

202500000561 001

VIRGINIA LAND RECORD COVER SHEET

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

FORM A – COVER SHEET CONTENT

Instrument Date: 12/3/2024

Instrument Type: OTHER

Number of Parcels: 3 Number of Pages: 3

[] City [X] County ALBEMARLE
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

[] Grantor:

[] Grantee:

Business/Name

Grantor:

Grantor:

1 Grantee: CARRINGTON, EDWARD

Grantee:

Grantee Address

Name: EDWARD CARRINGTON

Address: 310 OLD IVY WAY, SUITE 204

City: CHARLOTTESVILLE State: VA Zip Code: 22903

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 [X] County ALBEMARLE Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 56-96A

Short Property Description: 320 WINDY KNOLL LANE

Current Property Address: 320 WINDY KNOLL LANE

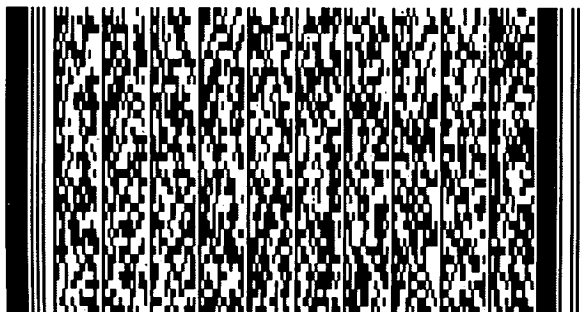
City: CHARLOTTESVILLE State: VA Zip Code: 22903

Instrument Prepared By: FORESIGHT SURVEY, PC Recording Paid By: EDWARD CARRINGTON

Recording Returned To: EDWARD CARRINGTON

Address: 310 OLD IVY WAY, SUITE 204

City: CHARLOTTESVILLE State: VA Zip Code: 22903



RECORDED IN
ALBEMARLE COUNTY, VA
JON R. ZUG
CLERK OF CIRCUIT COURT
FILED Jan 21, 2025
AT 02:14 pm
BOOK
START PAGE
END PAGE
INST # 202500000561
TOTAL NUM PAGES 5

MLG

(Area Above Reserved For Deed Stamp Only)

202500000561.002

VIRGINIA LAND RECORD COVER SHEET

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

FORM C – ADDITIONAL PARCELS

Instrument Date: 12/3/2024

Instrument Type: OTHER

Number of Parcels: 3 Number of Pages: 3

[] City [X] County ALBEMARLE
CIRCUIT COURT

Parcels Identification/Tax Map

Prior Recording At:

[] City [X] County ALBEMARLE

Percentage In This Jurisdiction: 100%

Book Number: Page Number:

Instrument Number:

Parcel Identification Number (PIN)/Tax Map Number: 56-96B

Short Property Description: PARENT PARCEL BEING SUBDIVIDED

Current Property Address: 325 WINDY KNOLL LANE

City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At:

[] City [X] County ALBEMARLE Percentage In This Jurisdiction: 100%

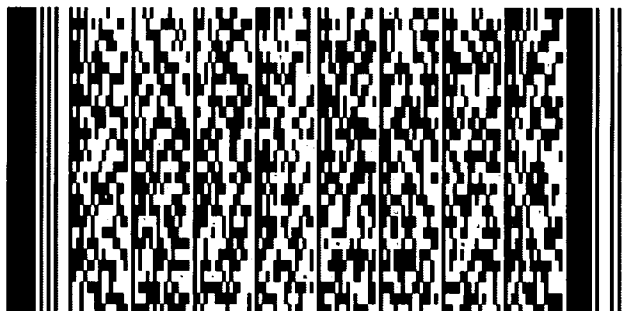
Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: PARCEL X

Short Property Description: NEW PARCEL

Current Property Address: 325 WINDY KNOLL LANE

City: CHARLOTTESVILLE State: VA Zip Code: 22903

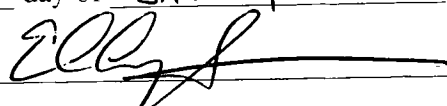


(Area Above Reserved For Deed Stamp Only)

TAX MAP PARCEL # 56-96B**CERTIFICATE OF PLAT**

The attached plat, and courses and distances description made by NICHOLAS HUTCHINSON, certified Land Surveyor, CHARLOTTESVILLE, VA, dated DECEMBER 20, 2024, of the lands of 325 WINDY KNOLL LANE, CHARLOTTESVILLE, VA 22903, situate in _____ District, of the County of Albemarle, Virginia, and being the same land acquired by the said DEED OF SALE, by deed dated 21ST day of AUGUST, 2024 from MARTHA ANNE HERRING of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book _____, page _____, or by instrument number 202400006977, is hereby confirmed and submitted for record in the aforesaid Clerk's Office.

Given under my/our hand(s) this 21ST day of JANUARY, 2025.


EDWARD CARRINGTON

ACKNOWLEDGEMENT

State of Virginia
 At Large, To-Wit:

I, Kim Michele Dove, a Notary Public in the State of Virginia, do hereby certify that Edward Carrington, whose name(s) are signed to the foregoing certificate of confirmation by owners, and Plat, bearing date the 21 day of January, 2025 have acknowledged the same before me.

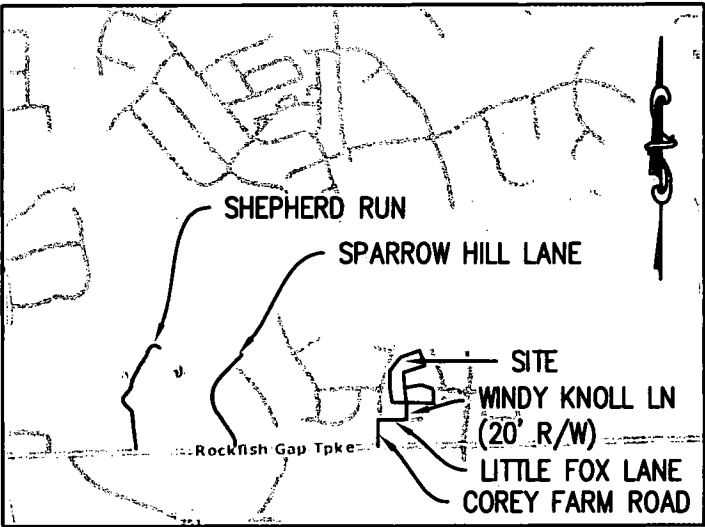
Given under my hand this 21 day of January, 2025


 (NOTARY PUBLIC)

My commission as Notary expires: Aug 31, 2027

| |
|---|
| KIM MICHELE DOVE NOTARY PUBLIC COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES AUG. 31, 2027 COMMISSION # 8086267 |
|---|

VICINITY MAP
SCALE: 1"=2000'



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 A SURVEY PERFORMED ON AUGUST 13, 2024 AS WELL AS PLATS RECORDED AT DB 1984 PG 192 (TMP 56-96A) DB 1597 PG 215, DB 496 PG 518 (TMP 56-96B) .
3. SUBJECT PARCELS ARE LOCATED IN ZONE "X" AS SHOWN ON FEMA MAP NO 51003C0245D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, AN ELEVATION STUDY WAS NOT PERFORMED FOR THIS EXHIBIT.
4. TMP 56-96A & TMP 56-96B OWNER OF RECORD: EDWARD C. CARRINGTON VII.
5. THIS PROPERTY IS ZONED R-1, WHICH REQUIRES FRONT YARD BUILDING SETBACKS OF 5', SIDE YARD SETBACKS OF 5', AND REAR YARD SETBACKS OF 20' (SEE ALBEMARLE COUNTY BUILDING CODE SECTION CHAPTER 18 ARTICLE 2 SECTION 4.19 FOR ADDITIONAL REQUIREMENTS).
6. ALL SUBJECT PARCELS CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE
7. NO OBSERVED PLACES OF BURIAL DURING THIS SURVEY.
8. SUBJECT PARCELS ARE NOT WITHIN THE DAM INUNDATION ZONE.
9. SUBJECT PARCELS ARE NOT PROFFERED.
10. SUBJECT PARCELS ARE WITHIN THE CHESAPEAKE BAY WATERSHED.
11. SUBJECT PARCELS DO NOT LIE WITHIN AN AGRICULTURAL/FOREST DISTRICT.
12. SUBJECT PARCELS DO NOT LIE WITHIN THE WATER SUPPLY PROTECTION AREA.
13. CURRENTLY PROPERTY IS SERVED BY PUBLIC WATER AND SEWER, PER GIS
14. SUBJECT PROPERTY LIES WITHIN AN ENTRANCE CORRIDOR OVERLAY
15. SUBJECT PROPERTY LIES WITHIN A WATER SUPPLY WATERSHED
16. PARCEL X WILL HAVE DIRECT INGRESS AND EGRESS ONTO CORY FARM ROAD.

OWNERS CONSENT AND DEDICATION

THE PLATTING AND BOUNDARY LINE ADJUSTMENT OF TMP 56-96A (05600-00-00-096A0), LOCATED IN THE WHITE HALL MAGISTERIAL DISTRICT, RECORDED AT INST. #2024-7118, CONTAINING 1.0766 (±) ACRES, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY;

THE PLATTING, BOUNDARY LINE ADJUSTMENT, AND SUBDIVISION OF TMP 56-96B (05600-00-00-096B0) LOCATED IN THE WHITE HALL MAGISTERIAL DISTRICT, RECORDED AT INST #2024-6977, CONTAINING 2.0577 (±) ACRES, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY;

EDWARD C. CARRINGTON VII
1915 CATLIN ROAD
CHARLOTTESVILLE, VA 22901

1/8/25
DATE

COMMONWEALTH OF VIRGINIA -
CITY/COUNTY OF: Charlottesville
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF January 2025

Lindsey Acree
SIGNATURE OF NOTARY PUBLIC



APPROVAL

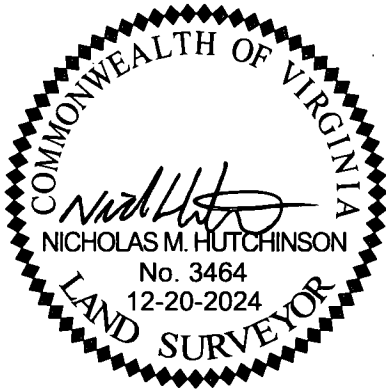
THE SUBDIVISION SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS, AND MAY BE COMMITTED TO RECORD.

Jodie Edwards WDF 1/10/25
SUBDIVISION AGENT DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF BUCKINGHAM COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY, HAVE BEEN COMPLIED WITH.

Nicholas M. Hutchinson 12-20-2024
NICHOLAS M. HUTCHINSON, LS NO 3464 DATE



BOUNDARY LINE ADJUSTMENT
AND SUBDIVISION OF
TAX MAP 56 PARCELS 96A & 96B
WHITE HALL MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

DECEMBER 3, 2024
SCALE: N/A
FILE: 24.224

SHEET
1 OF 2

www.foresightpc.com
434-589-8395

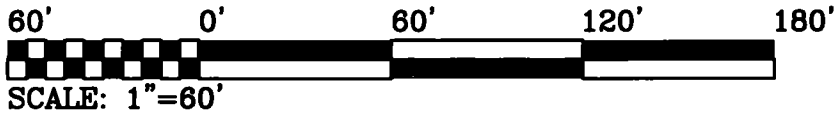


LEGEND

- CMP CORRUGATED METAL PIPE
- IF IRON FOUND
- IS IRON SET
- LP LIGHT POLE
- MON MOUNUMENT FOUND
- PD PAVED DRIVEWAY
- PED PEDESTAL
- UP UTILITY POLE
- UV UTILITY VAULT

- CONCRETE
- "AREA A"

| BOUNDARY LINE TABLE | | |
|---------------------|---------------|---------|
| Line | Direction | Length |
| L1 | N 07°31'47" W | 151.08' |
| L2 | N 09°47'26" W | 151.97' |
| L3 | S 89°45'12" W | 6.04' |



BOUNDARY LINE ADJUSTMENT
AND SUBDIVISION OF
TAX MAP 56 PARCELS 96A & 96B
WHITE HALL MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

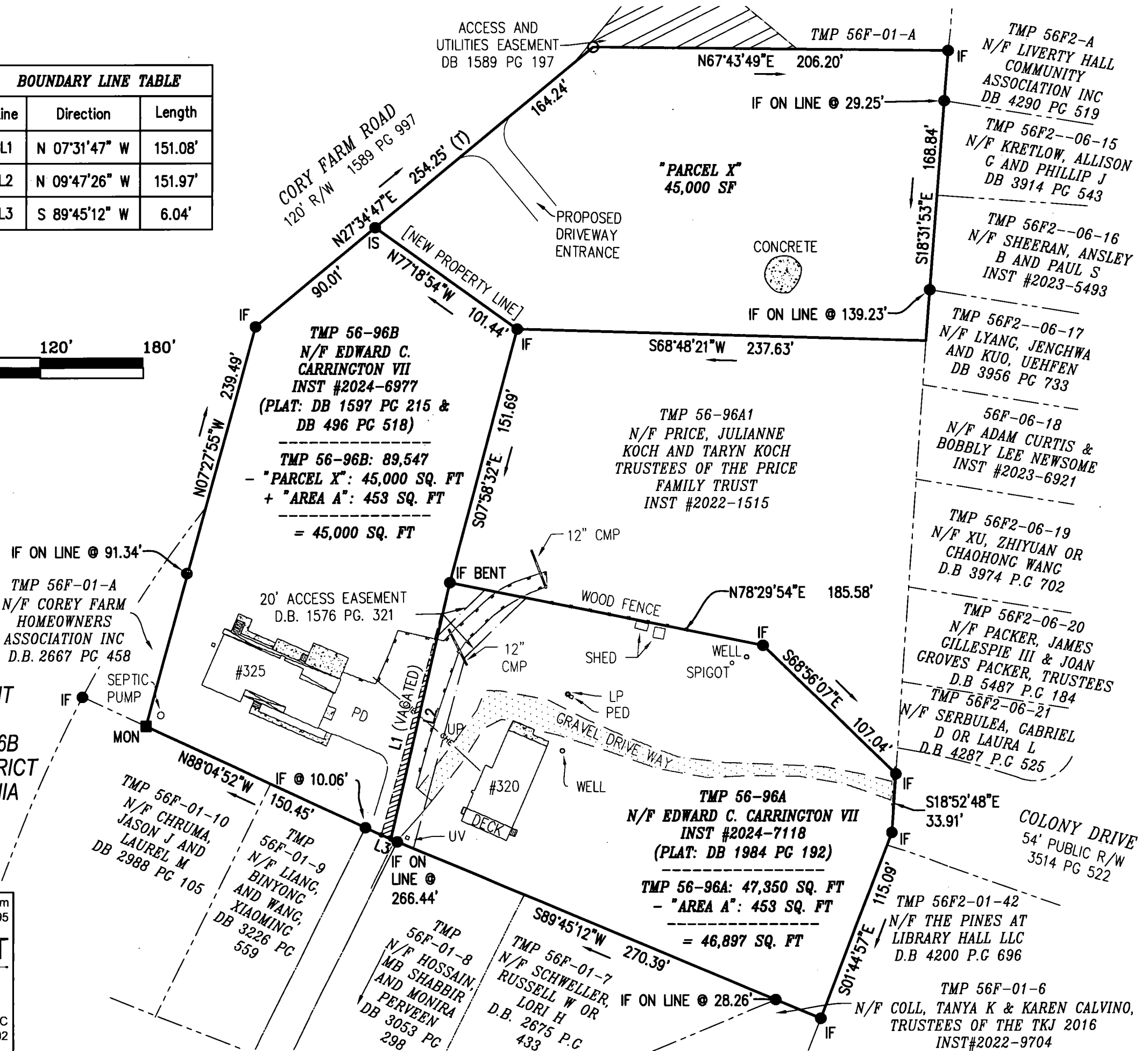
DECEMBER 3, 2024
SCALE: 1" = 60'
FILE: 24.224

SHEET
2 OF 2

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434-589-8395

FORESIGHT
SURVEY, PC
LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C
Charlottesville, VA 22902



NAD83
VA SOUTH ZONE

INSTRUMENT # 202500000561
RECORDED ALBEMARLE CO CIRCUIT COURT CLERK'S OFFICE
Jan 21, 2025 AT 02:14 pm
JON R. ZUG, CLERK by M/G

1/10/25
WDF