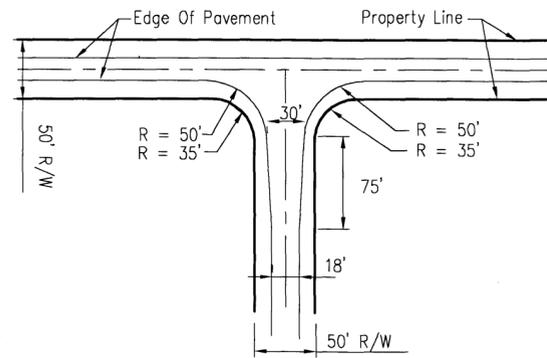


Commercial Entrance Detail

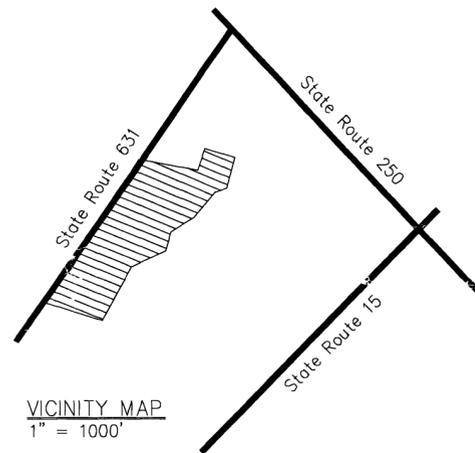


Scale: 1" = 100'

RE-SUBDIVISION PLAT FOR ZION CROSSROADS INDUSTRIAL PARK TM 5 SECTION 7 PARCEL 8 PALMYRA DISTRICT, FLUVANNA COUNTY, VIRGINIA

PLAT SHOWING RE-SUBDIVISION OF
TAX MAP 5 SECTION 7 PARCELS 8
**ZION CROSSROADS
INDUSTRIAL PARK**
PALMYRA DISTRICT, FLUVANNA COUNTY, VIRGINIA
FILE:05-7-8-BA.DWC SHEET: 1 of 2
SCALE 1" = 100' DATE: FEBRUARY 14, 2005

RIVANNA ENGINEERING & SURVEYING, PLC
1350 STONY POINT ROAD
CHARLOTTESVILLE, VA. 22911
P: 434.984.1599 F: 434.984.8863



LEGEND

- Iron Rod Set
- Iron Rod Found
- Iron Pipe Found
- Setback Line

OWNER'S STATEMENT

THE PLATTING AND SUBDIVISION OF TM 5 SECTION 7 PARCEL 8 LOCATED IN THE PALMYRA MAGISTERIAL DISTRICT, RECORDED IN DB 562 PAGE 819, CONTAINING 55.71 ACRES, AND DESIGNATED CARDINAL POINT INDUSTRIAL PARK IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, OR TRUSTEES, IF ANY.

Paul J. Munnich 2/18/05
DATE
ZIONS CROSSROADS INVESTMENTS, LLC

PARCEL 8 IS ZONED L-1

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF FLUVANNA CO., VA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

Timothy Miller 2-18-05
DATE
TIMOTHY MILLER

COUNTY APPROVAL

THE SUBDIVISION SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS, AND MAY BE COMMITTED TO RECORD.

Steve Bied 3/21/05
DATE
DIRECTOR OF PLANNING

VDOT APPROVAL

Joe Miller 2-24-05
DATE
VDOT

CURVE TABLE

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	906.16'	57.07'	114.00'	7°12'29"	113.92'	N 27°57'58" E
C2	1232.36'	73.33'	146.49'	6°48'38"	146.40'	N 31°04'44" E
C3	805.78'	88.03'	175.37'	12°28'10"	175.02'	N 48°15'57" E
C4	39.00'	34.63'	56.64'	83°12'32"	51.79'	S 84°53'16" E
C5	475.00'	44.10'	87.95'	10°36'33"	87.83'	S 37°58'43" W
C6	205.00'	125.78'	225.64'	63°03'53"	214.42'	N 51°52'47" E
C7	600.00'	126.95'	250.20'	23°53'33"	248.39'	N 26°38'59" E
C8	600.00'	116.48'	230.09'	21°58'20"	228.68'	N 65°15'26" E
C9	25.00'	12.84'	23.72'	54°21'57"	22.84'	S 76°34'26" E
C10	55.00'	58.00'	89.31'	93°02'15"	79.82'	N 84°05'25" E
C11	55.00'	58.44'	89.73'	93°28'35"	80.11'	N 09°10'00" W
C12	55.00'	61.09'	92.16'	96°00'25"	81.75'	S 76°05'30" W
C13	25.00'	11.29'	21.21'	48°36'55"	20.58'	S 52°23'45" W
C14	650.00'	64.60'	128.77'	11°21'02"	128.56'	S 71°01'42" W
C15	650.00'	174.36'	340.70'	30°01'54"	336.81'	S 50°20'14" W
C16	650.00'	118.23'	233.90'	20°37'04"	232.64'	S 25°00'45" W
C17	155.00'	375.01'	365.44'	135°05'12"	286.49'	S 82°14'49" W
C18	525.00'	60.16'	119.79'	13°04'24"	119.53'	N 36°44'47" W
C19	39.00'	43.06'	65.12'	95°39'46"	57.81'	N 04°32'54" E
C20	1294.70'	117.13'	233.63'	10°20'20"	233.31'	N 49°13'04" E
C21	1294.71'	87.00'	173.74'	7°41'19"	173.61'	N 40°12'12" E
C22	50.00'	41.60'	69.40'	79°31'26"	63.96'	N 07°05'17" E
C23	205.00'	67.27'	130.00'	36°20'00"	127.83'	N 78°25'17" W
C24	205.00'	10.10'	20.19'	5°38'38"	20.19'	N 17°31'31" E
C25	886.00'	60.90'	121.62'	7°51'53"	121.52'	N 28°17'54" E
C26	2895.24'	97.42'	194.77'	3°51'16"	194.73'	N 26°17'36" E
C27	828.70'	140.07'	277.53'	19°11'16"	276.23'	N 37°48'53" E
C28	2349.88'	118.88'	237.56'	5°47'32"	237.46'	N 50°18'18" E
C29	1827.00'	159.78'	318.74'	9°59'46"	318.34'	N 48°12'11" E
C30	50.00'	57.60'	85.59'	98°05'03"	75.52'	N 87°38'17" E
C31	50.00'	57.11'	85.16'	97°35'28"	75.24'	N 05°28'32" E
C32	155.00'	62.83'	119.38'	44°07'46"	116.45'	N 65°23'05" W
C33	205.00'	83.09'	157.89'	44°07'46"	154.02'	N 65°23'05" W
C34	25.00'	11.18'	21.03'	48°11'23"	20.41'	S 70°56'42" W
C35	50.00'	28.17'	51.31'	58°48'05"	49.09'	S 65°38'20" W
C36	50.00'	68.23'	93.84'	107°31'49"	80.66'	S 17°31'36" E
C37	50.00'	71.47'	96.03'	110°02'52"	81.94'	N 53°41'03" E
C38	25.00'	11.18'	21.03'	48°11'23"	20.41'	N 22°45'19" E
C39	50.00'	36.93'	63.61'	72°53'43"	59.41'	N 83°17'52" E

SITE DATA

OWNER:
ZIONS CROSSROADS INVESTMENT, LLC
170 SOUTH PANTOPS DRIVE
CHARLOTTESVILLE, VA 22911

SOURCE OF TITLE: TM 5 SECTION 7 PARCEL 8: DB 562-819

ZONING: L-1 LIGHT INDUSTRIAL

MAGISTERIAL DISTRICT: PALMYRA

SOURCE OF BOUNDARY SURVEY: FIELD SURVEY BY RIVANNA ENGINEERING & SURVEYING, PLC

PRESENT USE: VACANT

PROPOSED USE: LIGHT INDUSTRIAL

SETBACKS: 100' FROM ROUTE 631
50' FROM INTERNAL ROADS
50' FROM A-1 DISTRICTS

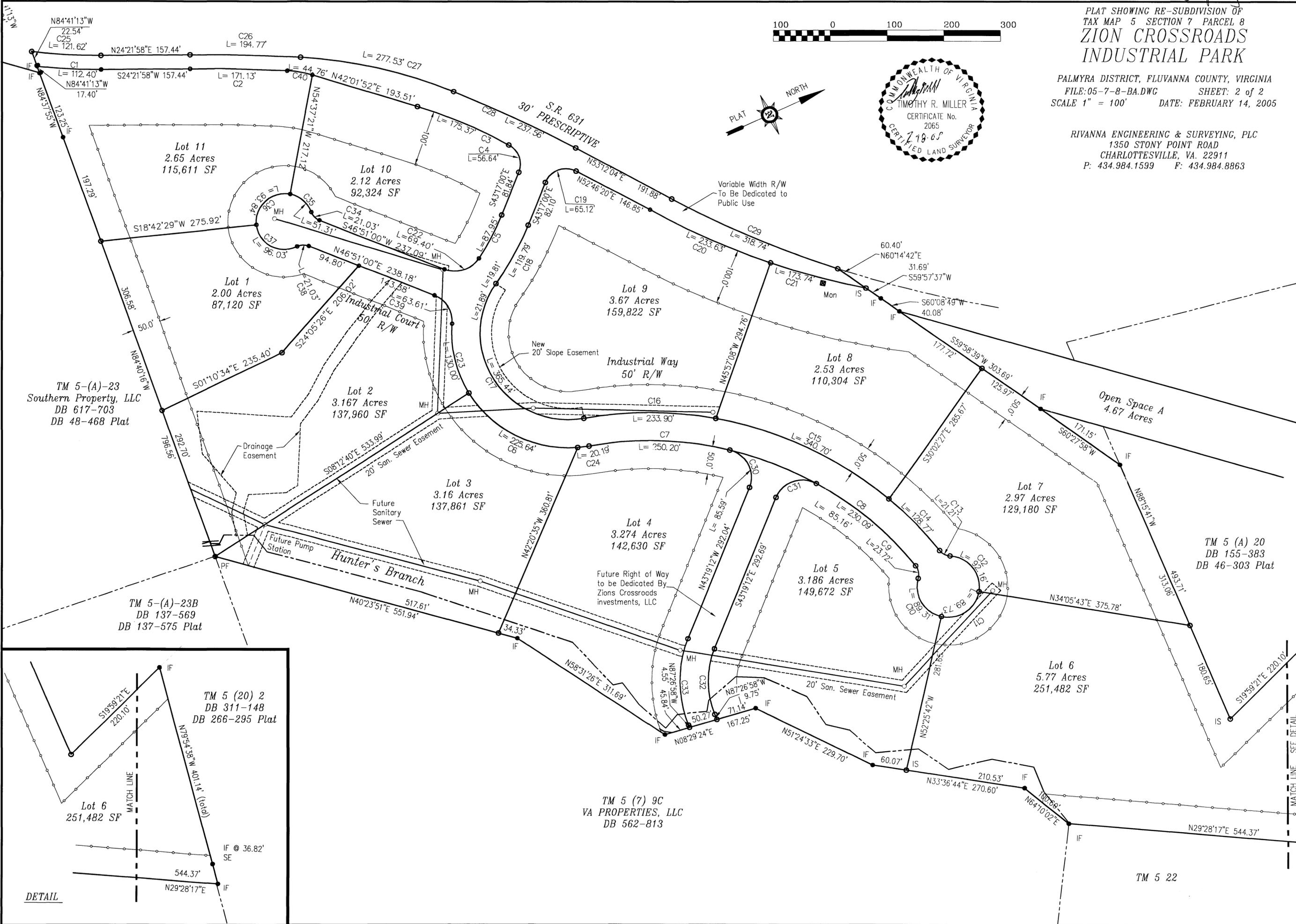
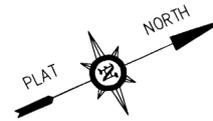
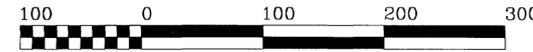
SUBDIVISION NOTES:

- Original subdivision was recorded in PB 2-115.
- A boundary survey of Open Spaces A and B was not performed for this subdivision as directed by the Owner.
- Health Department Approval was not obtained for this subdivision. Each lot must obtain Health Department Approval prior to site plan approval.
- At such time in the future the Deer Park Wastewater Treatment Plant is constructed on Parcel 9 and placed into operation all lots in this subdivision shall discharge sewage to the treatment plant.
- All Sanitary sewer lines shown are conceptual. Actual locations may vary from what is shown.

PLAT SHOWING RE-SUBDIVISION OF
TAX MAP 5 SECTION 7 PARCEL 8
**ZION CROSSROADS
INDUSTRIAL PARK**

PALMYRA DISTRICT, FLUVANNA COUNTY, VIRGINIA
FILE:05-7-8-BA.DWG SHEET: 2 of 2
SCALE 1" = 100' DATE: FEBRUARY 14, 2005

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TM 5-(A)-23
Southern Property, LLC
DB 617-703
DB 48-468 Plat

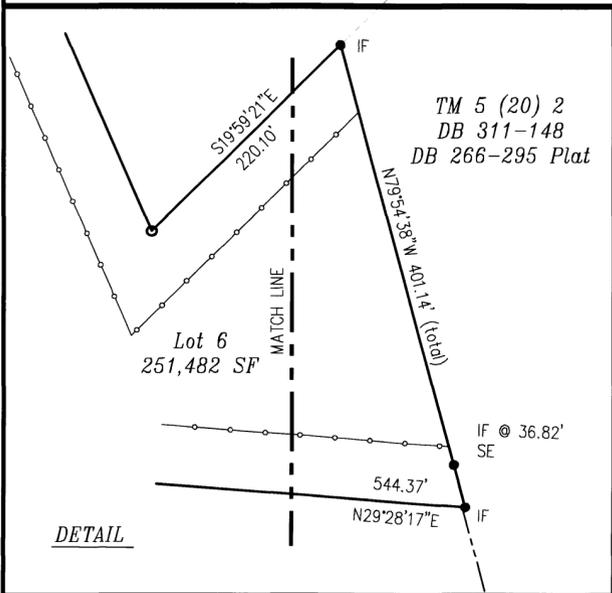
TM 5-(A)-23B
DB 137-569
DB 137-575 Plat

TM 5 (20) 2
DB 311-148
DB 266-295 Plat

TM 5 (7) 9C
VA PROPERTIES, LLC
DB 562-813

TM 5 (A) 20
DB 155-383
DB 46-303 Plat

TM 5 22



MATCH LINE SEE DETAIL