

Page 7 of 8 BOUNDARY LINE ADJUSTMENT PLAT  
 PARCEL X, CONTAINING 1.06 ACRES  
 A PORTION OF T.M. 48-68, BEING ADDED TO AND  
 COMBINED WITH T.M. 48-68A  
 THE PROPERTIES OF MICHAEL MUMFORD,  
 E. BRUCE MUMFORD, JR. & CHRISTOPHER REAY MUMFORD  
 LOCATED ON STATE ROUTE 640  
 JUST NORTHWEST OF STATE ROUTE 20  
 RIVANNA MAGISTERIAL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA  
 SCALE: 1" = 100' DATE: FEBRUARY 15, 2008  
 REVISED: OCTOBER 8, 2012  
 REVISED: JANUARY 29, 2013

FOR  
 MUMFORD FAMILIES  
 ROGER M. DAY & ASSOC., INC.  
 1717-18 ALLIED STREET  
 CHARLOTTESVILLE, VA 22903  
 434.293.3195 TELEPHONE  
 RWMLN@ARTLINK.NET

THE DIVISION OF LAND DESCRIBED HEREON IS WITH THE FREE CONSENT AND  
 IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS,  
 AND TRUSTEES. ANY FUTURE POTENTIAL DEVELOPMENT IS TO  
 BE DEEMED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT  
 ARE TRUE AND CORRECT TO BEST OF MY KNOWLEDGE.

*Michael Mumford*  
 MICHAEL MUMFORD  
 CITY/COUNTY OF ALBEMARLE, VA  
 STATE OF VA  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
 BEFORE ME THIS 15 DAY OF MARCH  
2013, BY MR. MICHAEL MUMFORD

NOTARY PUBLIC CEP  
 REGISTRATION N/A  
 MY COMMISSION EXPIRES: N/A

*E. Bruce Mumford, Jr.*  
 E. BRUCE MUMFORD, JR.  
 PROVINCE OF ONTARIO, CANADA  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
 BEFORE ME THIS 21 DAY OF MARCH  
2013, BY E. BRUCE MUMFORD, JR.

NOTARY PUBLIC CEP  
 REGISTRATION N/A  
 MY COMMISSION EXPIRES: N/A

*Christopher Reay Mumford*  
 CHRISTOPHER REAY MUMFORD  
 PROVINCE OF ONTARIO, CANADA  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
 BEFORE ME THIS 21 DAY OF MARCH  
2013, BY CHRISTOPHER REAY MUMFORD

NOTARY PUBLIC CEP  
 REGISTRATION N/A  
 MY COMMISSION EXPIRES: N/A

*Christie Reay Mumford*  
 CHRISTOPHER REAY MUMFORD  
 PROVINCE OF ONTARIO, CANADA  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
 BEFORE ME THIS 21 DAY OF MARCH  
2013, BY CHRISTOPHER REAY MUMFORD

NOTARY PUBLIC CEP  
 REGISTRATION N/A  
 MY COMMISSION EXPIRES: N/A

APPROVED FOR RECORDATION:  
*WMA*  
 AGENT FOR BOARD OF SUPERVISORS  
 DATE 5/13/13

T.M. 48-70  
 KAREN A. SULLIVAN ET AL  
 O.B. 2136-730  
 O.B. 1337-746  
 O.B. 1337-744  
 O.B. 795-458  
 O.B. 338-161  
 D.B. 174-87 PLAT

T.M. 48-68  
 RESIDUE = 13.70 ACRES  
 H.B. 140-501  
 D.B. 4222-328  
 D.B. 4222-322  
 D.B. 4222-316  
 D.B. 4206-59  
 D.B. 547-284  
 D.B. 165-324 DESCRIPTION  
 D.B. 70-74 DESCRIPTION

T.M. 48-67  
 PREDDOY'S CREEK  
 BAPTIST CHURCH  
 D.B. 133-433, 434 PLAT  
 O.B. 114-375 PLAT

T.M. 48-69  
 PREDDOY'S CREEK  
 BAPTIST CHURCH  
 D.B. 15-175 DESCRIPTION  
 D.B. 114-375 PLAT

T.M. 48-69A  
 PREDDOY'S CREEK  
 BAPTIST CHURCH  
 D.B. 918-820 PLAT  
 D.B. 3067-28

T.M. 48-68A  
 5.52 ACRES  
 W.B. 140-501  
 D.B. 4222-328  
 D.B. 4222-322  
 D.B. 4222-316  
 D.B. 4206-59  
 D.B. 547-284  
 D.B. 165-324 DESCRIPTION

T.M. 48-78A  
 BETTY LOU CLATTERBUCK  
 D.B. 371-97, 98 1/2 PLAT

T.M. 48-78B  
 DANIELLE S. HITCHELL  
 D.B. 3274-16  
 D.B. 2294-369 THRU 372 PLAT

T.M. 48-78C  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78D  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78E  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78F  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78G  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78H  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78I  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78J  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78K  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78L  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

THE LAND USE NOTES SHOWN ON THIS PLAT ARE IMPOSED AT THE  
 REQUEST OF THE DIRECTOR OF PLANNING. BY PLACING HIS/HER  
 SIGNATURE ON THIS PLAT HE/SHE HAS DEEMED THAT THEY ARE  
 CORRECT AND IN ACCORDANCE WITH THE ALBEMARLE COUNTY  
 ZONING ORDINANCES IN EFFECT THIS DATE. THESE NOTES ARE  
 NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR  
 APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS  
 SUCH. ANY REFERENCE TO FUTURE DEVELOPMENT RIGHTS SHOWN  
 HEREON IS THEORETICAL.

A. PROPERTIES ZONED RA.  
 B. NO DEVELOPMENT RIGHTS ARE BEING ADDED WITH PARCEL X.  
 C. THE RESIDUE OF T.M. 48-68 HAS FIVE DEVELOPMENT RIGHTS  
 AND MAY BE FURTHER DIVIDED.  
 D. REVISED T.M. 48-68A HAS TWO DEVELOPMENT RIGHTS  
 AND MAY BE FURTHER DIVIDED.  
 E. ACCORDING TO THE ALBEMARLE COUNTY GIS DATA  
 REVISED T.M. 48-68 & REVISED T.M. 48-68A EACH CONTAIN  
 A BUILDING SETBACK THAT COMPLIES WITH SECTION 4.2.1 OF  
 THE ALBEMARLE COUNTY ZONING ORDINANCE.  
 F. THESE PROPERTIES ARE NOT LOCATED IN A WATER SUPPLY  
 WATERSHED.  
 G. ACCORDING TO THE ALBEMARLE COUNTY GIS WEBSITE  
 THESE PROPERTIES ARE NOT LOCATED IN AN AGRICULTURAL-  
 FORESTAL DISTRICT.  
 H. THE STREAM BUFFER SHOWN HEREON SHALL BE MANAGED  
 IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER  
 PROTECTION ORDINANCE.  
 I. THESE PROPERTIES ARE LOCATED IN THE ENTRANCE CORRIDOR.

- NOTES:
- TOTAL ACREAGE BEFORE BOUNDARY LINE ADJUSTMENT:  
 T.M. 48-68 = 14.76 ACRES  
 T.M. 48-68A = 5.52 ACRES
  - SHOULD AN OFFICIAL DETERMINATION OF PARCELS OF  
 RECORD REVEAL THAT ADDITIONAL PARCELS AND/OR  
 DEVELOPMENT RIGHTS EXIST, THE INTENT OF THIS  
 PLAT IS NOT TO COMBINE THESE PARCELS OR  
 EXTINGUISH DEVELOPMENT RIGHTS.
  - T.M. 48-68 SUBJECT TO EASEMENTS FOR CUTS & FILL  
 SLOPES TO COMMONWEALTH OF VIRGINIA (D.B. 472-1  
 & HMY.P.B. VIII-93) INsofar AS IT MAY APPLY.
  - THE BOUNDARY DATA SHOWN HEREON IS BASED  
 ON A CURRENT FIELD SURVEY.
  - OWNERS ADDRESS:  
 MICHAEL MUMFORD  
 THE DOME, RICHMOND RESIDENCE  
 BLOCK 8 PLAT 6, REPUBLIC STREET  
 VICTORIA GOZD VCT 103, HALTA, EUROPE

E. BRUCE MUMFORD, JR.  
 1222 BEAT ROAD  
 GRAVENHURST  
 ONTARIO PIP 3R3 CANADA

CHRISTOPHER REAY MUMFORD  
 1084 VISCOUNT ROAD  
 LONDON, ON N6K1H3, CANADA

STATE ROUTE 640  
 30' PRESCRIPTIVE  
 EASEMENT  
 GILBERT STATION ROAD

DRIVEWAY SET  
 IRON SET  
 27' WHITE OAK  
 & 24' STUMP

STATE ROUTE 640  
 30' PRESCRIPTIVE  
 EASEMENT  
 GILBERT STATION ROAD

STATE ROUTE 640  
 30' PRESCRIPTIVE  
 EASEMENT  
 GILBERT STATION ROAD

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 EASEMENT  
 GILBERT STATION ROAD

STATE ROUTE 640  
 30' PRESCRIPTIVE  
 EASEMENT  
 GILBERT STATION ROAD

T.M. 48-78B  
 KURT & JENNIFER SLINGERUP  
 D.B. 4076-723, 728 & 729 PLAT  
 O.B. 3450-514, 517 & 518 PLAT  
 O.B. 3336-26 & 27 PLAT  
 O.B. 3003-361  
 D.B. 577-471 PLAT

T.M. 48-77  
 KATHERINE ANNE HEFFERT  
 & JOHN MICHAEL GUSTAFSSON  
 D.B. 4074-644  
 D.B. 3336-26 & 27 PLAT  
 D.B. 1916-150 PLAT  
 D.B. 1751-101 PLAT  
 D.B. 304-491 PLAT

T.M. 48-78A  
 CURTIS M. & BETTY L.  
 CRICKENBERGER  
 D.B. 448-469  
 D.B. 399-06 PLAT

T.M. 48-78B  
 DANIELLE S. HITCHELL  
 D.B. 3274-16  
 D.B. 2294-369 THRU 372 PLAT

T.M. 48-78C  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78D  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78E  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78F  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78G  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78H  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78I  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78J  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78K  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78L  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

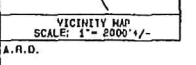
T.M. 48-78M  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78N  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78O  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78P  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT

T.M. 48-78Q  
 BETTY LOU CLATTERBUCK  
 D.B. 399-06 PLAT



VICINITY MAP  
 SCALE: 1" = 2000' 1/4"  
 A.R.D.

