONING: RD (RESORT DEVELOPMENT DISTRICT)
SETBACKS: FRONT = 20'
SIDE = 5'
REAR = 30'
6. TIES ARE FROM THE EDGE OF GUTTER TO THE PROPERTY LINE.

LEGAL INFORMATION:

TAX MAP: 36D-1-79

OWNER:

SPRING CREEK LAND DEVELOPMENT LLC
PO BOX 7505
CHARLOTTESVILLE VA 22906

SOURCE OF TITLE:

D.B. 631 P. 697 (DEED)
P.B. 8 P. 2640 (PLAT)
D.B. 1575 P. 814 (SETBACKS)



DATE:	10-25-2021
REV:	
REV:	
REV:	
SCALE:	1" = 30'
JOB:	21.2408
FILE:	8020
SHEET:	01 OF 01

PHYSICAL SURVEY
TAX MAP 36 D-1 PARCEL 79
LOT 79, PHASE D, SECTION 1
SPRING CREEK
LOUISA COUNTY, VIRGINIA
FOR GREENWOOD HOMES

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956

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