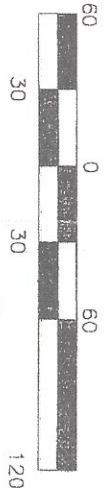
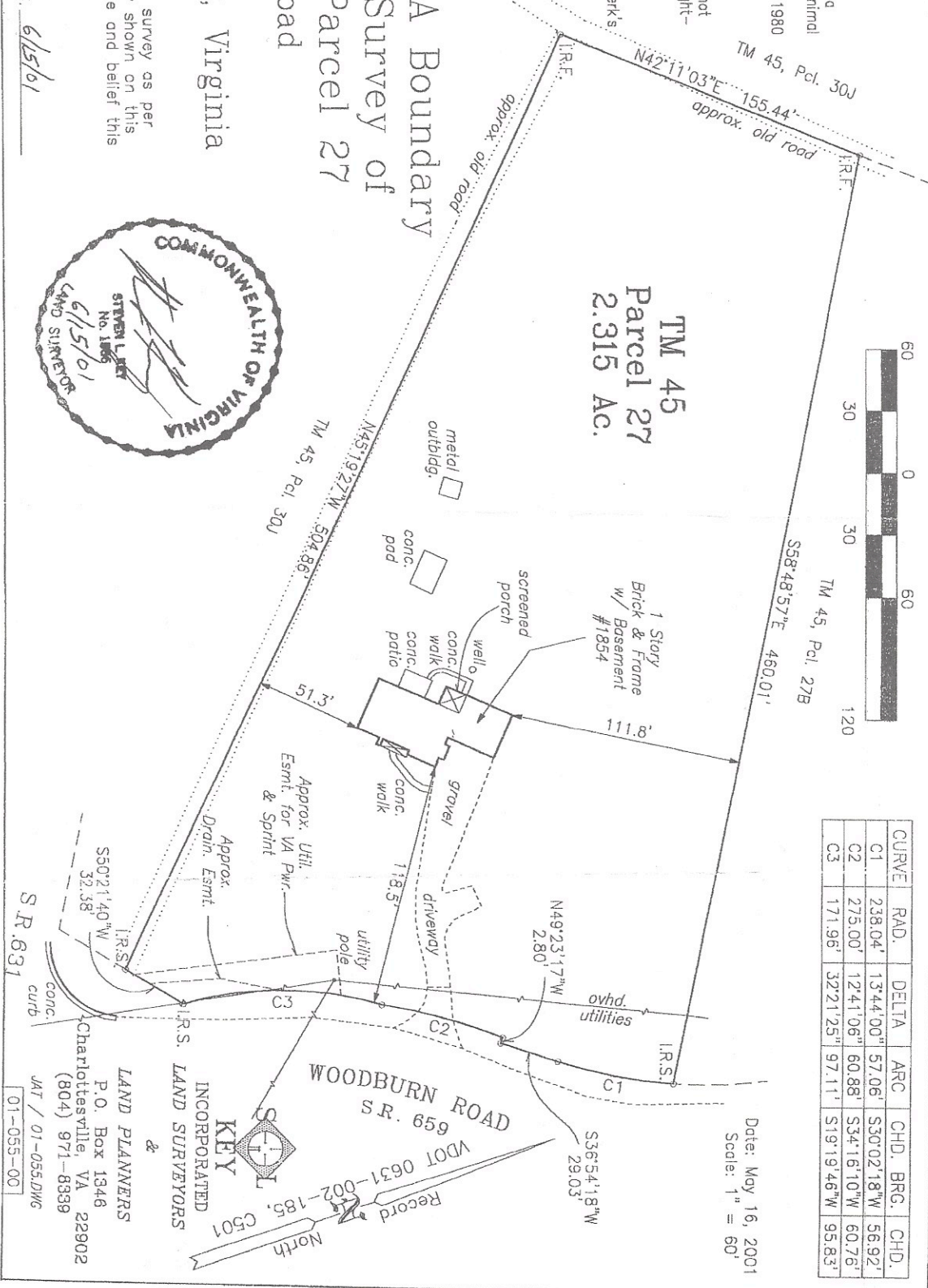


- Notes:
1. No Title Report Furnished.
 2. Owner: Wayne A. or Deborah S. Hall
Deed Book 1113, Page 80.
 3. This property appears to lie in an area designated as Zone "C" (areas of minimal flooding) as shown on Federal Flood Insurance Rate Maps dated Dec. 16, 1980 Community Panel # 510006 0230 B.
 4. I.R.F. = Iron Rod Found.
 5. I.R.S. = Iron Rod Set.
 6. Virginia Dept. of Transportation has not set monumentation delineating the right-of-way for Woodburn Rd. In addition, the right-of-way plans of record in State Highway plat book XIII, pages 30 & 31 in the Albemarle County Clerk's Office are ambiguous in so far as field ties to existing monumentation prior to construction. This plat represents Surveyor's conscientious effort to meet the original intent of the highway take.

**Plat Showing A Boundary
And Physical Survey of
Tax Map 45, Parcel 27
1854 Woodburn Road
Rio District
Albemarle County, Virginia**

Surveyor's Statement:
On May 16, 2001 I made a field survey as per record description of the property shown on this plat. To the best of my knowledge and belief this is a true and accurate plat.

L.S. 6/15/01



CURVE	RAD.	DELTA	ARC	CHD. BRG.	CHD.
C1	238.04'	134.400"	57.06'	S30°02'18"W	56.92'
C2	275.00'	124.106"	60.88'	S34°16'10"W	60.76'
C3	171.96'	32.2125"	97.11'	S19°19'46"W	95.83'

Date: May 16, 2001
Scale: 1" = 60'

WOODBURN ROAD
S.R. 659
VDOT 0631-002-185, C501
Record

KEY
INCORPORATED
&
LAND SURVEYORS

LAND PLANNERS
P.O. Box 1346
Charlottesville, VA 22902
(804) 971-8339
JAT / 01-055.DWG
01-055-001

1854 Woodburn Rd - Wayne Hall

- 3 schools nearby - various hotels/motels on Rt 29 North/South

- Across, on Rio Rd:

① future assisted-living facility w/ office space & residential units

② garden supplies store

- down Rio, ^{toward} Rt 29: ① doctor/dentist offices & optician + other businesses

② upscale hair salon ③ future CVS

- down Rio, on/off Berkmar Rd. ① Pet store ② SPCA

③ Fire Station ④ WVA Credit Union ⑤ Lowes

⑥ Kroger ⑦ DR. offices / SPA ⑧ Restaurants

- down Rio, on Rt 29 North/South: ① fast food / other restaurants ② Fashion Square Mall ③ Banks

④ Music Equipment stores ⑤ Fresh Foods Grocery store

⑥ Costco ⑦ Colonial Auto

- further down Rt 29 North: ① Better Living

② Future Ford dealership ③ Price Chevrolet

④ Walmart ⑤ Sam's Club ⑥ Bowling Alley

Rt 29 North - Fishing/boating Reservoir - New shopping ctr & condos
- Current construction to be completed Oct. 2017:
Berkmar Rd. continuation to Hollymead Town Ctr
And Cville Airport (both on Rt 29 North)