



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 ORDINANCE 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. PARCEL 1 HAS TWO DEVELOPMENT RIGHTS DERIVED FROM THE ORIGINAL BOUNDARIES OF T.M. 134-2A. WHEN USED THEY SHALL BE WITHIN THEIR DECEMBER 1980 BOUNDARIES. *
- C. PARCELS 2, 3 & 4 HAVE NO DEVELOPMENT RIGHTS. *
- D. PARCEL 5 HAS FIVE DEVELOPMENT RIGHTS DERIVED FROM THE ORIGINAL BOUNDARIES OF T.M. 134-19. WHEN USED THEY SHALL BE WITHIN THEIR DECEMBER 1980 BOUNDARIES. *
- E. PARCEL 6 IS ASSIGNED ONE DEVELOPMENT RIGHT AND MAY BE FURTHER DIVIDED. WHEN USED IT SHALL NOT CONSIST OF MORE THAN 3.86 ACRES. *
- F. PARCEL 7 IS ASSIGNED TWO DEVELOPMENT RIGHTS AND MAY BE FURTHER DIVIDED. *
- G. PARCEL 8 HAS ONE DEVELOPMENT RIGHT DERIVED FROM THE ORIGINAL BOUNDARIES OF T.M. 135-1A. WHEN USED IT SHALL BE WITHIN ITS DECEMBER 1980 BOUNDARIES. *
- H. PARCEL 9 IS ASSIGNED ONE DEVELOPMENT RIGHT AND MAY BE FURTHER DIVIDED. WHEN USED IT SHALL NOT CONSIST OF MORE THAN 3.80 ACRES. *
- I. PARCEL 10 HAS NO DEVELOPMENT RIGHTS. *
- J. PARCEL 11 IS ASSIGNED ONE DEVELOPMENT RIGHT AND MAY BE FURTHER DIVIDED. WHEN USED IT SHALL NOT CONSIST OF MORE THAN 2.36 ACRES. *
- K. PARCEL 12 HAS NO DEVELOPMENT RIGHTS. *
- L. PARCEL 13 HAS 4 DEVELOPMENT RIGHTS DERIVED FROM THE ORIGINAL BOUNDARIES OF T.M. 134-3A. WHEN USED THEY SHALL BE WITHIN THEIR DECEMBER 1980 BOUNDARIES. *

*SEE EASEMENT TO VIRGINIA OUTDOORS FOUNDATION RECORDED IN D.B. 2465-80)

M. ACCORDING TO THE COUNTY OF ALBEMARLE GIS WEBSITE, PARCELS 1, THRU 13 EACH CONTAIN A BUILDING SITE THAT COMPLES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

N. SETBACK REQUIREMENTS:
FRONT= 75' (ALONG STATE ROUTES)
SIDES= 25'
REAR = 35'

O. THE STREAM BUFFERS SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.

P. ACCORDING TO THE COUNTY OF ALBEMARLE GIS WEBSITE,

Q. THIS PROPERTY LIES WITHIN THE TOTIER CREEK AGRICULTURAL-FORESTAL DISTRICT. ACCORDING TO THE COUNTY OF ALBEMARLE GIS WEBSITE, A PORTION OF T.M. 134-3 LIES WITHIN THE TOTIER CREEK WATER SUPPLY WATERSHED.

THE DIVISION OF LAND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDER-SIGNED OWNER, PROPRIETORS, AND TRUSTEES. ANY REFERENCE TO 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.

David Lane Manger
FOR: TCP II LONE OAK, LLC

CITY/COUNTY OF Cobb
STATE OF Georgia
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF November 20 08 BY

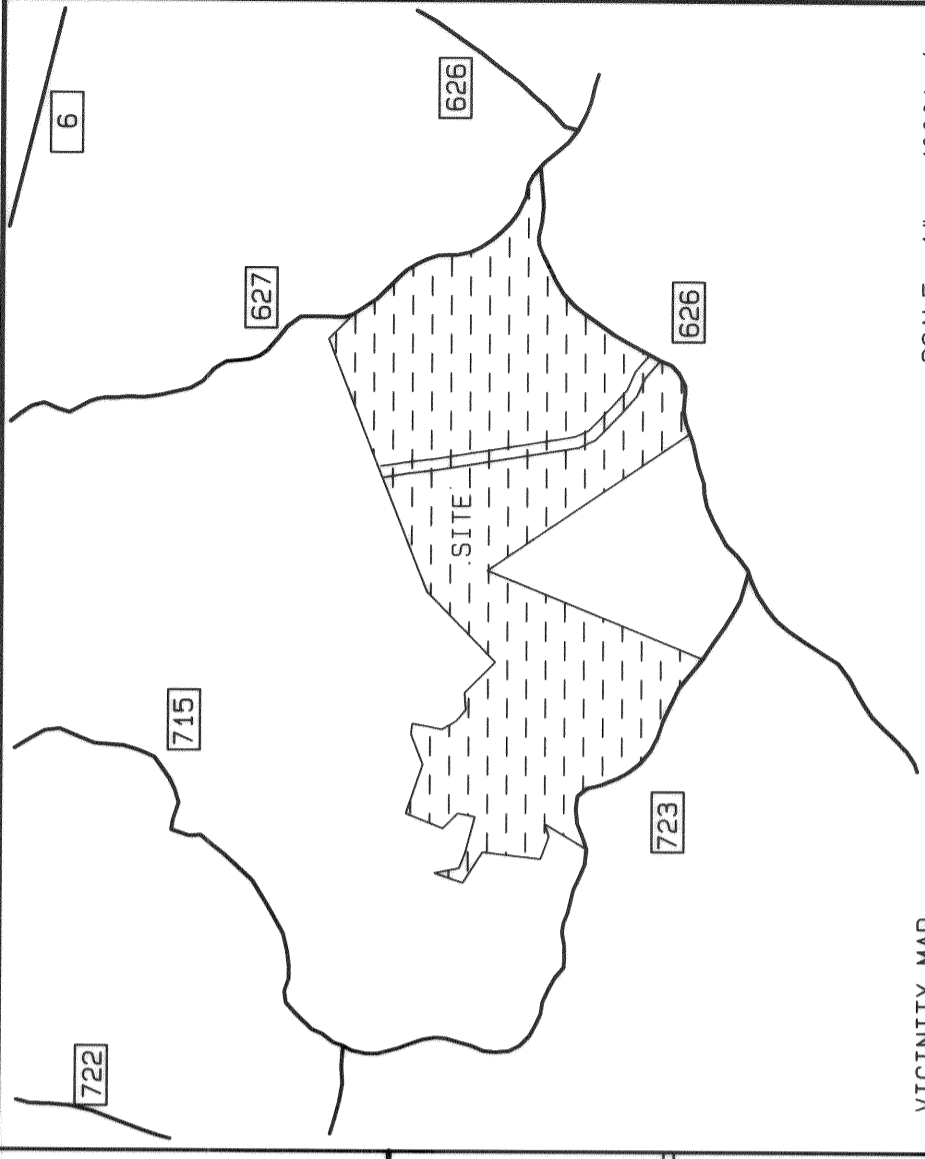
Gordon Jones
FOR: TCP II LONE OAK, LLC
NOTARY PUBLIC Hannah Carter ID# NA
MY COMMISSION EXPIRES : 3-23-09

APPROVED FOR RECORDATION :

Amber McCully wof 11/20/08
AGENT FOR THE BOARD OF SUPERVISORS DATE

VICINITY MAP

SCALE: 1" = 4000' +/-



- NOTES:
1. OWNER(S) & LEGAL REFERENCES:
TAX MAP 134 PARCELS 2A, 3, 3A, & 19 AND TAX MAP 135 PARCEL 1A
TCP II LONE OAK, LLC
D.B. 3634-312
D.B. 3648-631 THRU 636 PLAT

2. OWNER(S) ADDRESS:
3715 NORTHSIDE PARKWAY
BUILDING 200, SUITE 500
ATLANTA, GA 30327

3. SHOULD AN OFFICIAL DETERMINATION OF PARCELS REVEAL THAT ADDITIONAL PARCELS AND/OR DEVELOPMENT RIGHTS EXIST, THE INTENT OF THIS PLAT IS NOT TO COMBINE THESE PARCELS OR EXTINGUISH DEVELOPMENT RIGHTS.

4. TAX MAP 134 PARCELS 2A, 3, 3A, & 19 AND TAX MAP 135 PARCEL 1A ARE SUBJECT TO AN EASEMENT TO THE VIRGINIA OUTDOORS FOUNDATION (D.B. 2465-80).

5. TAX MAP 134 PARCEL 3 IS SUBJECT TO AN EASEMENT TO APPALACHIAN POWER COMPANY (D.B. 1583-365).

6. DENOTES APPROXIMATE LOCATION OF AREA WITHIN ZONE A (100 YEAR FLOOD PLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS, DATED FEBRUARY 4, 2005 (COMMUNITY PANEL 510006 0525D).

7. THE NEW DIVISION LINES SHOWN HEREON WERE FIELD SURVEYED THIS DATE. ALL OTHER BOUNDARY DATA SHOWN HEREON WAS TAKEN FROM A PLAT BY SOUTHEAST SURVEY GROUP, LTD., LAST DATED REVISED SEPTEMBER 22, 2008, RECORDED IN THE ALBEMARLE COUNTY CIRCUIT COURT CLERK'S OFFICE IN D.B. 3648-631 THRU 636, AND WAS NOT RESURVEYED THIS DATE.

8. THE STREAMS, PONDS, DRIVEWAYS AND BUILDING LOCATIONS SHOWN HEREON WERE TAKEN FROM THE ALBEMARLE COUNTY GIS DATA.

9. TOTAL ACREAGE BEFORE DIVISION= 1,382.25 ACRES.

10. IS DENOTES IRON SET.

MATCH LINE
MATCH LINE

MATCH LINE
MATCH LINE

RURAL DIVISION PLAT
LONE OAK FARM

- PARCELS 1 THRU 13
- PARCEL 1, CONSISTING OF TAX MAP 134 PARCEL 2A AND A PORTION OF TAX MAP 134 PARCEL 3
- PARCELS 2, 3, & 4, PORTIONS OF TAX MAP 134 PARCEL 3
- PARCELS 5 & 6, CONSISTING OF PORTIONS OF TAX MAP 134 PARCEL 3 AND PORTIONS OF TAX MAP 134 PARCEL 19
- PARCEL 7, A PORTION OF TAX MAP 134 PARCEL 3
- PARCEL 8, CONSISTING OF TAX MAP 135 PARCEL 1A AND A PORTION OF TAX MAP 134 PARCEL 3
- PARCELS 9, 10, 11, & 12, PORTIONS OF TAX MAP 134 PARCEL 3
- PARCEL 13, CONSISTING OF TAX MAP 134 PARCEL 3A, A PORTION OF TAX MAP 134 PARCEL 3, AND A PORTION OF TAX MAP 134 PARCEL 19

THE PROPERTIES OF TCP II LONE OAK, LLC
LOCATED ON STATE ROUTES 626, 627, & 723
SCOTTSVILLE DISTRICT
ALBEMARLE COUNTY, VIRGINIA

SCALE: 1" = 500'

DATE: OCTOBER 14, 2008

FOR
TCP II LONE OAK, LLC

ROGER W. RAY & ASSOC., INC.
1717-1B ALLIED STREET
CHARLOTTESVILLE, VIRGINIA 22903
TELEPHONE: (434) 293-3195