

NOTES

- THE SURVEYED PROPERTIES DELINEATED HEREON ARE LOCATED IN FLUVANNA AND LOUISA COUNTIES.
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF FLUVANNA AND LOUISA COUNTY, VIRGINIA AND MADE TO BEST FIT FOUND MONUMENTATION, BASED OFF A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. IN AUGUST, 2016 THROUGH NOVEMBER, 2, 2016.
- HORIZONTAL DATUM IS BASED ON NGS AND/OR LOCAL COUNTY GPS MONUMENTS.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL, NOR HAVE ANY CORNERS BEEN SET.
- THE SURVEYED PROPERTIES AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD. BOWMAN CONSULTING GROUP, LTD. WAS NOT PROVIDED COMMITMENTS FOR TITLE INSURANCE THEREFORE NOT ALL EASEMENTS MAY BE SHOWN AND PROPERTIES ARE SUBJECT TO ALL ENCUMBRANCES OF RECORD.
- THE SURVEYED PROPERTIES SHOWN HEREON LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR FLUVANNA COUNTY, VIRGINIA, COMMUNITY PANEL NUMBERS 51065C0060C, EFFECTIVE MAY 16, 2008, AND 51065C0100C, EFFECTIVE MAY 16, 2008, AND FEMA FLOOD INSURANCE RATE MAP FOR LOUISA COUNTY, VIRGINIA, COMMUNITY PANEL NUMBER 51109C0250 B, EFFECTIVE NOVEMBER 5, 1997.
- PROPOSED EASEMENT LOCATIONS ARE BASED OFF DESIGN FILES RECEIVED FROM DEWBERRY ON 06/18/2018.
- FLUVANNA AND LOUISA COUNTY LINE BASED OFF THE FOLLOWING REFERENCES:
 VDOT HWY PLANS:
 15-032-000 493D
 15-054-000 1854
 15-054-100-R202
 250-032-101
 FLUVANNA COUNTY LAND RECORDS
 D.B. 142 PG. 455
 D.B. 99 PG. 526
 P.B. 2 PG. 284
 D.B. 562 PG. 292
 D.B. 315 PG. 502
 LOUISA COUNTY LAND RECORDS
 P.B. 8 PG 2049
 P.B. 9 PG 1541
 D.B. 132 PG. 357
 D.B. 327 PG. 128

10. NO 44,45,46,47 AND FOREST VIEW LOT 72 (LOUISA TM 51-16-76, 51-16-77, 51-16-78, 51-16-1 AND 51-16-2, RESPECTIVELY) HAVE NOT BEEN LAWFULLY SUBDIVIDED IN FLUVANNA COUNTY, VIRGINIA

PROPOSED EASEMENT TABULATION

NUMBER	P.I.N. #	OWNERS NAME	UTILITY EASEMENT AREA (ACRES)	TEMPORARY CONSTRUCTION EASEMENT AREA (ACRES)
26	4-A-109B	ROBERT B. MCGHEE & MARILYN B. MCGHEE	0.0554	0.0436
27	4-A-110	JEFFREY R. KNIGHTINGALE	0.0785	0.0785
28	4-A-111	HAZEL C. WOODSON	0.0046	0.2131
29	4-A-114	VERNON L. HERRION	-	0.0224
30	4-A-118	PAUL J. SECHLER & LAURA D. SECHLER	-	0.1395
31	4-A-L120A	TROY C. BITTLE & LAURA E. BITTLE	0.1766	0.1233
32	4-44-5	MAPLECREST PROPERTY OWNERS ASSOCIATION, INC.	0.1173	0.1172
33	4-A-126A	WILLIAM E. GRAVES, JR. & SHERI MCDANIEL	0.0795	0.0795
34	4-A-125	ROGER M. DEANE & SHERRY S. DEANE	0.5960	0.4991
35	4-41-3	ANDREW J. BOYLE & JESSICA B. BOYLE	0.0046	0.0621
36	4-A-118D	JOSE GAONA & ELPIDIA GAONA	-	0.0020
37	4-A-119	JOSE GAONA & ELPIDIA GAONA	-	0.0489
38	4-A-126	JOSE GAONA & ELPIDIA GAONA	-	0.0497
39	4-34-1	ORLANDO KENNETH MARTIN & ABIGAIL ANN MARTIN	-	0.0465
40	4-34-2	RUSSELL LINWOOD DEANE	-	0.0519
41	4-34-3	HARVEY A. PEREGOY & CRYSTAL EDWARDS	-	0.0459
42	4-34-4	WILLIE O. HILL, SR.	0.0046	0.0504
43	4-34-5	LAURENCE A. DAVIS, III & TIFFANY A. CRAIG	-	0.0136
44	51-16-76 (LOUISA)	FLINT PROPERTIES, L.C.	-	0.0012
45	51-16-77 (LOUISA)	FLINT PROPERTIES, L.C.	0.1516	0.1500
46	51-16-78 (LOUISA)	FLINT PROPERTIES, L.C.	0.0470	0.0463
47	51-16-1 (LOUISA)	FLINT PROPERTIES, L.C.	0.3517	0.2166
48	5-2-2B	RUTH OLIVER, LELA BROWN, BARBARA CLARK, ANN COFFEE TILLER, SHARON Y. CLARK, INA B. CLARK, EMMANUEL CLARK, PHILLIP C. MILLER, KATHERINE CLARK AND ALICE W. CLARK	0.0790	0.0441
49	5-1-A1	VADA HOWARD	0.2178	0.1832
50	5-1-A2	VADA HOWARD	0.0600	0.0621
51	5-2-2	WILLIAMS HERITAGE, L.L.C.	0.2181	0.2833
52	5-A-13	WILLIAMS HERITAGE, L.L.C.	0.3196	0.3580
53	5-1-A3	VADA HOWARD	0.0585	0.0565
54	5-1-B	SIGNORA C. HUBERT	0.0852	0.0857
55	5-A-1	EDWARD S. JACKSON JR.	0.0470	0.0473
56	5-A-12	DOUGLAS R. MOORE AND STARLIA J. MOORE TRUSTEES OF THE DOUGLAS R. MOORE AND STARLIA J. MOORE LIVING TRUST	0.0143	0.0143
57	5-A-11	MICHAEL A. DUKE	0.1171	0.1171
58	5-A-10	FAYE R. RIGBY	0.1192	0.1192
59	5-A-9	MAURICE G. CONRAD, JR. & GENEVIE B. CONRAD	0.0626	0.0627
60	5-A-7	HARRY S. GOODWIN, JR. & JANE G. LANDIS	0.0940	0.0721
61	5-13-9	HARRY S. GOODWIN, JR. & JANE G. LANDIS	0.2453	0.2245
62	5-13-7 & 8	ELLERSON R. OVERTON & CATHERINE ELIZABETH OVERTON	0.2771	0.2771
63	5-24-A	JA-ZAN, L.L.C.	0.0394	0.0259
64	5-24-1	JA-ZAN, L.L.C.	0.0565	0.0585
65	5-24-2	STONEGATE LAND HOLDINGS, L.L.C.	0.0678	0.0678
66	5-24-3	JA-ZAN, L.L.C.	0.0626	0.0626
67	5-24-4	JA-ZAN, L.L.C.	0.0701	0.0699

PROPOSED EASEMENT TABULATION

NUMBER	P.I.N. #	OWNERS NAME	UTILITY EASEMENT AREA (ACRES)	TEMPORARY CONSTRUCTION EASEMENT AREA (ACRES)
68	5-24-11	JA-ZAN, L.L.C.	0.1728	0.1152
69	5-24-10	JA-ZAN, L.L.C.	0.1372	0.0923
70	5-13-6	ELLERSON R. OVERTON & CATHERINE E. OVERTON	0.1437	0.0126
71	5-13-5	ELLERSON R. OVERTON & CATHERINE E. OVERTON	0.1479	0.0570
-	-	-	-	-
73	5-10-2	XROADS L.L.C.	0.4841	0.2432
74	5-10-2A	KLOECKNER METALS CORPORATION	0.0252	0.3469
75	5-17-1	EMANUEL BROWN, ERNESTO V. DEOMAMPO, AND ANDY R. CLARK, TRUSTEES OF THE COVENANT CHURCH OF GOD OF ALBEMARLE COUNTY, VIRGINIA	0.5110	0.2711
76	5-A-45	E. RANDALL RALSTON AND JOHN S. RALSTON, TRUSTEES OF THE TCH LAND TRUST	0.3414	0.1173
77	5-7-10	MARGIE IRENE GLASS AND RITA SUE GLASS, TRUSTEES OF THE R.S. GLASS MARITAL TRUST	0.2427	0.1386
78	5-7-9	B PROPERTIES II LLC	1.0873	0.4865
79	51-2-11 (LOUISA)	R.S. GLASS COMMERCIAL CENTER L.C.	-	0.0278
80	51-22-3 (LOUISA)	CRESCENT INN, L.C.	0.0206	0.0242
81	5-A-52	MARGIE IRENE GLASS AND RITA SUE GLASS, TRUSTEES OF THE R.S. GLASS MARITAL TRUST	0.1130	0.3228
82	5-16-4	SHENANDOAH BUILDING SUPPLY, INC.	0.1896	0.0560
83	5-A-53	MARGIE IRENE GLASS, TRUSTEE, OR HER SUCCESSORS IN TRUST UNDER THE MARGIE IRENE GLASS TRUST AGREEMENT DATED JUNE 28, 2016	0.4659	0.1844
84	5-A-54	JAMES H. WATSON	0.0264	0.0503
85	5-A-55X	MACON PROPERTIES, LLC	0.4659	0.4819
86	5-A-55A	P.T. HOLDINGS, LLC	0.0887	0.0572
87	5-16-4A	JAMES L. HIGGINBOTHAM SR.	0.0247	0.0528

DRAINAGE EASEMENT AREA - 0.0272 ACRES

PROPOSED UTILITY LOTS (RECORDED PER SEPARATE DOCUMENTS)

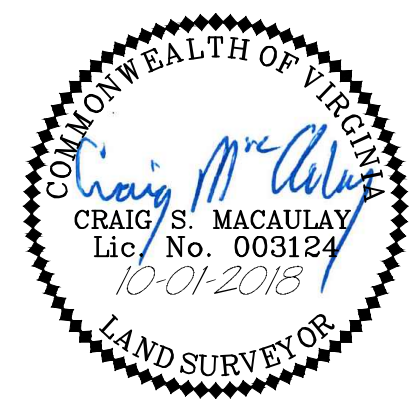
P.I.N. #	OWNERS NAME	UTILITY LOT AREA (ACRES)	UTILITY EASEMENT AREA (ACRES)	TEMPORARY CONSTRUCTION EASEMENT AREA (ACRES)	DRAINAGE EASEMENT AREA (ACRES)	INGRESS-EGRESS EASEMENT (ACRES)	ACCESS EASEMENT (ACRES)
4-A-97	COMMONWEALTH OF VIRGINIA, DEPARTMENT OF CORRECTIONS	N/A	1.8286	2.0449	-	-	0.0887
5-7-9	B PROPERTIES II LLC (PROPOSED UTILITY LOT 2)	0.4569	1.0873	0.4865	0.0824	-	-
5-A-52	MARGIE IRENE GLASS AND RITA SUE GLASS, TRUSTEES OF THE R.S. GLASS MARITAL TRUST (PROPOSED UTILITY LOT 2)	0.0854	0.1130	0.3228	-	0.1108	-
5-A-55X	MACON PROPERTIES, LLC (PROPOSED UTILITY LOT 1)	0.2356	0.4659	0.4819	-	-	-

PLAT SHOWING PROPOSED UTILITY EASEMENTS & TEMPORARY CONSTRUCTION EASEMENTS

PALMYRA MAGISTERIAL DISTRICT
 FLUVANNA COUNTY, VIRGINIA
 AND
 GREEN SPRINGS MAGISTERIAL DISTRICT
 LOUISA COUNTY, VIRGINIA

SCALE: N/A

DATE: OCTOBER 1, 2018



REVISION



Bowman Consulting Group, Ltd.
 3951 Westerre Parkway, Suite 150
 Richmond, Virginia 23233
 Phone: (804) 616-3240
 Fax: (804) 270-2008
 www.bowmanconsulting.com

DWG: P:\00258 - Fluvanna County, VA Rte 250\00258-01-003 (SR) - Zion Crossroads Water & Sewer-Fluvanna\Survey\Plats\0258-C-RP-001 Overall Utility.dwg	BY: CH	CHK: CSM	QC:
BCG PROJECT NO: 8258-01-003	TASK: 003	COUNTY REF NO:	SHEET 1 OF 14

APPROVED FOR RECORDATION
 FLUVANNA COUNTY PLANNING COMMISSION AND/OR DIRECTOR OF PLANNING

DATE _____ ACTING SECRETARY/AGENT _____ RECORDED _____ PLAT BOOK: _____ PAGE: _____

8258-C-RP-001

UTILITY EASEMENT LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Contains utility easement data for lines U1 through U85.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains utility easement data for lines U86 through U170.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains utility easement data for lines U171 through U255.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains utility easement data for lines U256 through U340.

CURVE TABLE

Table with 7 columns: CURVE, RADIUS, LENGTH, BEARING, CHORD, DELTA, TANGENT. Contains curve data for curves C1 through C6.

UTILITY EASEMENT CURVE TABLE

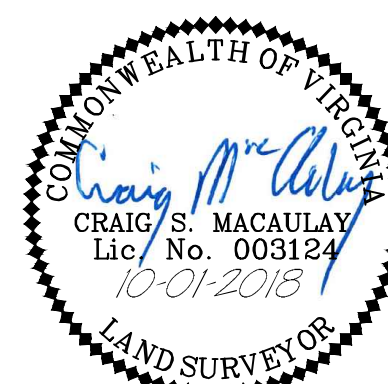
Table with 7 columns: CURVE, RADIUS, LENGTH, BEARING, CHORD, DELTA, TANGENT. Contains utility easement curve data for curves UC1 through UC35.

PLAT SHOWING PROPOSED UTILITY EASEMENTS & TEMPORARY CONSTRUCTION EASEMENTS

PALMYRA MAGISTERIAL DISTRICT FLUVANNA COUNTY, VIRGINIA AND GREEN SPRINGS MAGISTERIAL DISTRICT LOUISA COUNTY, VIRGINIA

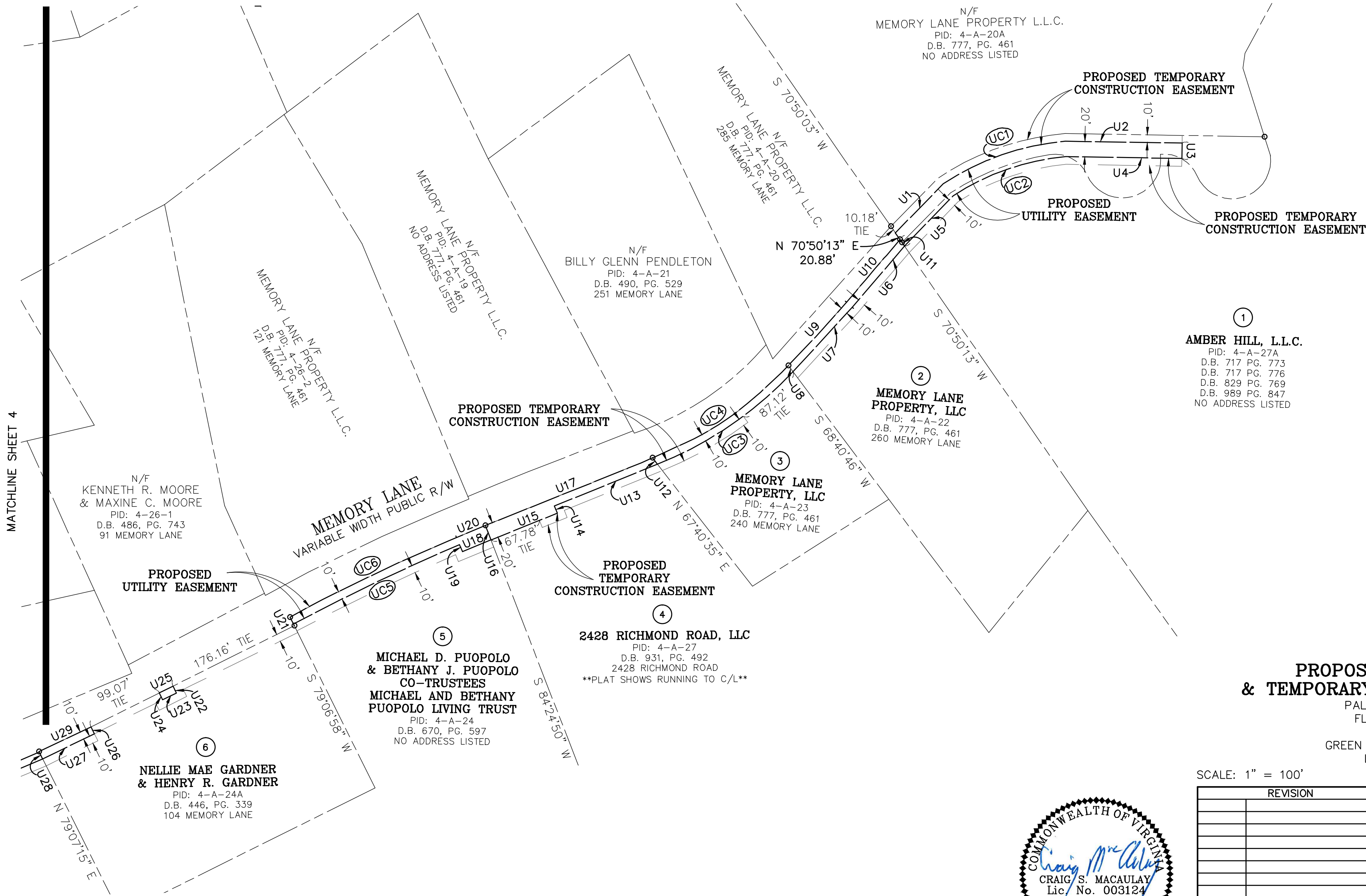
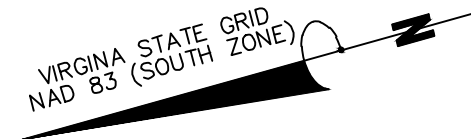
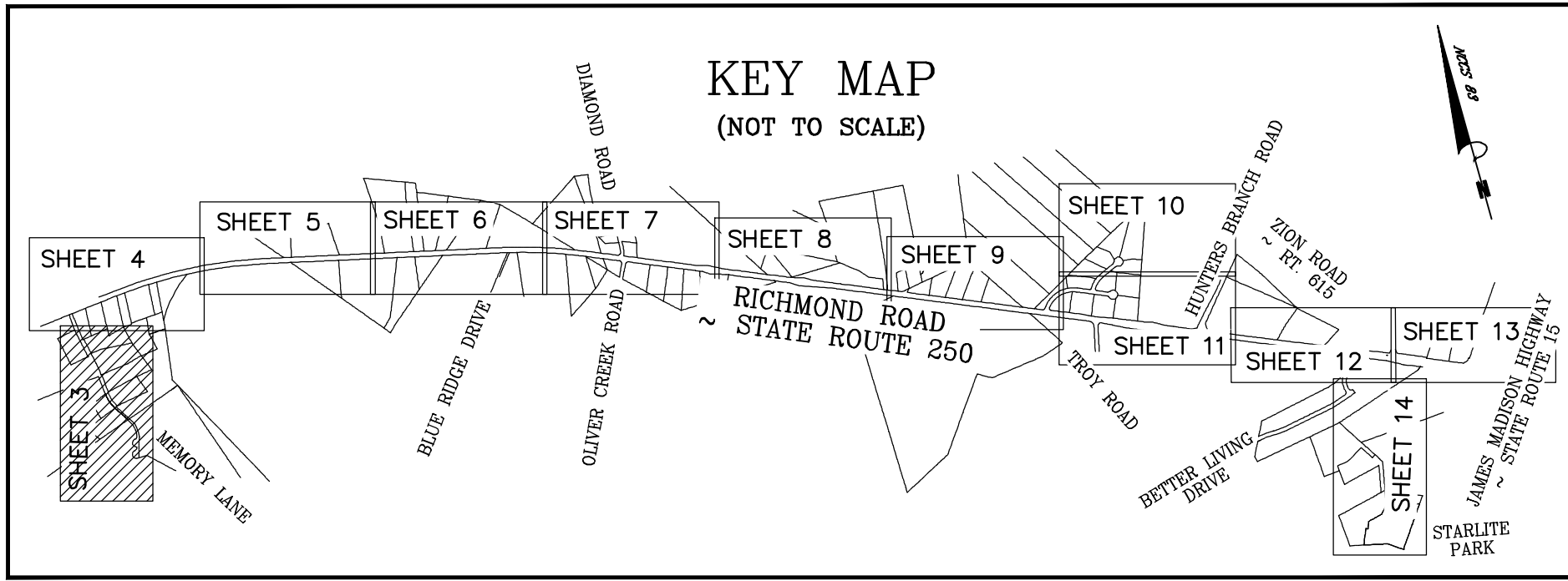
SCALE: N/A

DATE: OCTOBER 1, 2018



Revision table with 2 columns: REVISION, and Bowman Consulting logo and contact information.

8258-C-RP-001



①
AMBER HILL, L.L.C.
 PID: 4-A-27A
 D.B. 717 PG. 773
 D.B. 717 PG. 776
 D.B. 829 PG. 769
 D.B. 989 PG. 847
 NO ADDRESS LISTED

②
MEMORY LANE PROPERTY, LLC
 PID: 4-A-22
 D.B. 777, PG. 461
 260 MEMORY LANE

③
MEMORY LANE PROPERTY, LLC
 PID: 4-A-23
 D.B. 777, PG. 461
 240 MEMORY LANE

④
2428 RICHMOND ROAD, LLC
 PID: 4-A-27
 D.B. 931, PG. 492
 2428 RICHMOND ROAD
 PLAT SHOWS RUNNING TO C/L

⑤
MICHAEL D. PUOPOLO & BETHANY J. PUOPOLO CO-TRUSTEES
MICHAEL AND BETHANY PUOPOLO LIVING TRUST
 PID: 4-A-24
 D.B. 670, PG. 597
 NO ADDRESS LISTED

⑥
NELLIE MAE GARDNER & HENRY R. GARDNER
 PID: 4-A-24A
 D.B. 446, PG. 339
 104 MEMORY LANE

PLAT SHOWING
PROPOSED UTILITY EASEMENTS & TEMPORARY CONSTRUCTION EASEMENTS
 PALMYRA MAGISTERIAL DISTRICT
 FLUVANNA COUNTY, VIRGINIA
 AND
 GREEN SPRINGS MAGISTERIAL DISTRICT
 LOUISA COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: OCTOBER 1, 2018

REVISION

Bowman CONSULTING

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 Richmond, Virginia 23233 www.bowmanconsulting.com



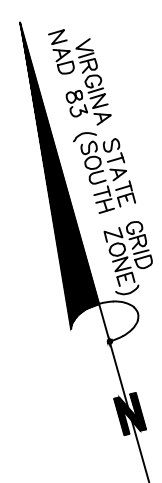
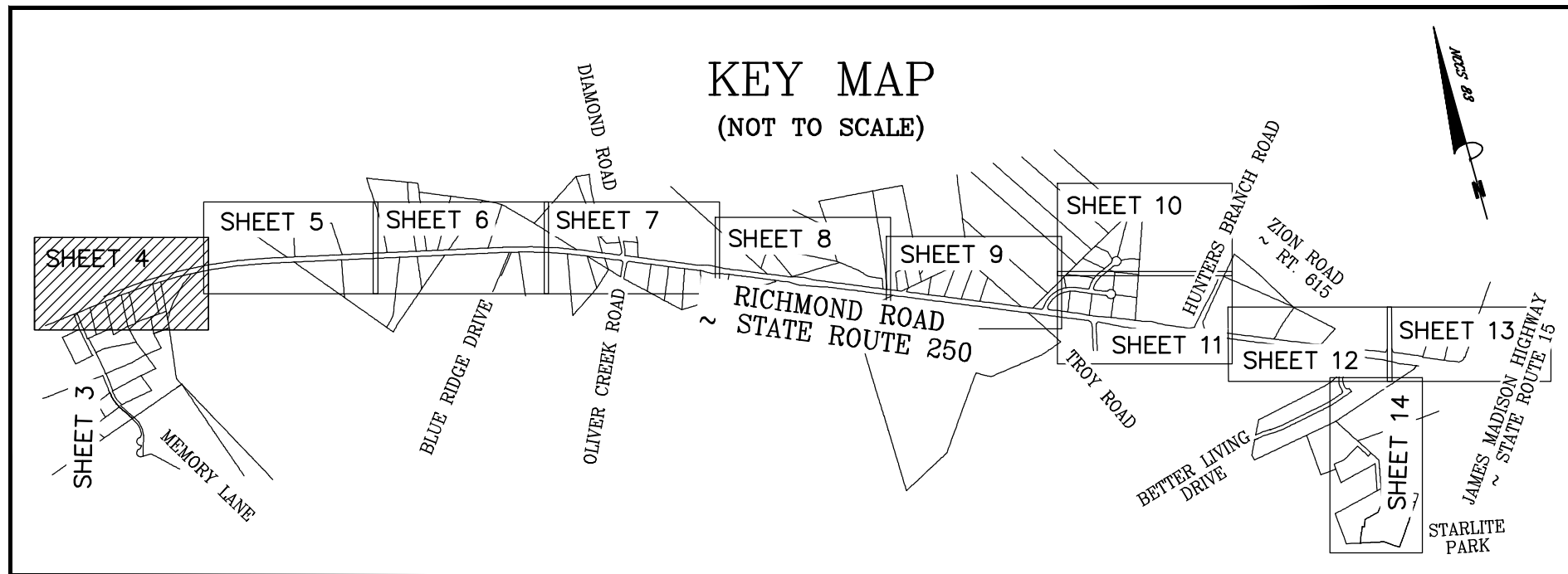
DWG: P:\008258 - Fluvanna County, VA Rte 250\008258-01-003 (SIR) - 2cm Crossroads Water & Sewer Fluvanna\Survey\Plats\8258-C-RP-001 Overall Utility.dwg	BY: CH	CHK: CSM	QC:
BCG PROJECT NO: 8258-01-003	TASK: 003	COUNTY REF NO:	SHEET 3 OF 14

*SEE SHEET 3 OF 14 FOR LINE AND CURVE TABLES



RECORDED _____ PLAT BOOK: _____ PAGE: _____

8258-C-RP-001



RICHMOND ROAD ~ STATE ROUTE 250
VARIABLE WIDTH PUBLIC R/W

MATCHLINE SHEET 5

⑤
MICHAEL D. PUOPOLO & BETHANY J. PUOPOLO
CO-TRUSTEES
MICHAEL AND BETHANY PUOPOLO LIVING TRUST
PID: 4-A-24
D.B. 670, PG. 597
NO ADDRESS LISTED

PROPOSED UTILITY EASEMENT

PROPOSED TEMPORARY CONSTRUCTION EASEMENT

PROPOSED UTILITY EASEMENT

⑨
ROBERT W. BROWN
PID: 4-A-14
D.B. 453 PG. 896
D.B. 348, PG. 01
2694 RICHMOND ROAD

⑧
WAYNE WILLIAM COLLINS
PID: 4-A-12
D.B. 93, PG. 618
2642 RICHMOND ROAD

⑦
KENNETH R. MORRIS & MAXINE C. MORRIS
PID: 4-A-3-1-25
D.B. 166, PG. 751
63 MEMORY LANE

⑪
MEMORY LANE PROPERTY, LLC
PID: 4-A-16
D.B. 777, PG. 461
NO ADDRESS LISTED

⑬
JUNE B. DUDLEY
PID: 4-A-98F
D.B. 75 PG. 385
D.B. 116 PG. 156
W.B. 62, PG. 916
2830 RICHMOND ROAD

N/F
COMMONWEALTH OF VIRGINIA,
DEPARTMENT OF CORRECTIONS
PID: 4-A-97
D.B. 295, PG. 420
NO ADDRESS LISTED

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
*PER SEPARATE DOCUMENT

N/F
COMMONWEALTH OF VIRGINIA,
DEPARTMENT OF CORRECTIONS
PID: 4-A-97
D.B. 295, PG. 420
NO ADDRESS LISTED

PROPOSED 20' UTILITY EASEMENT
*PER SEPARATE DOCUMENT

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
*PER SEPARATE DOCUMENT

N/F
MEMORY LANE PROPERTY L.L.C.
PID: 4-A-20
D.B. 777, PG. 461

MATCHLINE DETAIL

PLAT SHOWING
**PROPOSED UTILITY EASEMENTS
& TEMPORARY CONSTRUCTION EASEMENTS**

PALMYRA MAGISTERIAL DISTRICT
FLUVANNA COUNTY, VIRGINIA
AND
GREEN SPRINGS MAGISTERIAL DISTRICT
LOUISA COUNTY, VIRGINIA

SCALE: 1" = 100'

DATE: OCTOBER 1, 2018

REVISION

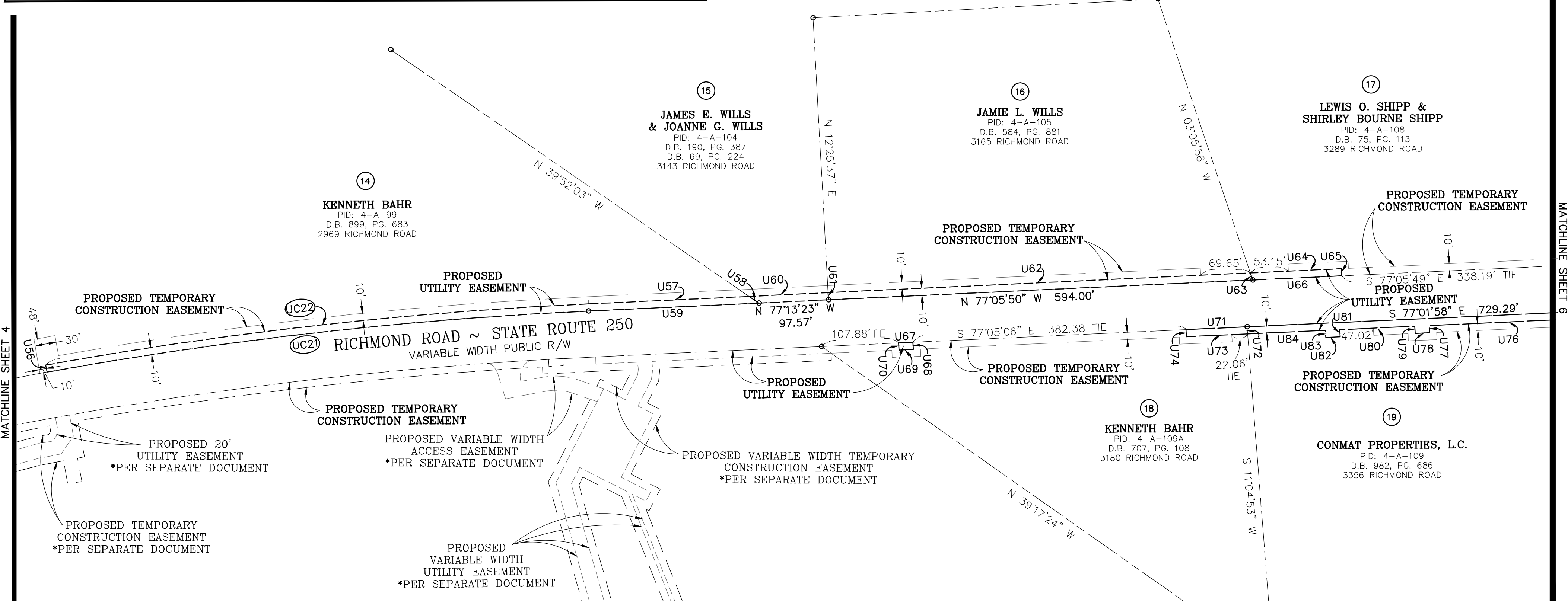
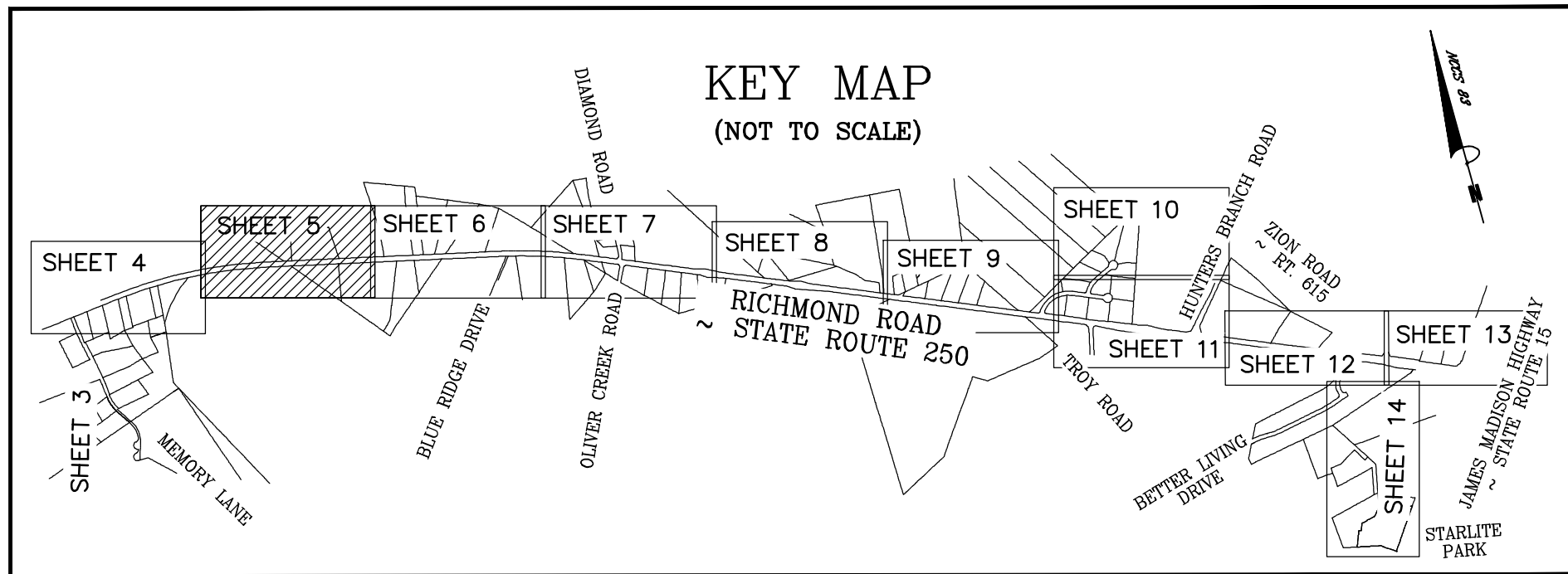


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Richmond, Virginia 23233 www.bowmanconsulting.com

DWG: P:\00258 - Fluvanna County, VA Rte 250\00258-01-003 (SR) - 2in Crossroads Water & Sewer Fluvanna Survey\Plat\0258-C-RP-01 Overall Utility.dwg	BY: CH	CHK: CSM	QC:
BCG PROJECT NO: 8258-01-003	TASK: 003	COUNTY REF NO:	SHEET 4 OF 14



8258-C-RP-001



N/F
COMMONWEALTH OF VIRGINIA,
DEPARTMENT OF CORRECTIONS
PID: 4-A-97
D.B. 295, PG. 420
NO ADDRESS LISTED

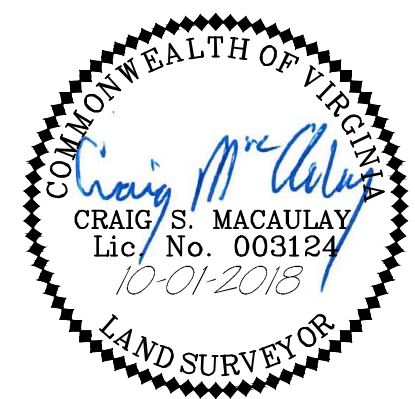
PLAT SHOWING
**PROPOSED UTILITY EASEMENTS
& TEMPORARY CONSTRUCTION EASEMENTS**
PALMYRA MAGISTERIAL DISTRICT
FLUVANNA COUNTY, VIRGINIA
AND
GREEN SPRINGS MAGISTERIAL DISTRICT
LOUISA COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: OCTOBER 1, 2018

REVISION

Bowman
CONSULTING

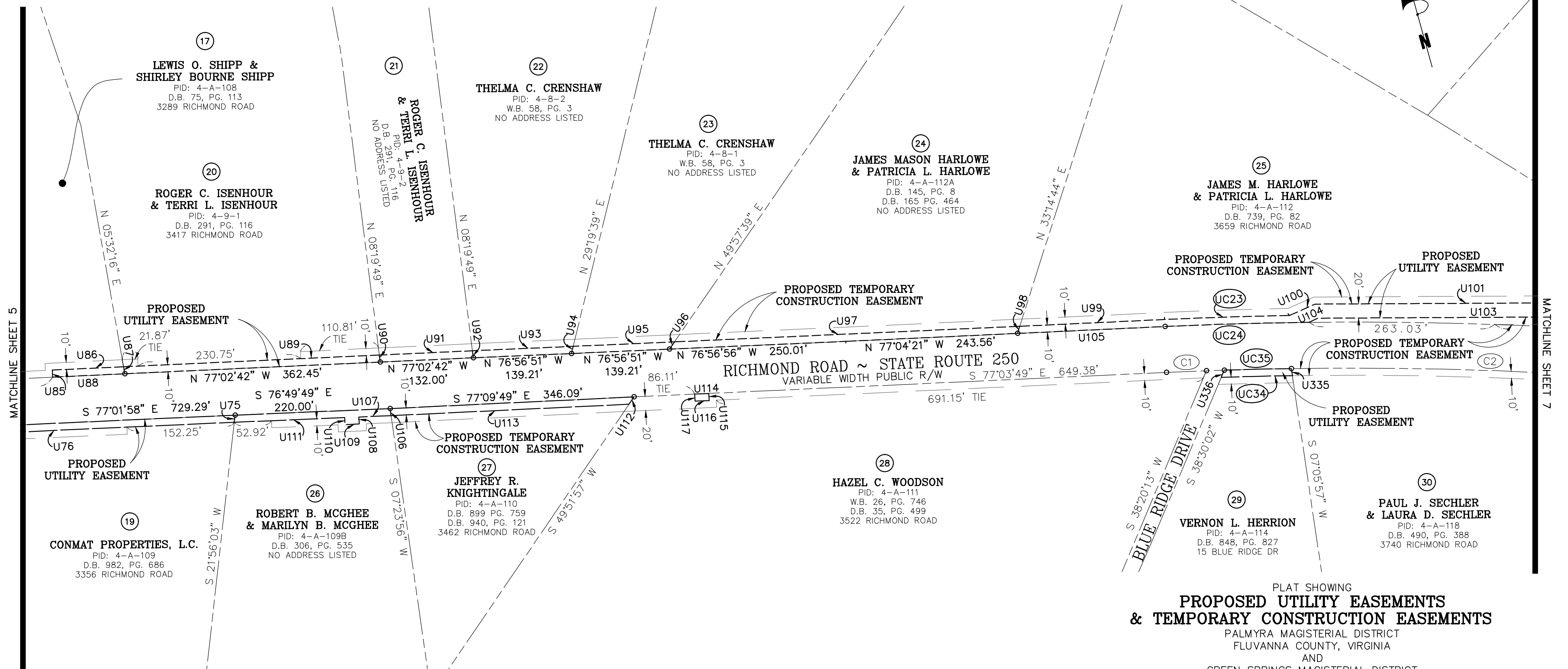
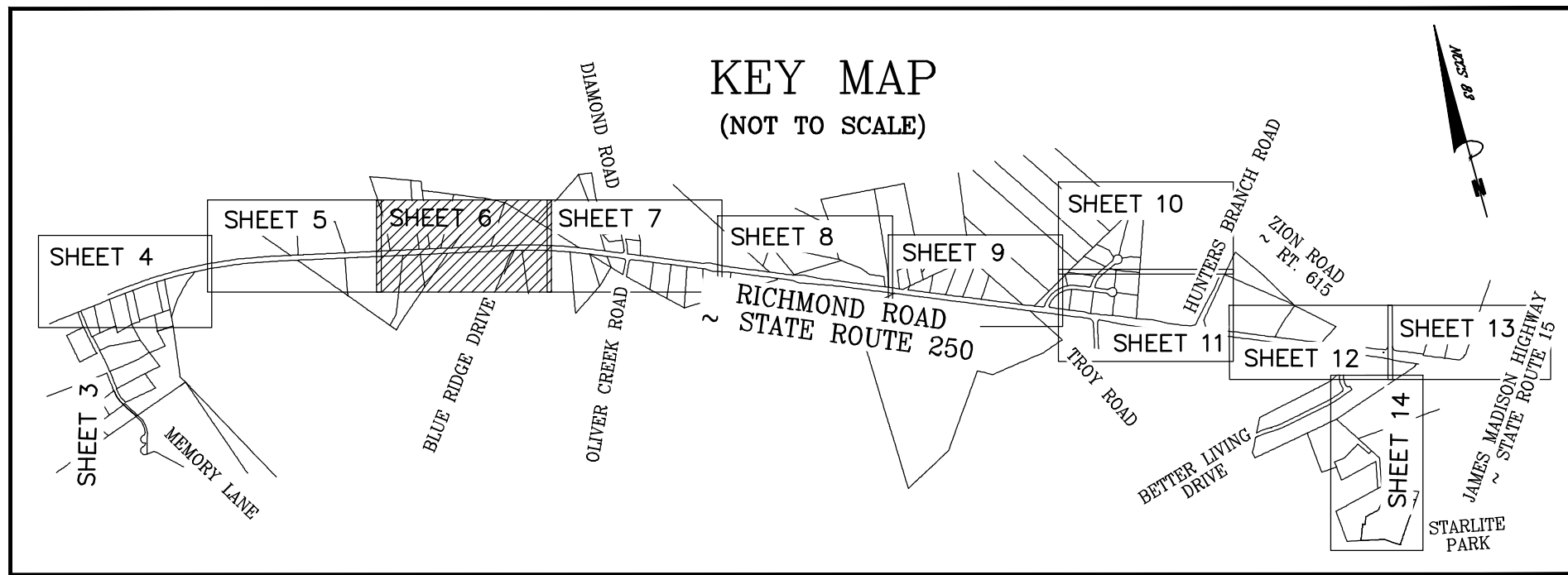
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BCG PROJECT NO: 8258-01-003	TASK: 003	COUNTY REF NO:	SHEET 5 OF 14		



8258-C-RP-001



MATCHLINE SHEET 5

MATCHLINE SHEET 7

SCALE: 1" = 100'

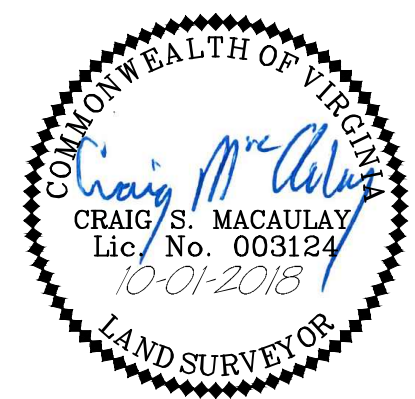
DATE: OCTOBER 1, 2018

REVISION

Bowman CONSULTING

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Richmond, Virginia 23233

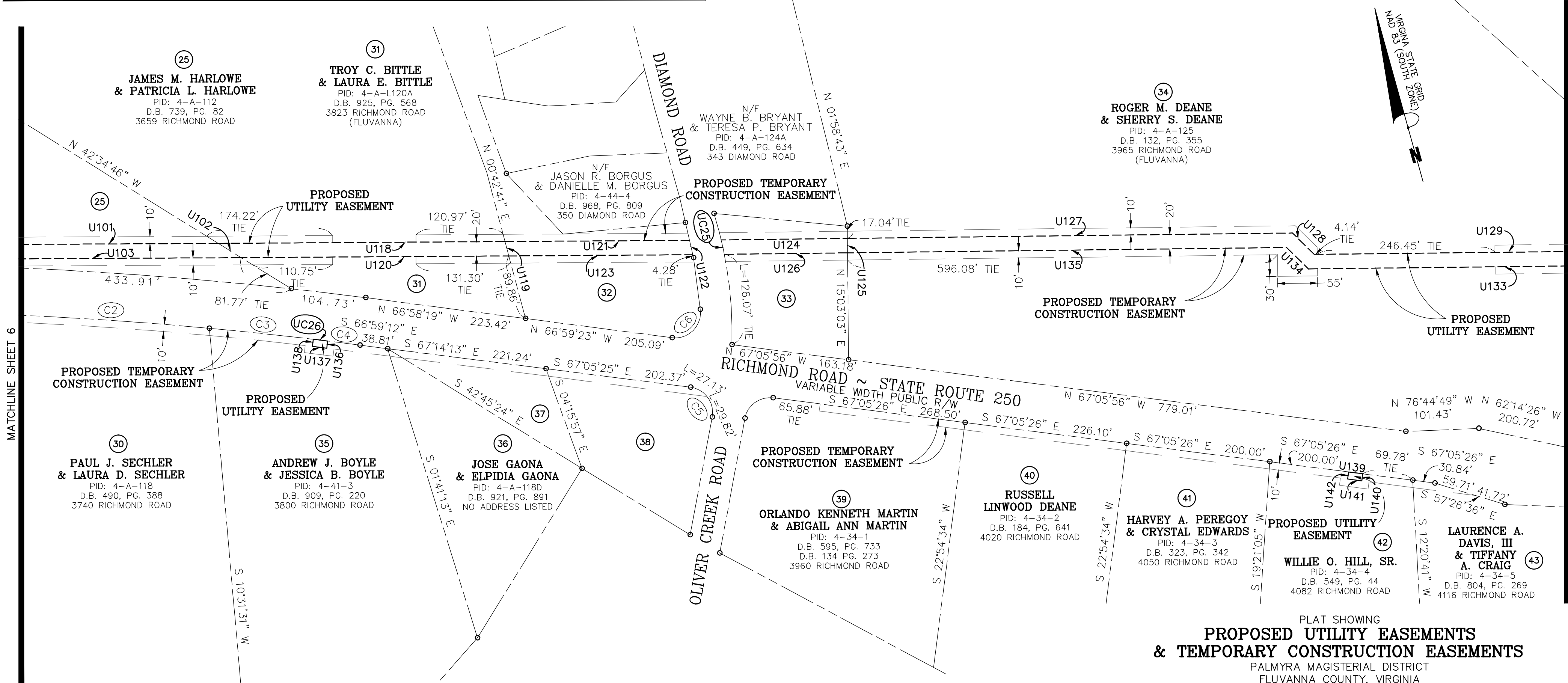
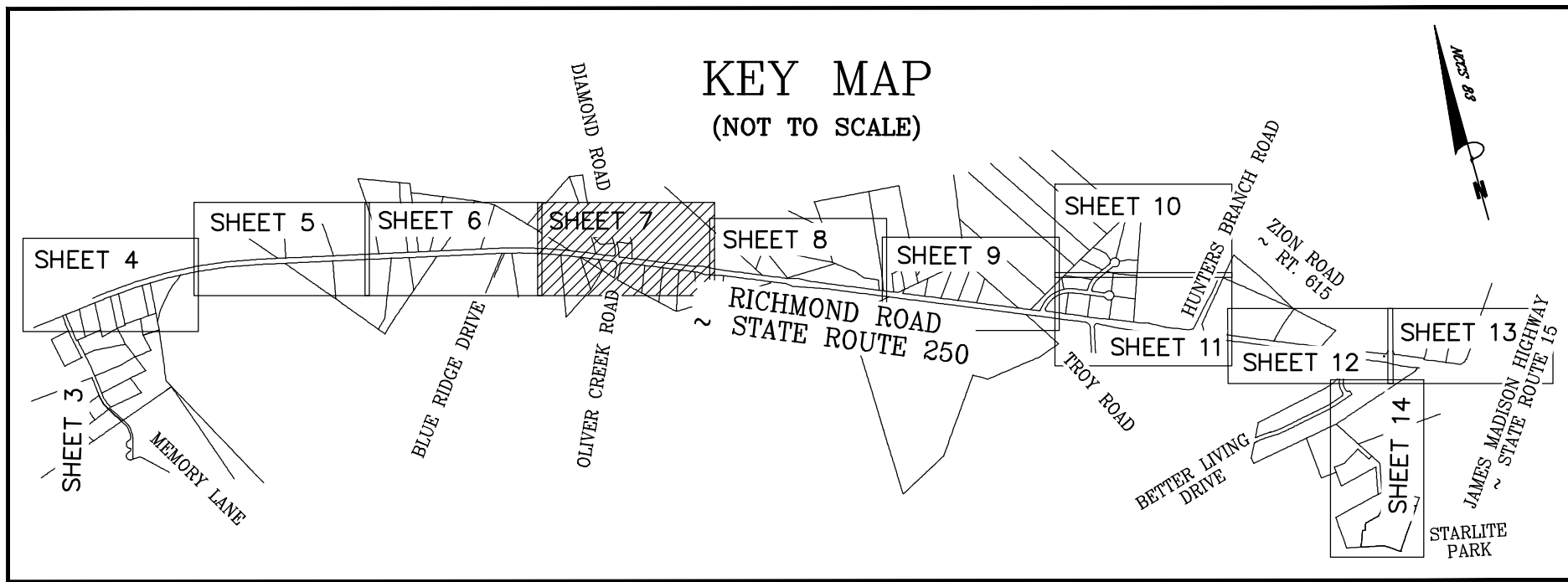
Phone: (804) 616-3240
Fax: (804) 270-2008
www.bowmanconsulting.com



DWG: P:\00258 - Fluvanna County, VA Rte 250\00258-01-003 (SIR) - Zon Crossroads Water & Sewer Fluvanna Survey\Plats\0258-C-RP-001 Overall Utility.dwg	BY: CH	CHK: CSM	QC:
BCG PROJECT NO: 8258-01-003	TASK: 003	COUNTY REF NO:	SHEET 6 OF 14



8258-C-RP-001



25
JAMES M. HARLOWE & PATRICIA L. HARLOWE
 PID: 4-A-112
 D.B. 739, PG. 82
 3659 RICHMOND ROAD

31
TROY C. BITTLE & LAURA E. BITTLE
 PID: 4-A-L120A
 D.B. 925, PG. 568
 3823 RICHMOND ROAD (FLUVANNA)

34
WAYNE B. BRYANT & TERESA P. BRYANT
 PID: 4-A-124A
 D.B. 449, PG. 634
 343 DIAMOND ROAD

34
ROGER M. DEANE & SHERRY S. DEANE
 PID: 4-A-125
 D.B. 132, PG. 355
 3965 RICHMOND ROAD (FLUVANNA)

32
JASON R. BORGUS & DANIELLE M. BORGUS
 PID: 4-44-4
 D.B. 968, PG. 809
 350 DIAMOND ROAD

30
PAUL J. SECHLER & LAURA D. SECHLER
 PID: 4-A-118
 D.B. 490, PG. 388
 3740 RICHMOND ROAD

35
ANDREW J. BOYLE & JESSICA B. BOYLE
 PID: 4-41-3
 D.B. 909, PG. 220
 3800 RICHMOND ROAD

36
JOSE GAONA & ELPIDIA GAONA
 PID: 4-A-118D
 D.B. 921, PG. 891
 NO ADDRESS LISTED

39
ORLANDO KENNETH MARTIN & ABIGAIL ANN MARTIN
 PID: 4-34-1
 D.B. 595, PG. 733
 D.B. 134 PG. 273
 3960 RICHMOND ROAD

40
RUSSELL LINWOOD DEANE
 PID: 4-34-2
 D.B. 184, PG. 641
 4020 RICHMOND ROAD

41
HARVEY A. PEREGOY & CRYSTAL EDWARDS
 PID: 4-34-3
 D.B. 323, PG. 342
 4050 RICHMOND ROAD

42
WILLIE O. HILL, SR.
 PID: 4-34-4
 D.B. 549, PG. 44
 4082 RICHMOND ROAD

43
LAURENCE A. DAVIS, III & TIFFANY A. CRAIG
 PID: 4-34-5
 D.B. 804, PG. 269
 4116 RICHMOND ROAD

32
MAPLECREST PROPERTY OWNERS ASSOCIATION, INC.
 PID: 4-44-5
 D.B. 682, PG. 323
 NO ADDRESS LISTED

33
WILLIAM E. GRAVES, JR. & SHERI MCDANIEL
 PID: 4-A-126A
 D.B. 308, PG. 855
 W.B. 59 PG. 183
 W.B. 59 PG. 184
 3941 RICHMOND ROAD

37
JOSE GAONA & ELPIDIA GAONA
 PID: 4-A-119
 D.B. 921, PG. 891
 3878 RICHMOND ROAD

38
JOSE GAONA & ELPIDIA GAONA
 PID: 4-A-126
 D.B. 921, PG. 891
 NO ADDRESS LISTED



PLAT SHOWING PROPOSED UTILITY EASEMENTS & TEMPORARY CONSTRUCTION EASEMENTS

PALMYRA MAGISTERIAL DISTRICT
 FLUVANNA COUNTY, VIRGINIA
 AND
 GREEN SPRINGS MAGISTERIAL DISTRICT
 LOUISA COUNTY, VIRGINIA

SCALE: 1" = 100'

DATE: OCTOBER 1, 2018

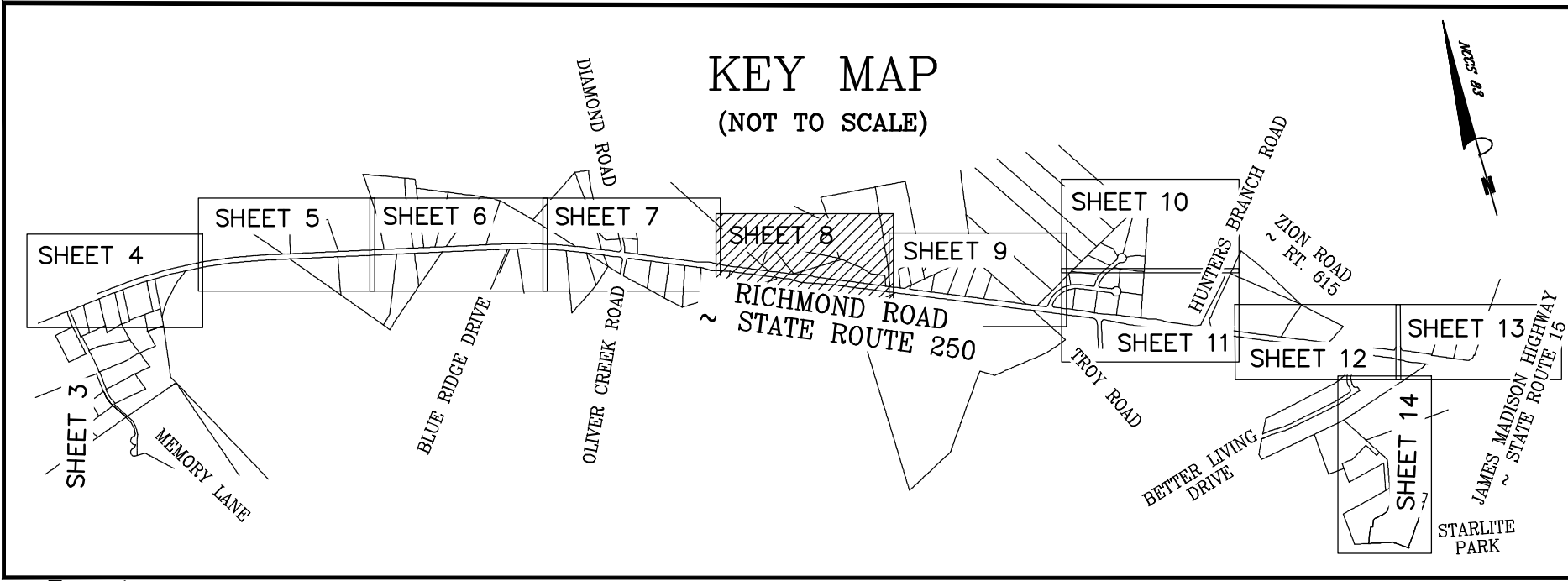
REVISION



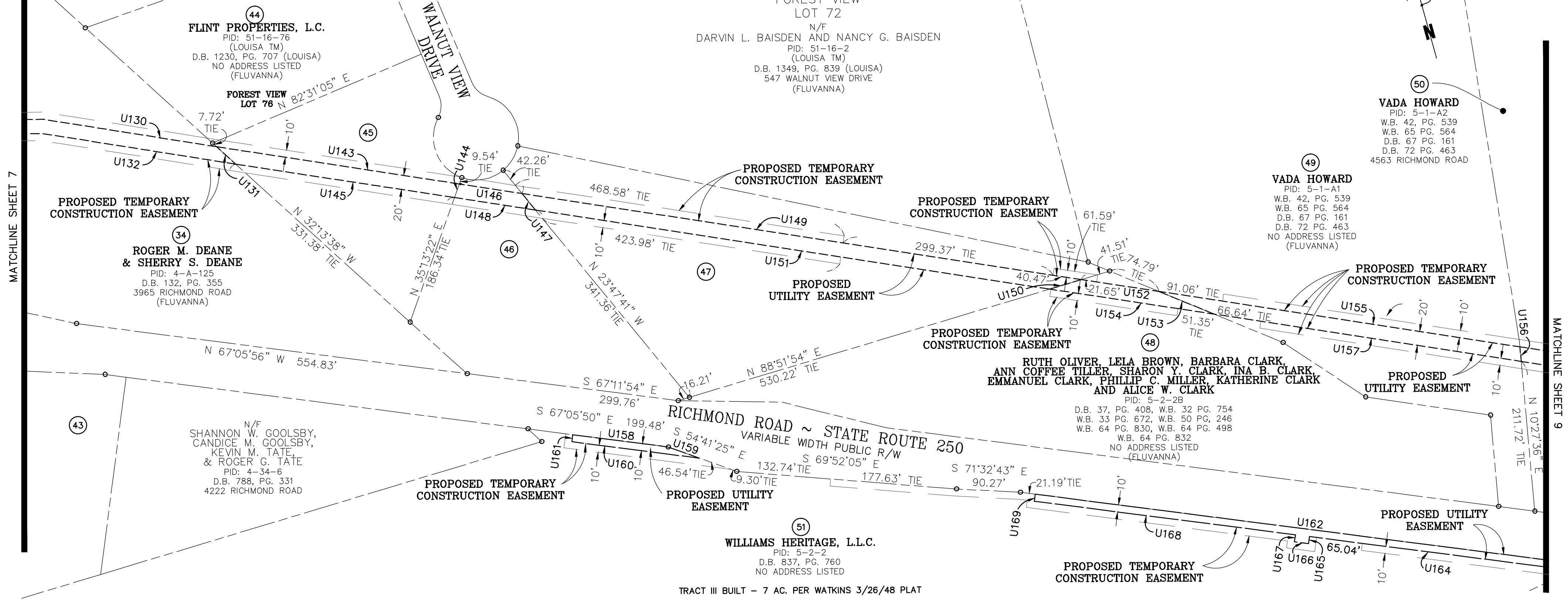
Bowman Consulting Group, Ltd.
 3951 Westerre Parkway, Suite 150
 Richmond, Virginia 23233
 Phone: (804) 616-3240
 Fax: (804) 270-2008
 www.bowmanconsulting.com

DWG: P:\00258 - Fluvanna County, VA Rte 250\00258-01-003 (SIR) - 2m Crossroads Water & Sewer Fluvanna Survey\Plats\0258-C-01 Overall Utility.dwg	BY: CH	CHK: CSM	QC:
BCG PROJECT NO: 8258-01-003	TASK: 003	COUNTY REF NO:	SHEET 7 OF 14

8258-C-RP-001



NOTE:
 NO 44,45,46,47 AND FOREST VIEW LOT 72
 (LOUISA TM 51-16-76, 51-16-77, 51-16-78,
 51-16-1 AND 51-16-2, RESPECTIVELY)
 HAVE NOT BEEN LAWFULLY SUBDIVIDED IN FLUVANNA COUNTY, VIRGINIA



MATCHLINE SHEET 7

MATCHLINE SHEET 9

TRACT III BUILT - 7 AC. PER WATKINS 3/26/48 PLAT

PLAT SHOWING
**PROPOSED UTILITY EASEMENTS
 & TEMPORARY CONSTRUCTION EASEMENTS**
 PALMYRA MAGISTERIAL DISTRICT
 FLUVANNA COUNTY, VIRGINIA
 AND
 GREEN SPRINGS MAGISTERIAL DISTRICT
 LOUISA COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: OCTOBER 1, 2018

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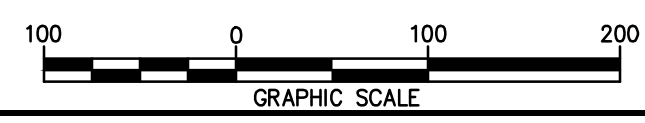
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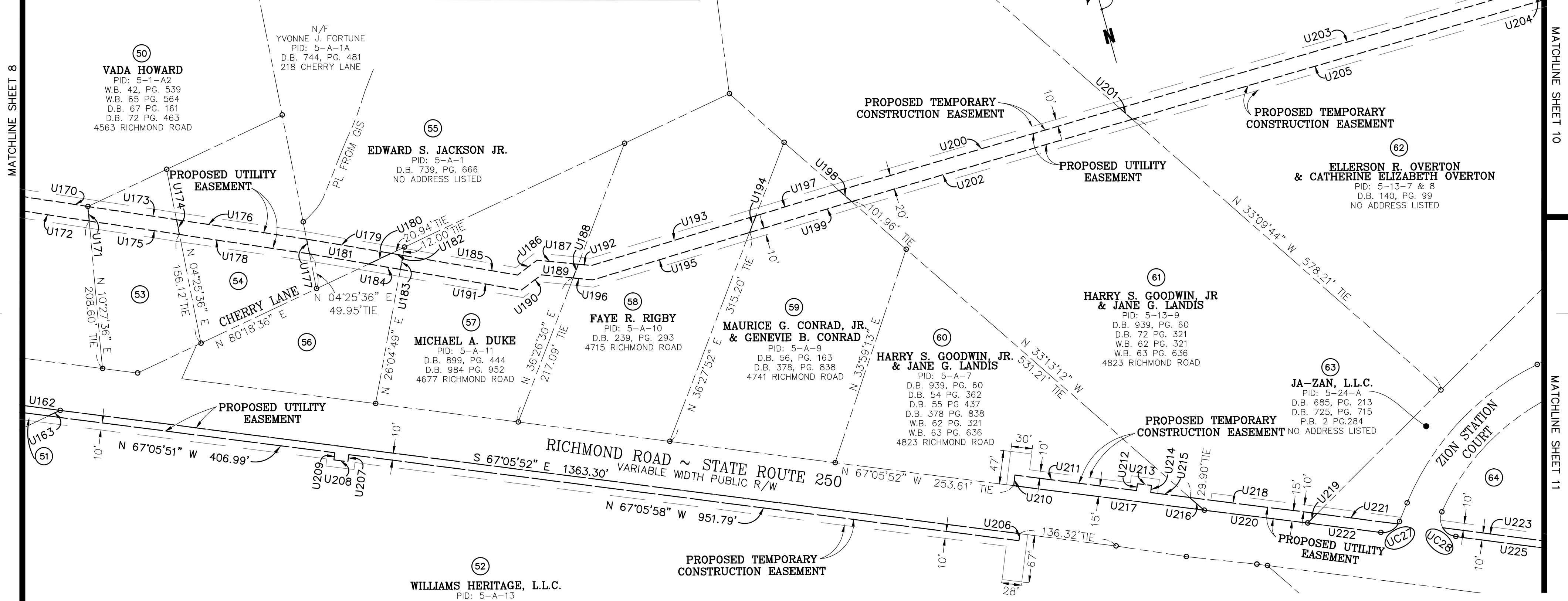
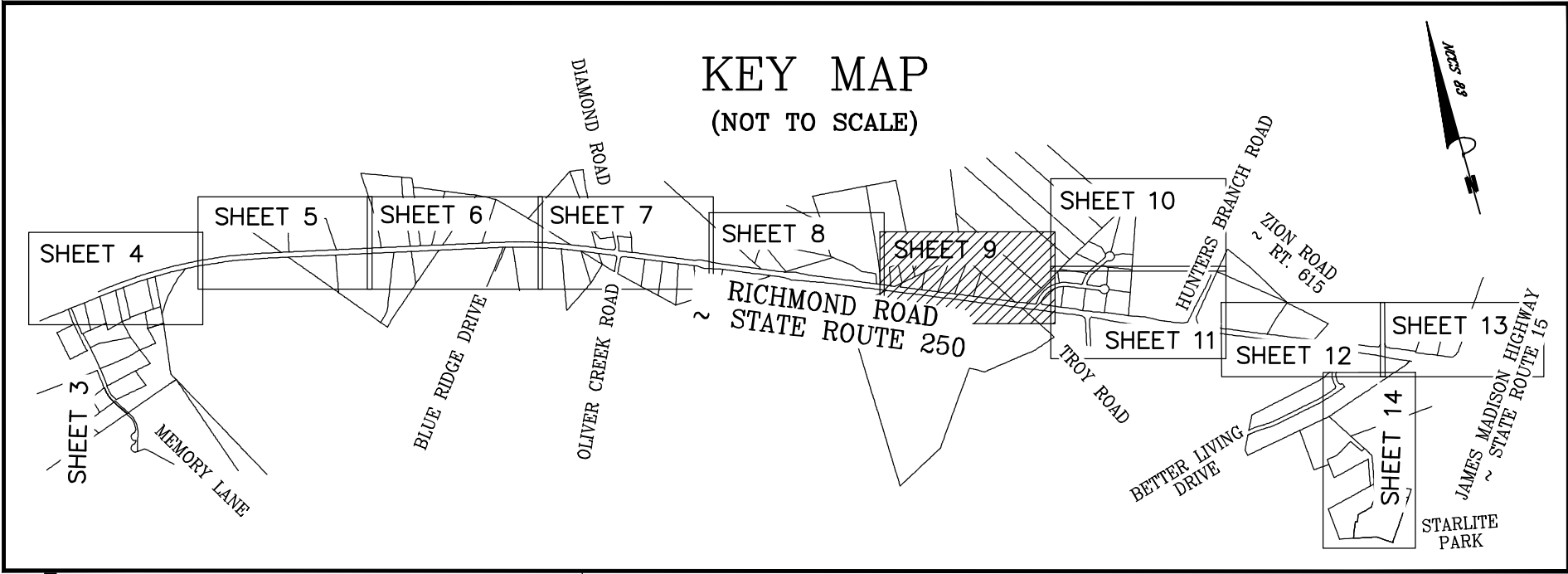
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- 43
 LAURENCE A. DAVIS, III & TIFFANY A. CRAIG
 PID: 4-34-5
 D.B. 804, PG. 269
 4116 RICHMOND ROAD
- 45
 FLINT PROPERTIES, L.C.
 PID: 51-16-77
 (LOUISA TM)
 D.B. 1230, PG. 707 (LOUISA)
 NO ADDRESS LISTED (FLUVANNA)
 FOREST VIEW LOT 77
- 46
 FLINT PROPERTIES, L.C.
 PID: 51-16-78
 (LOUISA TM)
 D.B. 1230, PG. 707 (LOUISA)
 NO ADDRESS LISTED (FLUVANNA)
 FOREST VIEW LOT 78
- 47
 FLINT PROPERTIES, L.C.
 PID: 51-16-1
 (LOUISA TM)
 D.B. 1230, PG. 707 (LOUISA)
 NO ADDRESS LISTED (FLUVANNA)
 FOREST VIEW LOT 71



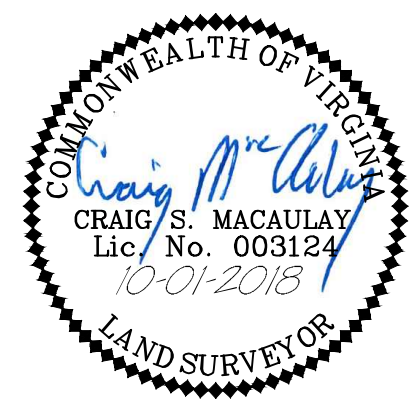
8258-C-RP-001



PLAT SHOWING
**PROPOSED UTILITY EASEMENTS
 & TEMPORARY CONSTRUCTION EASEMENTS**
 PALMYRA MAGISTERIAL DISTRICT
 FLUVANNA COUNTY, VIRGINIA
 AND
 GREEN SPRINGS MAGISTERIAL DISTRICT
 LOUISA COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: OCTOBER 1, 2018

- 51 WILLIAMS HERITAGE, L.L.C.
 PID: 5-2-2
 D.B. 837, PG. 760
 NO ADDRESS LISTED
 TRACT III BUILT - 7 AC. PER
 WATKINS 3/26/48 PLAT
- 53 VADA HOWARD
 PID: 5-1-A3
 W.B. 42, PG. 539
 W.B. 65 PG. 564
 D.B. 67 PG. 161
 D.B. 72 PG. 463
 NO ADDRESS LISTED
- 54 SIGNORA C. HUBERT
 PID: 5-1-B
 D.B. 727, PG. 230
 W.B. 64 PG. 564
 27 CHERRY LANE
- 56 DOUGLAS R. MOORE AND
 STARLIA J. MOORE
 TRUSTEES OF THE
 DOUGLAS R. MOORE AND
 STARLIA J. MOORE LIVING TRUST
 DATED AUGUST 14, 2003 AND
 ANY AMENDMENTS THERETO,
 PID: 5-A-12
 D.B. 952, PG. 90
 4641 RICHMOND ROAD
- 57 MICHAEL A. DUKE
 PID: 5-A-11
 D.B. 899, PG. 444
 D.B. 984 PG. 952
 4677 RICHMOND ROAD
- 58 FAYE R. RIGBY
 PID: 5-A-10
 D.B. 239, PG. 293
 4715 RICHMOND ROAD
- 59 MAURICE G. CONRAD, JR.
 & GENEVIE B. CONRAD
 PID: 5-A-9
 D.B. 56, PG. 163
 D.B. 378, PG. 838
 4741 RICHMOND ROAD
- 60 HARRY S. GOODWIN, JR.
 & JANE G. LANDIS
 PID: 5-A-7
 D.B. 939, PG. 60
 D.B. 54 PG. 362
 D.B. 55 PG. 437
 D.B. 378 PG. 838
 W.B. 62 PG. 321
 W.B. 63 PG. 636
 4823 RICHMOND ROAD
- 61 HARRY S. GOODWIN, JR.
 & JANE G. LANDIS
 PID: 5-13-9
 D.B. 939, PG. 60
 D.B. 72 PG. 321
 W.B. 62 PG. 321
 W.B. 63 PG. 636
 4823 RICHMOND ROAD
- 62 ELLERSON R. OVERTON
 & CATHERINE ELIZABETH OVERTON
 PID: 5-13-7 & 8
 D.B. 140, PG. 99
 NO ADDRESS LISTED
- 63 JA-ZAN, L.L.C.
 PID: 5-24-A
 D.B. 685, PG. 213
 D.B. 725, PG. 715
 P.B. 2 PG. 284
 NO ADDRESS LISTED
- 64 JA-ZAN, L.L.C.
 PID: 5-24-1
 D.B. 685, PG. 213
 D.B. 725, PG. 715
 P.B. 2 PG. 284
 NO ADDRESS LISTED
- 70 ELLERSON R. OVERTON
 & CATHERINE E. OVERTON
 PID: 5-13-6
 D.B. 142, PG. 453
 D.B. 165 PG. 366
 NO ADDRESS LISTED



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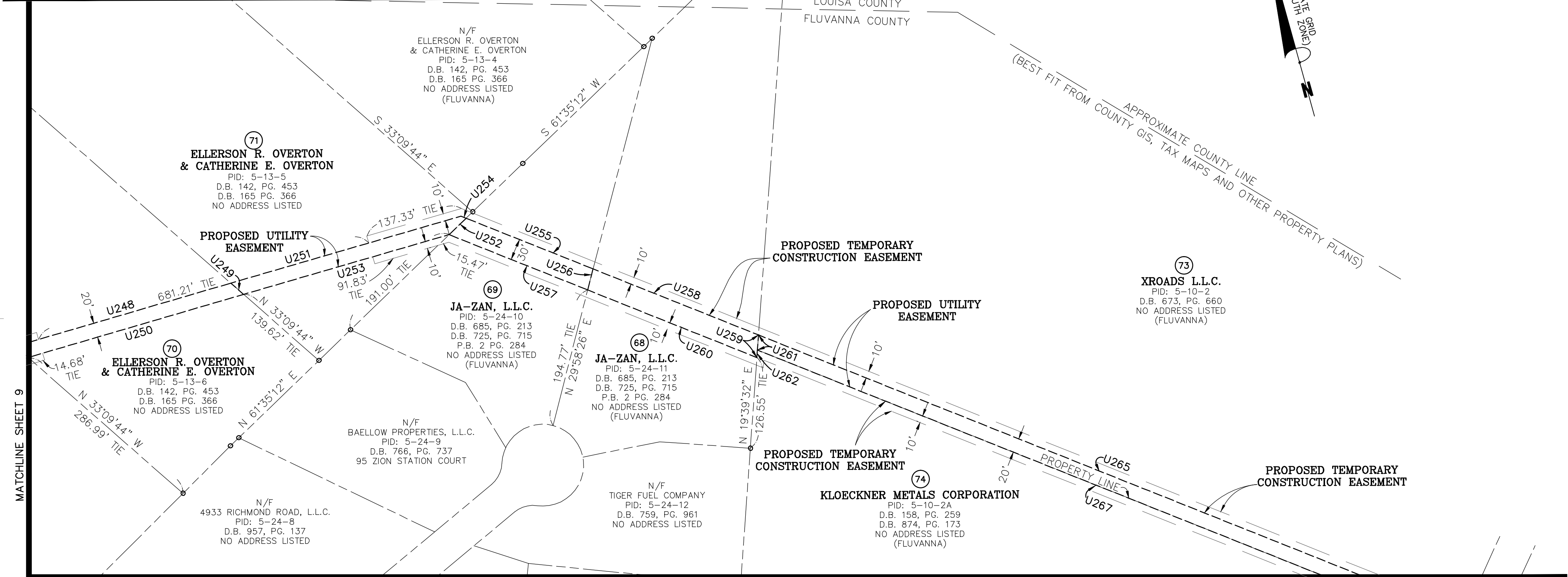
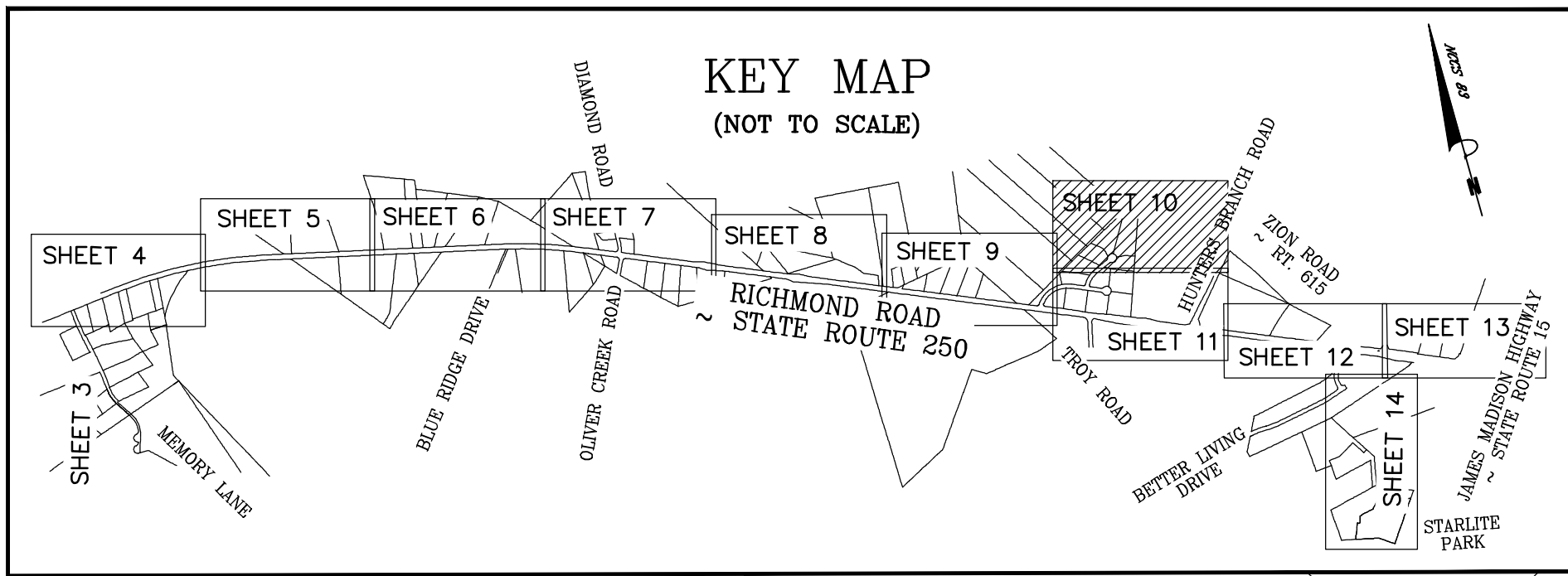
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 Richmond, Virginia 23233

Phone: (804) 616-3240
 Fax: (804) 270-2008
 www.bowmanconsulting.com

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DWG: P:\00258 - Fluvanna County, VA Rte 250\00258-01-003 (SIR) - Zion Crossroads Water & Sewer Fluvanna Survey\Plats\0258-C-RP-001 Overall Utility.dwg BY: CH CHK: CSM QC:
 BCG PROJECT NO: 8258-01-003 TASK: 003 COUNTY REF NO: SHEET 9 OF 14

8258-C-RP-001



MATCHLINE SHEET 9

MATCHLINE SHEET 11

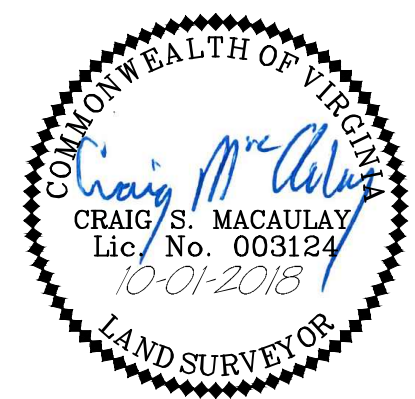
PLAT SHOWING
**PROPOSED UTILITY EASEMENTS
& TEMPORARY CONSTRUCTION EASEMENTS**
PALMYRA MAGISTERIAL DISTRICT
FLUVANNA COUNTY, VIRGINIA
AND
GREEN SPRINGS MAGISTERIAL DISTRICT
LOUISA COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: OCTOBER 1, 2018

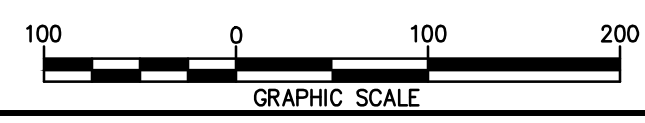
REVISION	

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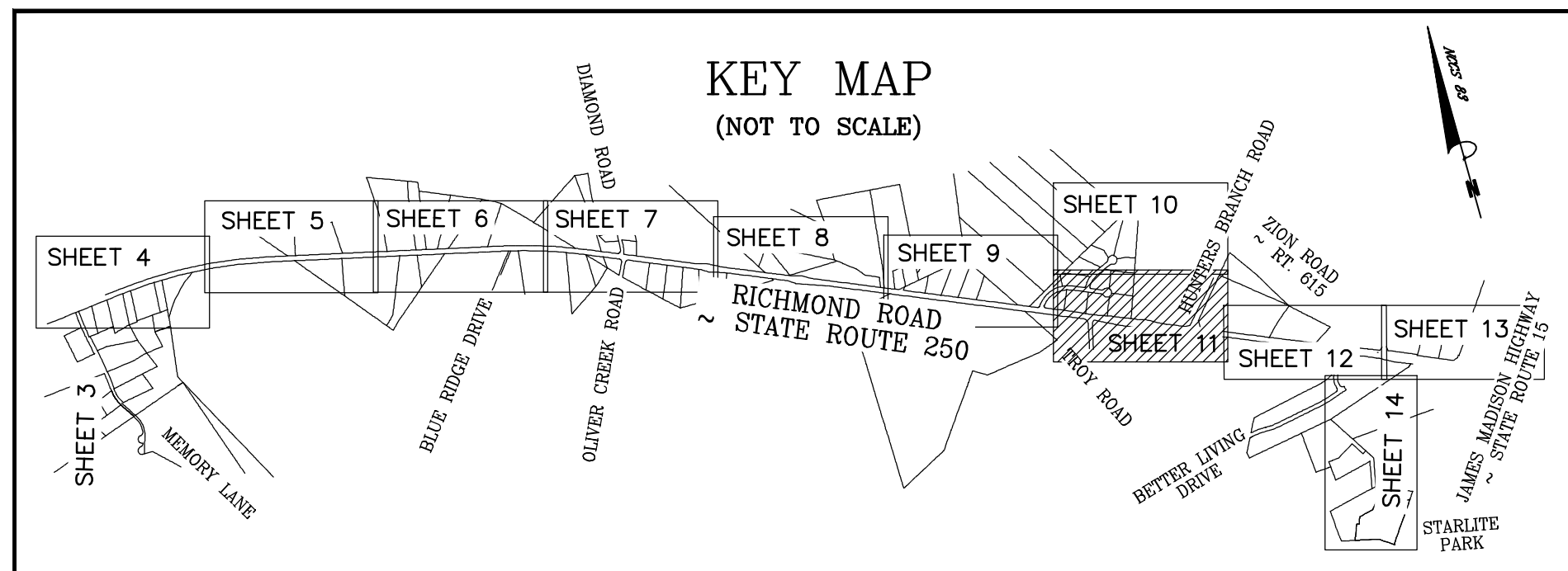
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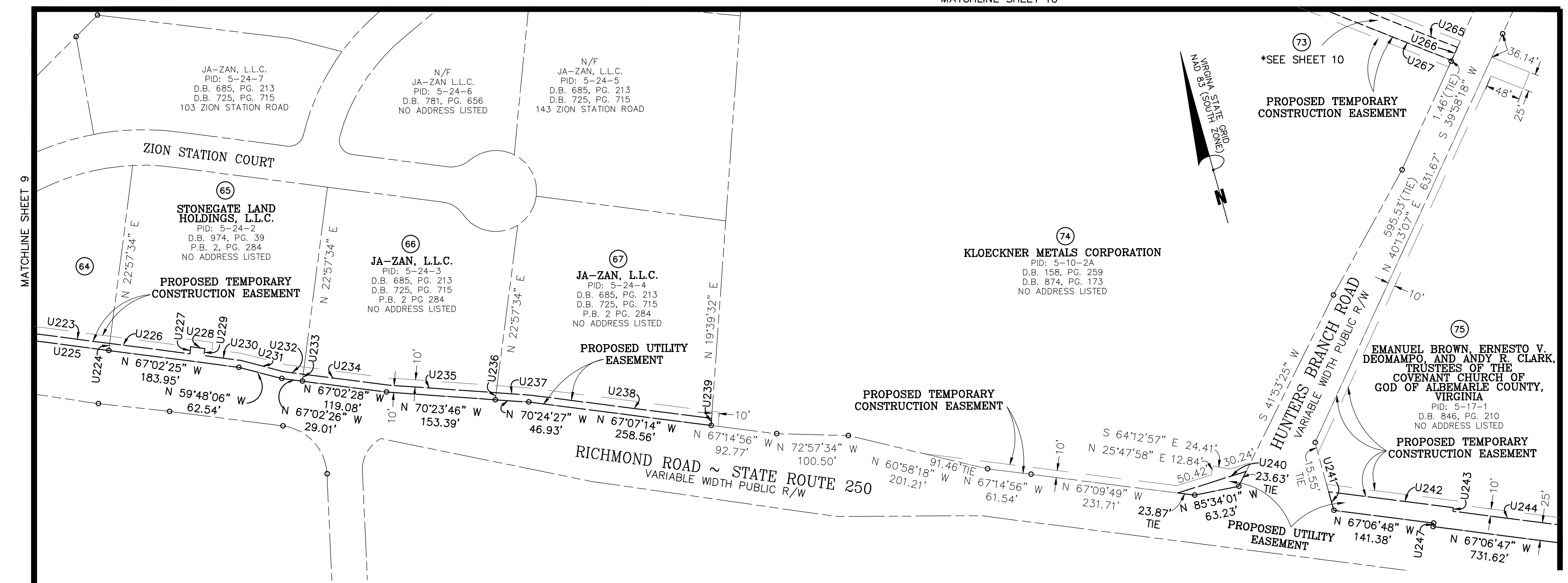
DWG: P:\00258 - Fluvanna County, VA Rte 250\00258-01-003 (SIR) - Zion Crossroads Water & Sewer Fluvanna Survey\Plats\0258-C-01 Overall Utility.dwg	BY: CH	CHK: CSM	QC:
BCG PROJECT NO: 8258-01-003	TASK: 003	COUNTY REF NO:	SHEET 10 OF 14



8258-C-RP-001



MATCHLINE SHEET 10



PLAT SHOWING
**PROPOSED UTILITY EASEMENTS
& TEMPORARY CONSTRUCTION EASEMENTS**
PALMYRA MAGISTERIAL DISTRICT
FLUVANNA COUNTY, VIRGINIA
AND
GREEN SPRINGS MAGISTERIAL DISTRICT
LOUISA COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: OCTOBER 1, 2018

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64 JA-ZAN, L.L.C.
PID: 5-24-1
D.B. 685, PG. 213
D.B. 725, PG. 715
P.B. 2 PG. 284
NO ADDRESS LISTED

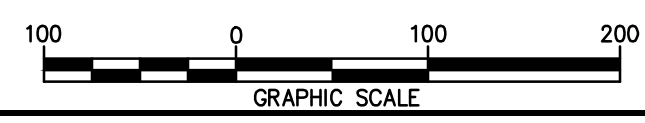
65 STONEGATE LAND HOLDINGS, L.L.C.
PID: 5-24-2
D.B. 974, PG. 39
P.B. 2, PG. 284
NO ADDRESS LISTED

66 JA-ZAN, L.L.C.
PID: 5-24-3
D.B. 685, PG. 213
D.B. 725, PG. 715
P.B. 2 PG. 284
NO ADDRESS LISTED

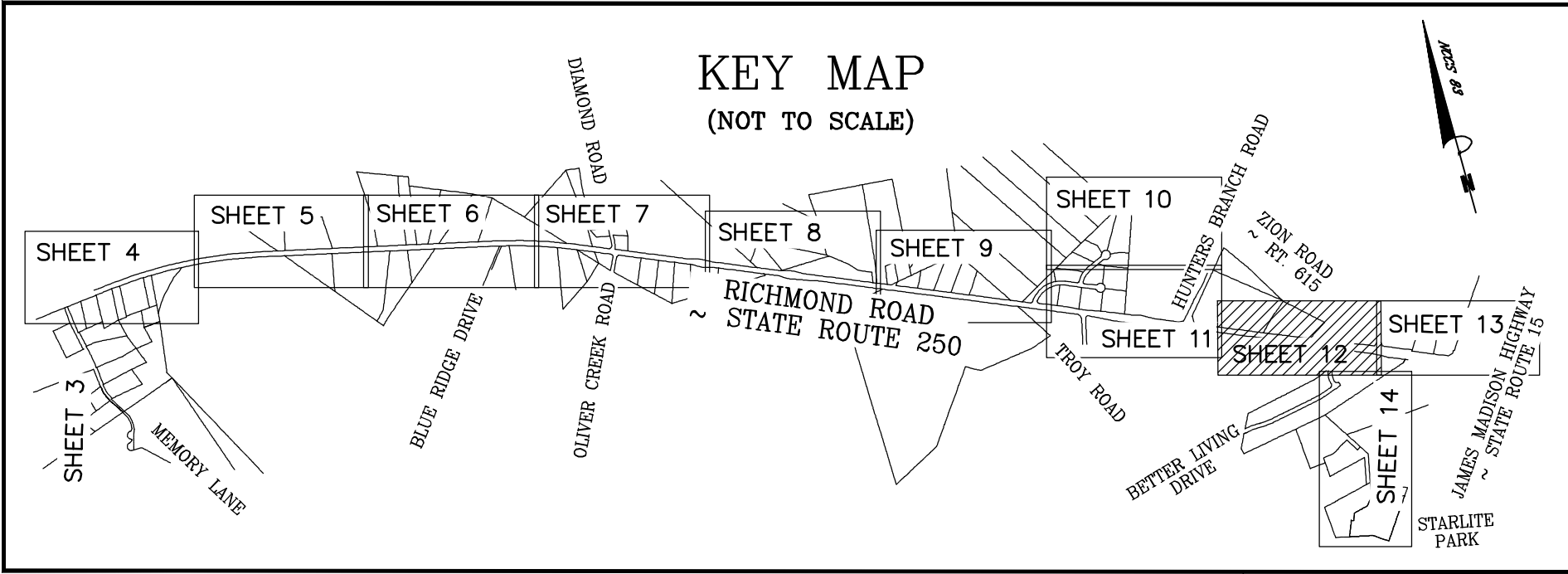
67 JA-ZAN, L.L.C.
PID: 5-24-4
D.B. 685, PG. 213
D.B. 725, PG. 715
P.B. 2 PG. 284
NO ADDRESS LISTED

74 KLOECKNER METALS CORPORATION
PID: 5-10-2A
D.B. 158, PG. 259
D.B. 874, PG. 173
NO ADDRESS LISTED

75 EMANUEL BROWN, ERNESTO V. DEOMAMPO, AND ANDY R. CLARK, TRUSTEES OF THE COVENANT CHURCH OF GOD OF ALBEMARLE COUNTY, VIRGINIA
PID: 5-17-1
D.B. 846, PG. 210
NO ADDRESS LISTED



8258-C-RP-001

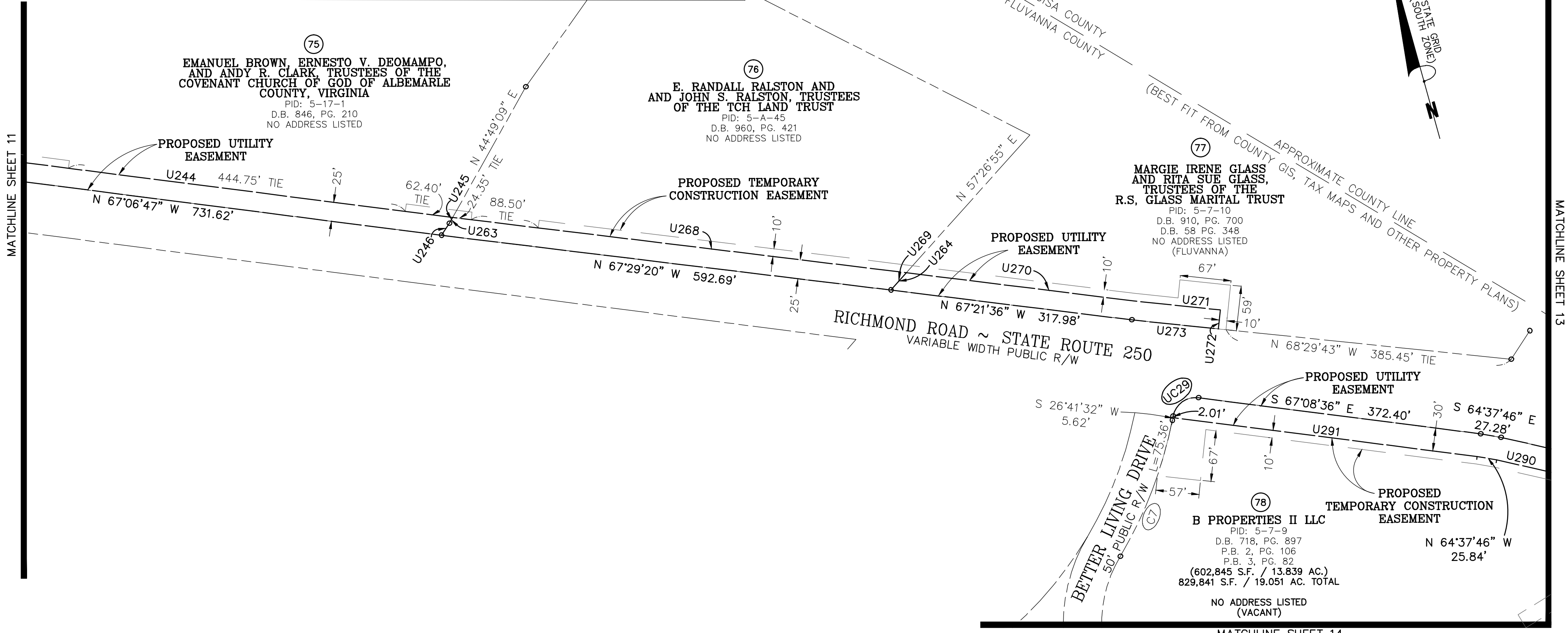


(75)
**EMANUEL BROWN, ERNESTO V. DEOMAMPO,
 AND ANDY R. CLARK, TRUSTEES OF THE
 COVENANT CHURCH OF GOD OF ALBEMARLE
 COUNTY, VIRGINIA**
 PID: 5-17-1
 D.B. 846, PG. 210
 NO ADDRESS LISTED

(76)
**E. RANDALL RALSTON AND
 AND JOHN S. RALSTON, TRUSTEES
 OF THE TCH LAND TRUST**
 PID: 5-A-45
 D.B. 960, PG. 421
 NO ADDRESS LISTED

(77)
**MARGIE IRENE GLASS
 AND RITA SUE GLASS,
 TRUSTEES OF THE
 R.S. GLASS MARITAL TRUST**
 PID: 5-7-10
 D.B. 910, PG. 700
 D.B. 58 PG. 348
 NO ADDRESS LISTED
 (FLUVANNA)

(78)
B PROPERTIES II LLC
 PID: 5-7-9
 D.B. 718, PG. 897
 P.B. 2, PG. 106
 P.B. 3, PG. 82
 (602,845 S.F. / 13.839 AC.)
 829,841 S.F. / 19.051 AC. TOTAL
 NO ADDRESS LISTED
 (VACANT)



PLAT SHOWING
**PROPOSED UTILITY EASEMENTS
 & TEMPORARY CONSTRUCTION EASEMENTS**

PALMYRA MAGISTERIAL DISTRICT
 FLUVANNA COUNTY, VIRGINIA
 AND
 GREEN SPRINGS MAGISTERIAL DISTRICT
 LOUISA COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: OCTOBER 1, 2018



REVISION	DATE	BY	CHK	QC

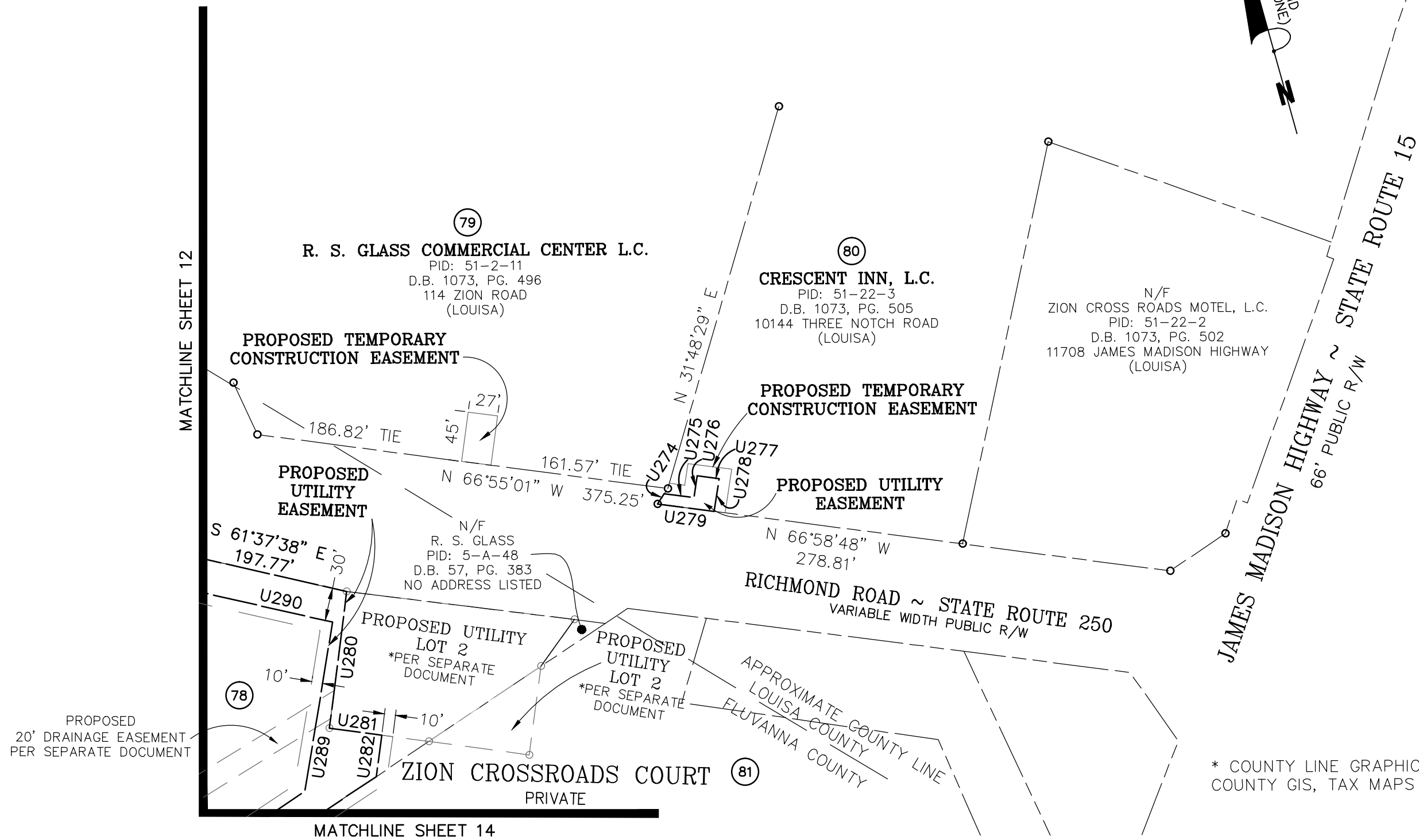
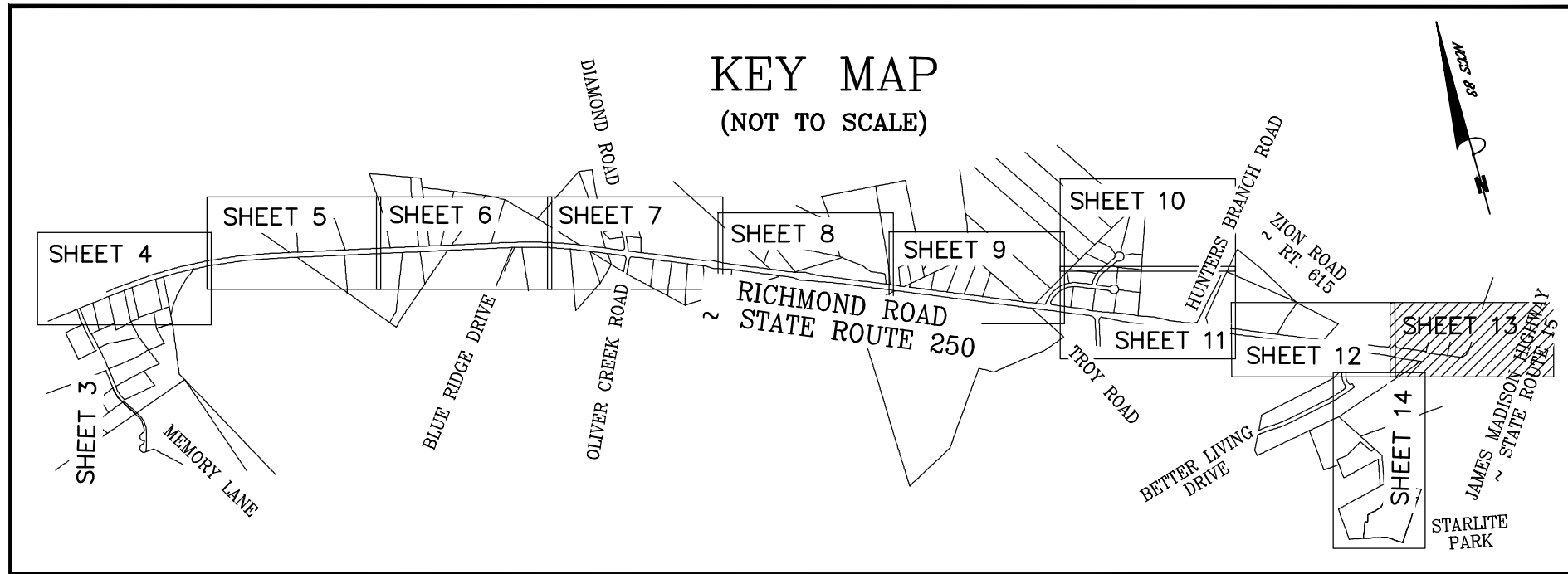
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DWG: P:\008258 - Fluvanna County, VA Rte 250\008258-01-003 (SUR) - Zim Crossroads Water & Sewer-Fluvanna(Survey\Plats)\8258-C-RP-001 Overall Utility.dwg	BY: CH	CHK: CSM	QC:
BCG PROJECT NO: 8258-01-003	TASK: 003	COUNTY REF NO:	SHEET 12 OF 14

8258-C-RP-001



* COUNTY LINE GRAPHICAL ONLY BEST FIT FROM COUNTY GIS, TAX MAPS AND OTHER PROPERTY PLANS.

78
B PROPERTIES II LLC
 PID: 5-7-9
 D.B. 718, PG. 897
 P.B. 2, PG. 106
 P.B. 3, PG. 82
 (602,845 S.F. / 13.839 AC.)
 829,841 S.F. / 19.051 AC. TOTAL
 NO ADDRESS LISTED
 (VACANT)

81
**MARGIE IRENE GLASS AND
 RITA SUE GLASS, TRUSTEES OF THE R.S.
 GLASS MARITAL TRUST**
 PID: 5-A-52
 D.B. 910, PG. 700
 D.B. 45 PG. 465
 D.B. 446 PG. 215
 NO ADDRESS LISTED
 (FLUVANNA)

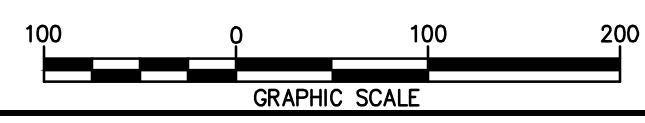
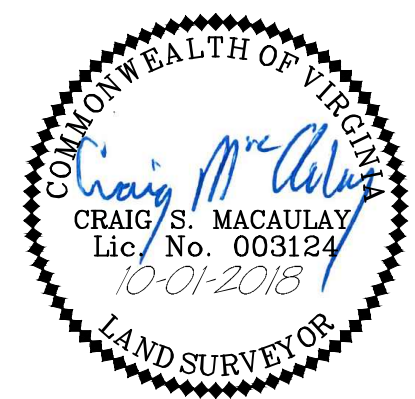
PLAT SHOWING
**PROPOSED UTILITY EASEMENTS
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 PALMYRA MAGISTERIAL DISTRICT
 FLUVANNA COUNTY, VIRGINIA
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 LOUISA COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: OCTOBER 1, 2018

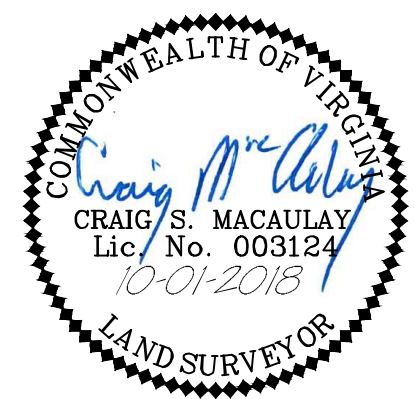
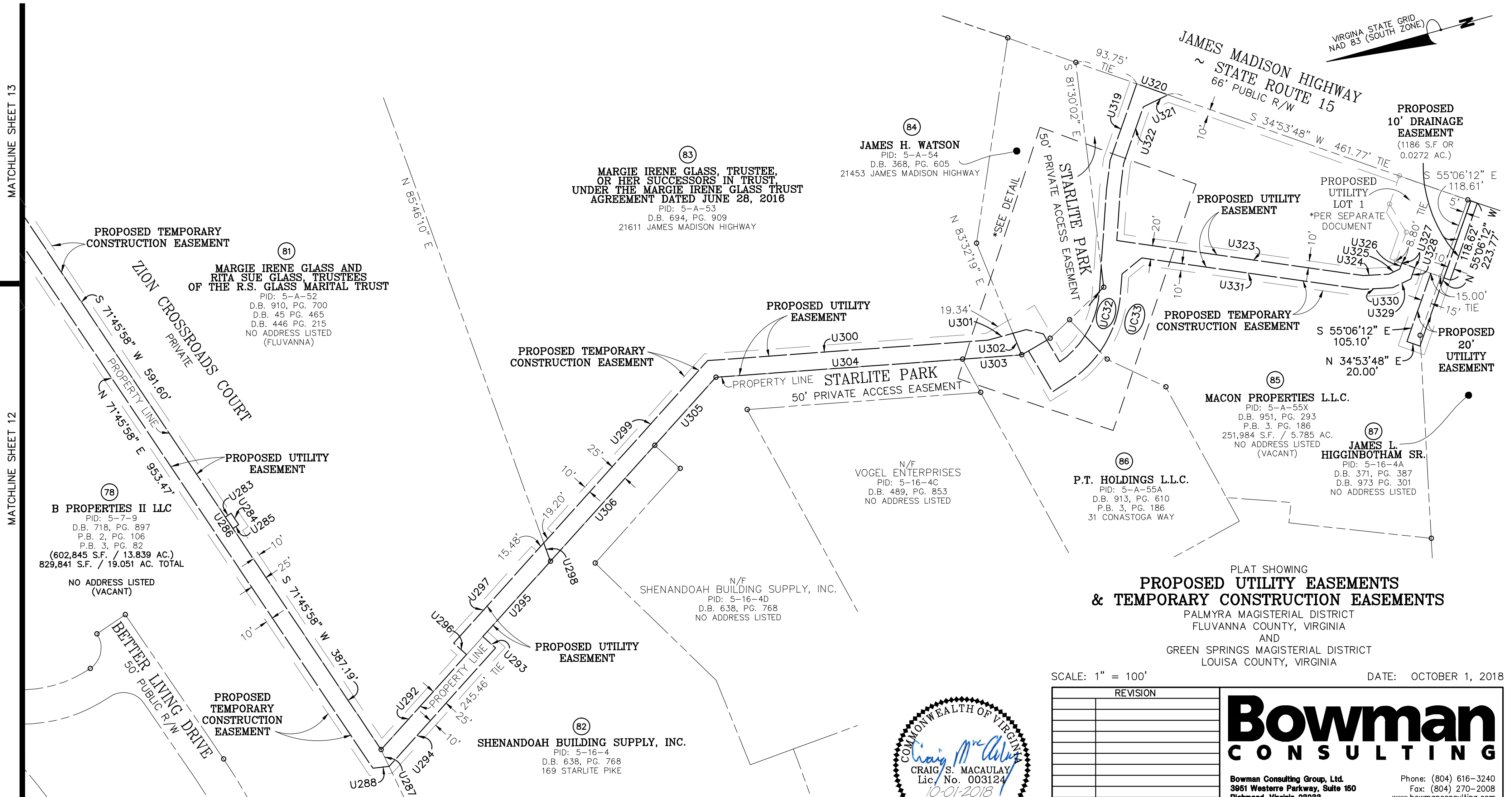
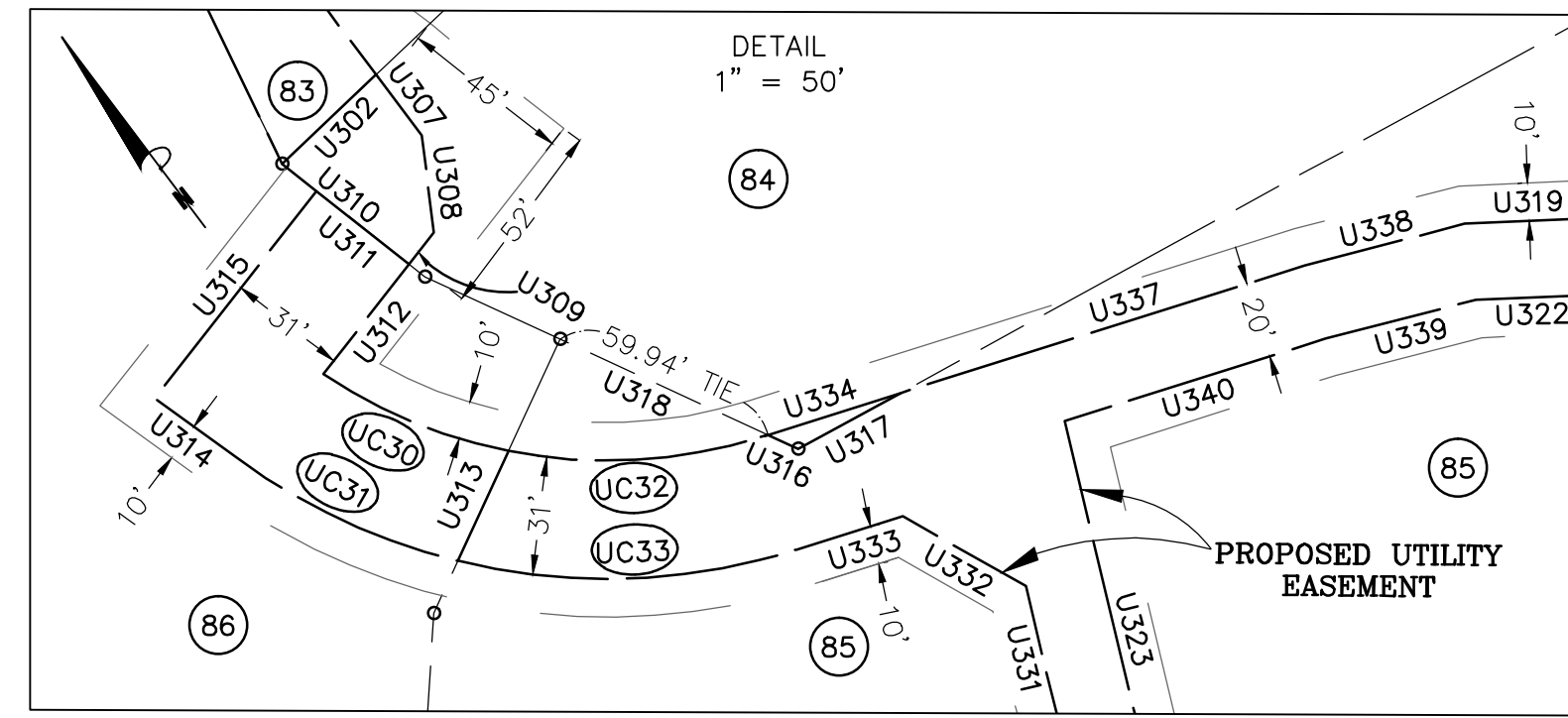
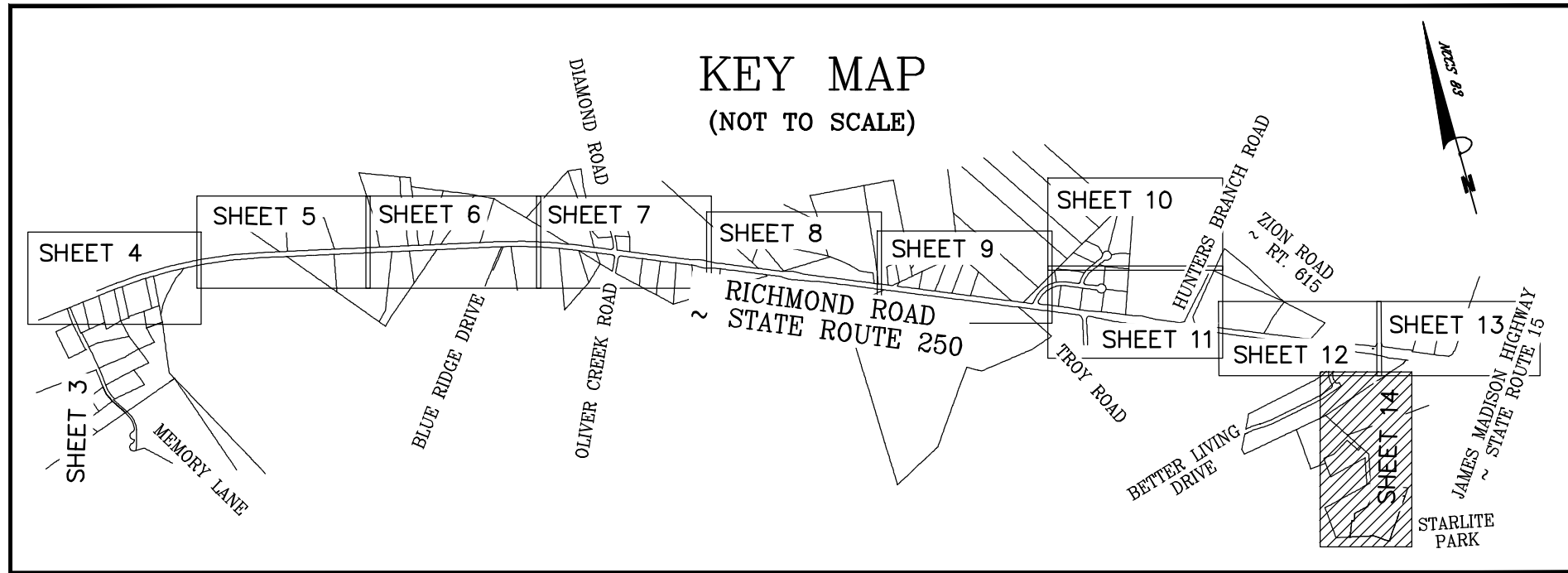
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 BCG PROJECT NO: 8258-01-003 TASK: 003 COUNTY REF NO: SHEET 13 OF 14



8258-C-RP-001



SCALE: 1" = 100' DATE: OCTOBER 1, 2018

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BCG PROJECT NO: 8258-01-003 TASK: 003 COUNTY REF NO: SHEET 14 OF 14



8258-C-RP-001