



INST: 2024-2243

143'± TO
FIELDING RUN DR.

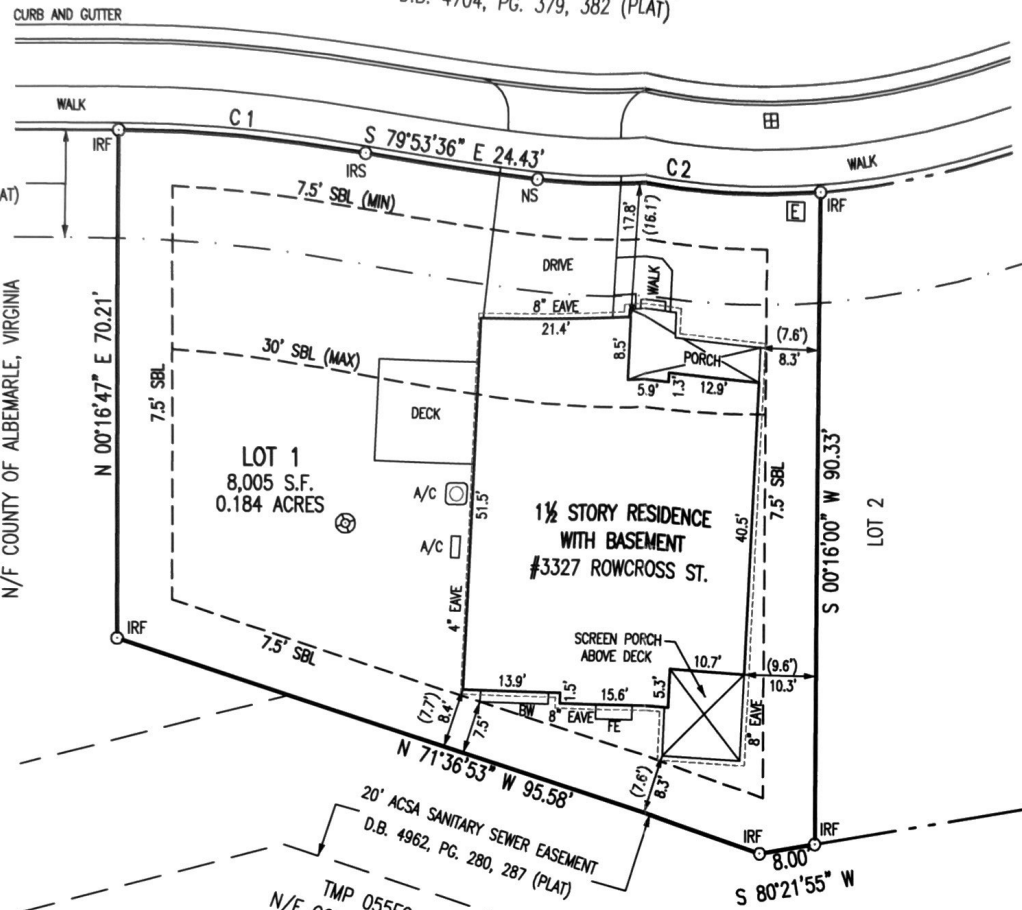
ROWCROSS ST.
55' PUBLIC R/W
D.B. 4829, PG. 323, 328 (PLAT)
D.B. 4705, PG. 656, 656-C (PLAT)
D.B. 4704, PG. 379, 382 (PLAT)

15' VEPCO EASEMENT
D.B. 4910, PG. 408, 414 (PLAT)

TMP 055E0-01-00-000H0
N/F COUNTY OF ALBEMARLE, VIRGINIA

LEGEND:

- IRS = IRON ROD SET
- IRF = IRON ROD FOUND
- NS = NAIL SET
- EB = WATER METER
- SBL = SETBACK LINE
- S.F. = SQUARE FEET
- D.B. = DEED BOOK
- PG. = PAGE
- A/C = AIR CONDITIONER
- V.E.P.CO. = VIRGINIA ELECTRIC AND POWER COMPANY
- ACSA = ALBEMARLE COUNTY SERVICE AUTHORITY
- BW = BOX WINDOW
- FW = FIREPLACE ENCLOSURE
- E = ELECTRIC BOX
- ⊗ = UNDERGROUND PROPANE TANK



20' ACSA SANITARY SEWER EASEMENT
D.B. 4962, PG. 280, 287 (PLAT)

TMP 055E0-01-00-000H0
N/F COUNTY OF ALBEMARLE, VIRGINIA
OLD TRAIL PARK
GREENWAY AREA 3
D.B. 3955, PG. 1, 6 (PLAT)
D.B. 4661, PG. 188

NOTES:

- 1.) THE UNDERSIGNED, BEING A LICENSED LAND SURVEYOR OF THE STATE OF VIRGINIA (LIC. NO. 1458) DOES HEREBY CERTIFY TO DAVID AND KIM TROTTER AS FOLLOWS:
- 2.) THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS AND PROCEDURES FOR SURVEYS DETERMINING THE LOCATION OF PHYSICAL IMPROVEMENTS" ADOPTED BY THE STATE OF VIRGINIA.
- 3.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
- 4.) THIS PLAT CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, IF ANY, SITUATED ON THE PROPERTY SHOWN HEREON.
- 5.) THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY CONVEYED TO CRAIG ENTERPRISES, INC. BY DEED RECORDED IN INSTRUMENT 2024-6544 AND AS SHOWN ON PLAT RECORDED IN INSTRUMENT INST: 2024-2243.
- 6.) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE EASEMENTS, DISCREPANCIES, CONFLICTS, FENCES, STREAMS, RIVERS, ROADS, OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- 7.) PROPERTY LIES WITHIN FLOOD ZONE "X"; NOT A F.E.M.A. DEFINED 100-YEAR FLOODPLAIN.
- 8.) PROPERTY SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF OLD TRAIL RECORDED IN DEED BOOK 2887, PAGE 336 AND ALL AMENDMENTS THERETO.
- 9.) PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS OF RECORD.
- 10.) TAX MAP AND PARCEL ID: 055E0-31-0B-00100.
- 11.) UNLESS OTHERWISE NOTED, PROPERTY CORNERS TO BE SET UPON FINAL LOT GRADING.

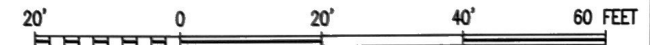
PHYSICAL SURVEY

LOT 1
OLD TRAIL
BLOCK 31B

SCOTTSVILLE MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

FEBRUARY 5, 2025

SCALE: 1" = 20'

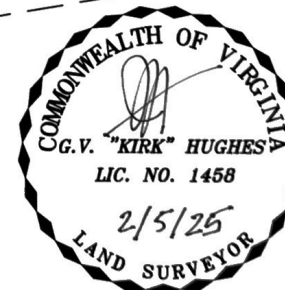


PREPARED BY:

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(434) 296-8942

\\OLD TRAIL TOWNHOMES\BLOCK 31B\LOT_01\OT-BLK 31B-LOT 01.DWG
FILE: 2024-011, WO: 2025-020

PLOTTED: 2/6/2025



CURVE DATA:

NO.	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
C1	09°51'34"	200.00'	34.42'	17.25'	S 84°49'23" E	34.37'
C2	16°31'50"	140.50'	40.54'	20.41'	S 88°09'31" E	40.40'