

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

OWNER: MILL CREEK P.U.D. HOME OWNERS ASSOCIATION, INC.
 REFERENCE: DB. 1152 PG. 563
 COUNTY TAX MAP NUMBER: 90C-A5 (090C0000000A5)
 PROPERTY ADDRESS: N/A
 AREA: 40.129 ACRES (GIS)
 ZONED: PUD
 RELATED ZMA: ZMA198500029

2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON:

- a) LAND RECORDS OBTAINED (& REFERENCED) FROM THE CLERK'S OFFICE OF ALBEMARLE COUNTY, VA;
- b) FIELD SURVEY BY THIS FIRM FOR RECOVERY AND VERIFICATION OF EXISTING PROPERTY CORNERS AS SHOWN HEREON.

3. THIS PLAT DOES NOT REPRESENT A FORMAL BOUNDARY SURVEY PERFORMED BY THIS FIRM.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, SOME EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.

5. BASIS OF MERIDIAN NAD83 (NAD 2011) VA SOUTH ZONE VIA NETWORK GPS OBSERVATIONS.

6. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0269D & 51003C0407D, EFFECTIVE FEBRUARY 4, 2005, PORTIONS OF THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X, SHADED ZONE X, ZONE AE AND ZONE AE (FLOODWAY).

7. THE INTENT OF THIS EASEMENT PLAT IS THAT THE GREENWAY EASEMENT SHALL TERMINATE AS FOLLOWS:

- a. AT THE PROPERTY LINE OF TMP #90-A3 (ON THE WEST END)
- b. AT THE BOUNDARY WITH THE 90' ROW FOR THE SOUTHERN PARKWAY (ON THE NORTH END)
- c. AT THE PROPERTY LINE OF TMP #90-38 (ON THE SOUTH END)

8. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AIRPORT IMPACT AREA.

9. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE DAM INUNDATION ZONE.

10. THE PROPERTY HEREON IS NOT LOCATED WITHIN AN ENTRANCE CORRIDOR.

11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE STEEP SLOPES MANAGED & PRESERVED OVERLAY DISTRICT.

12. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE MOORE'S CREEK WATERSHED AND NOT A WATER SUPPLY PROTECTION AREA.

13. THE CENTERLINE OF THE PROPOSED 40' GREENWAY EASEMENT IS BASED ON THE SURVEYED CENTERLINE OF THE EXISTING TRAIL, WITH 20' OF EASEMENT AREA PROPOSED ON EACH SIDE OF THE CENTERLINE (FOR TOTAL 40' WIDTH).

OWNERS' APPROVAL:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PLAT SHOWING 40' GREENWAY EASEMENT ON THE LANDS OF MILLCREEK P.U.D. HOMEOWNERS ASSOCIATION, INC., TAX MAP PARCEL 90C-A5, SCOTTSVILLE MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA, IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

FOR: MILLCREEK P.U.D. HOMEOWNERS ASSOCIATION, INC.

BY: _____

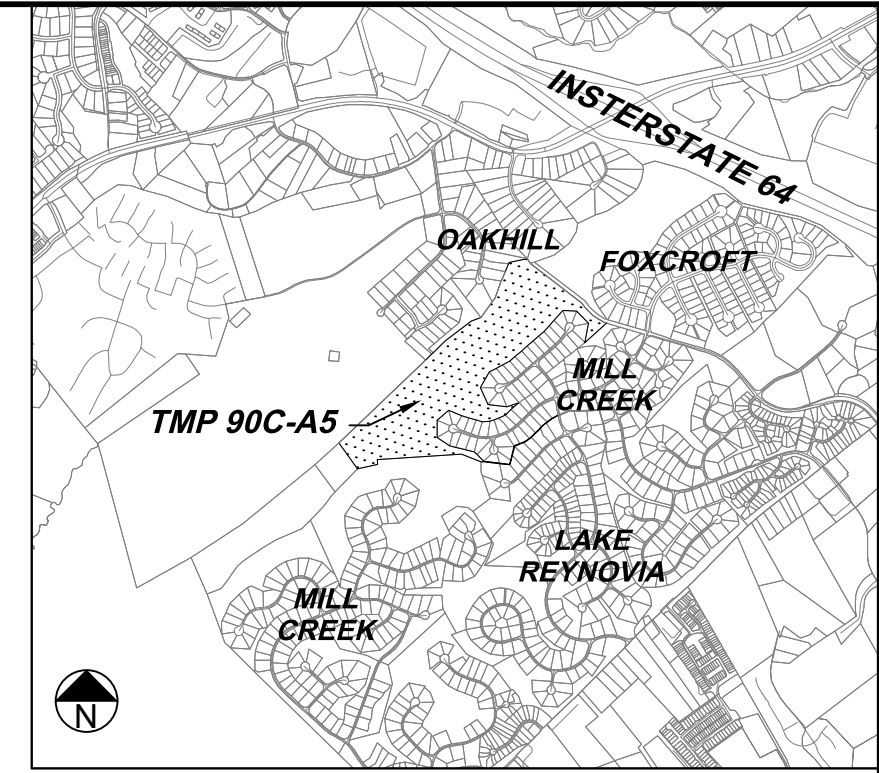
(PRINT NAME)

STATE OF: _____
 COUNTY OR CITY OF: _____

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____,
 BY: _____

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

1" = 2,000'

THIS DRAWING PREPARED AT THE
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COUNTY OF ALBEMARLE BOARD OF SUPERVISORS	
DESIGNATED AGENT	_____
DATE	_____

LINE TABLE		
LINE	BEARING	LENGTH
L1	N54°53'22"E	132.07'
L2	S48°29'51"W	115.00'
L3	S67°36'51"W	111.00'
L4	S27°55'57"E	88.94'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CHORD
C1	455.00'	130.13'	16°23'12"	S64°27'05"E	129.69'
C2	545.00'	356.70'	37°30'00"	S75°00'29"E	350.37'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED LANDSCAPE ARCHITECTS AND INTERIOR DESIGNERS.



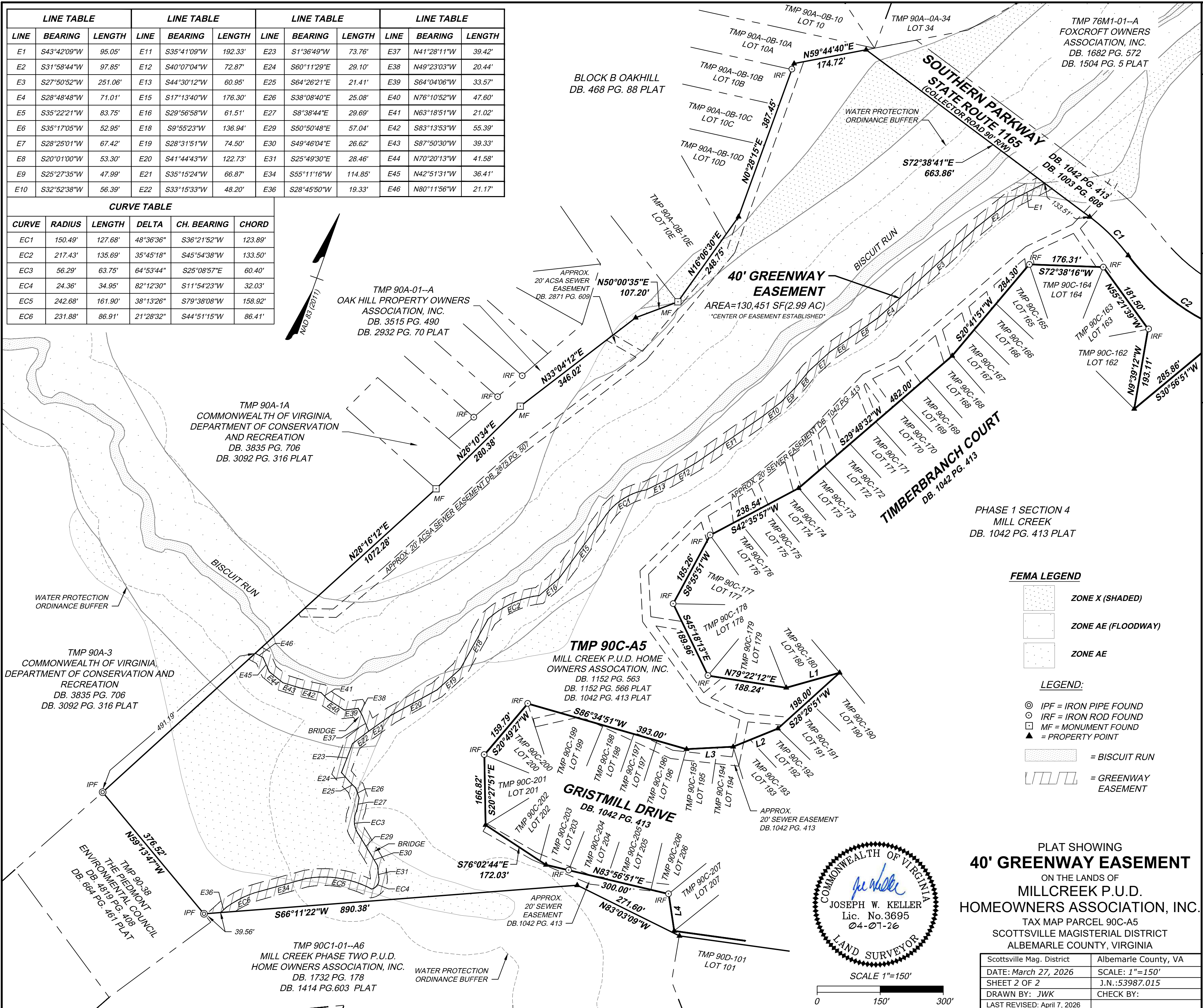
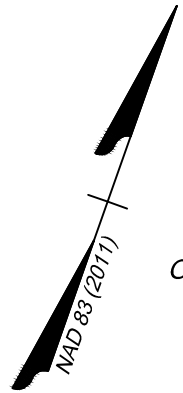
PLAT SHOWING
40' GREENWAY EASEMENT
 ON THE LANDS OF
MILLCREEK P.U.D.
HOMEOWNERS ASSOCIATION, INC.
 TAX MAP PARCEL 90C-A5
 SCOTTSVILLE MAGISTERIAL DISTRICT
 ALBEMARLE COUNTY, VIRGINIA

Scottsville Mag. District	Albemarle County, VA
DATE: March 27, 2026	SCALE: 1"=150'
SHEET 1 OF 2	J.N.:53987.015
DRAWN BY: JWK	CHECK BY:
LAST REVISED: April 7, 2026	

TIMMONS GROUP

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
E1	S43°42'09"W	95.05'	E11	S35°41'09"W	192.33'	E23	S1°36'49"W	73.76'	E37	N41°28'11"W	39.42'
E2	S31°58'44"W	97.85'	E12	S40°07'04"W	72.87'	E24	S60°11'29"E	29.10'	E38	N49°23'03"W	20.44'
E3	S27°50'52"W	251.06'	E13	S44°30'12"W	60.95'	E25	S64°26'21"E	21.41'	E39	S64°04'06"W	33.57'
E4	S28°48'48"W	71.01'	E15	S17°13'40"W	176.30'	E26	S38°08'40"E	25.08'	E40	N76°10'52"W	47.60'
E5	S35°22'21"W	83.75'	E16	S29°56'58"W	61.51'	E27	S8°38'44"E	29.69'	E41	N63°18'51"W	21.02'
E6	S35°17'05"W	52.95'	E18	S9°55'23"W	136.94'	E29	S50°50'48"E	57.04'	E42	S83°13'53"W	55.39'
E7	S28°25'01"W	67.42'	E19	S28°31'51"W	74.50'	E30	S49°46'04"E	26.62'	E43	S87°50'30"W	39.33'
E8	S20°01'00"W	53.30'	E20	S41°44'43"W	122.73'	E31	S25°49'30"E	28.46'	E44	N70°20'13"W	41.58'
E9	S25°27'35"W	47.99'	E21	S35°15'24"W	66.87'	E34	S55°11'16"W	114.85'	E45	N42°51'31"W	36.41'
E10	S32°52'38"W	56.39'	E22	S33°15'33"W	48.20'	E36	S28°45'50"W	19.33'	E46	N80°11'56"W	21.17'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CHORD
EC1	150.49'	127.68'	48°36'36"	S36°21'52"W	123.89'
EC2	217.43'	135.69'	35°45'18"	S45°54'38"W	133.50'
EC3	56.29'	63.75'	64°53'44"	S25°08'57"E	60.40'
EC4	24.36'	34.95'	82°12'30"	S11°54'23"W	32.03'
EC5	242.68'	161.90'	38°13'26"	S79°38'08"W	158.92'
EC6	231.88'	86.91'	21°28'32"	S44°51'15"W	86.41'



FEMA LEGEND

	ZONE X (SHADED)
	ZONE AE (FLOODWAY)
	ZONE AE

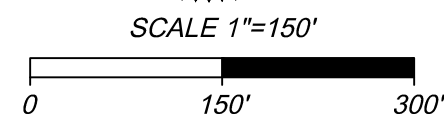
LEGEND:

	IPF = IRON PIPE FOUND
	IRF = IRON ROD FOUND
	MF = MONUMENT FOUND
	= PROPERTY POINT
	= BISCUIT RUN
	= GREENWAY EASEMENT



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