

PHYSICAL SURVEY OF TAX MAP 66-A-46 AND TAX MAP 66-A-45 GREENE COUNTY, VIRGINIA

NOTES:

- 1). THIS IS TO CERTIFY THAT ON MARCH 14, 2023 THRU APRIL 17, 2023, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND WALLS OF THE BUILDING ARE SHOWN HEREON.
- 2). THIS PLAT IS BASED ON DEEDS AND PLATS OF RECORD, VDOT STATE HIGHWAY PROJECT PLAN # 0607-039-200, RW-201, SHEETS 3RW AND 4RW, AND A CURRENT FIELD RUN SURVEY PERFORMED MARCH 14, 2023 THRU APRIL 17, 2023.
- 3). A CURRENT TITLE REPORT WAS USED IN THE PREPARATION OF THIS PLAT, TITLE REPORT PROVIDED BY CHARLOTTESVILLE SETTLEMENT COMPANY LLC, CASE NUMBER: SO-5209, EFFECTIVE DATE: MARCH 22, 2023 AT 8:00 A.M.
- 4). EASEMENTS AND UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
- 5). TMP.66-A-46 ZONED R1, TMP.66-A-45 ZONED R2. ALL PARCELS ARE DIRECTLY UNDER THE JURISDICTION OF THE GREENE COUNTY ZONING DEPARTMENT.
- 6). PRIOR TO THE START OF ANY NEW CONSTRUCTION PLEASE CONTACT THE GREENE COUNTY ZONING DEPARTMENT FOR CURRENT AND SPECIFIC SETBACK REQUIREMENTS.
- 7). THE PROPERTIES SHOWN HEREON DO NOT LIE IN A FLOOD HAZARD AREA, AS SPECIFIED ON FIRM MAP PANEL NUMBER 51079C0200C. EFFECTIVE DATE: MARCH 23, 2021.

