

4044

A.R.D.



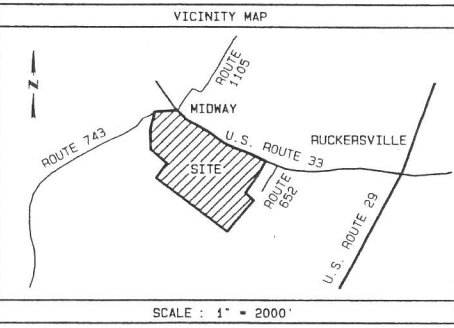
THE DIVISION AND/OR REDIVISION OF LAND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETORS, AND/OR TRUSTEES. ALL STREETS AND/OR DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO PUBLIC USE.

Brian S. Ray For Ted Corp Inc
TED CORP., INC.

CITY/COUNTY OF Charlottesville
STATE OF Va
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
23 DAY OF October 2006 BY
Theresa Kestich

NOTARY PUBLIC Aileen Lacy
MY COMMISSION EXPIRES 9-30-2010

APPROVED FOR RECORDATION :
Paul J. Schuler Planning Director 1-4-07
GREENE COUNTY OFFICIAL TITLE DATE



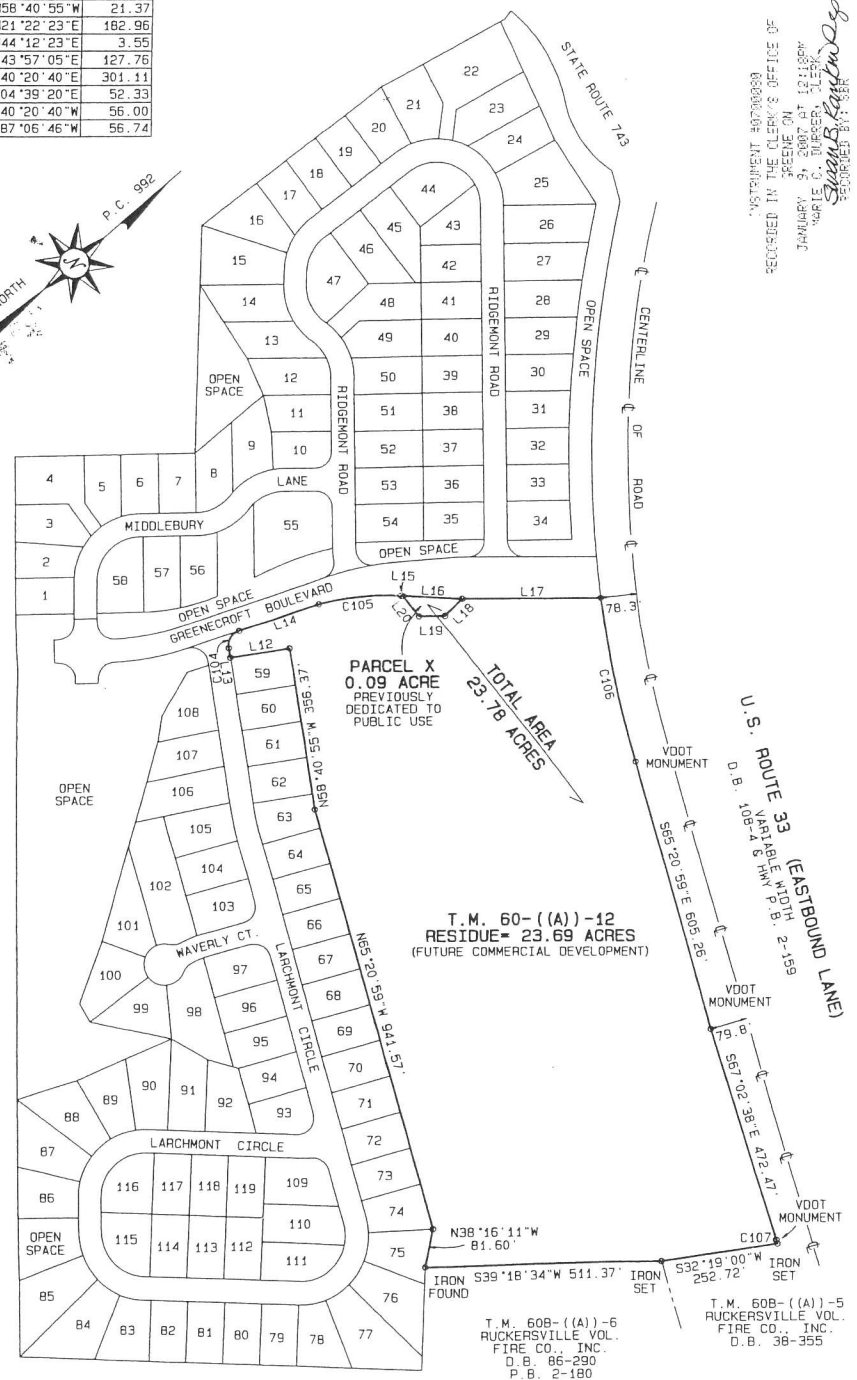
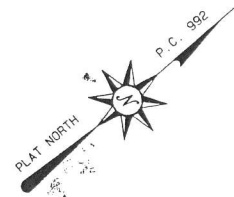
THE LAND USE NOTES SHOWN ON THIS PLAT ARE IMPOSED AT THE REQUEST OF THE DIRECTOR OF PLANNING AND THE ZONING ADMINISTRATOR. BY PLACING HIS/HER SIGNATURE ON THIS PLAT HE/SHE HAS DEEMED THAT THEY ARE CORRECT AND IN ACCORDANCE WITH THE GREENE COUNTY ZONING ORDINANCE IN EFFECT THIS DATE. THESE NOTES ARE NOT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

NOTES:

- OWNER/DEVELOPER ADDRESS-
TED CORP., INC.
P.O. BOX 358
QUINQUE, VA 22965
- OWNER & LEGAL REFERENCES FOR
T.M. 60--(A)-12
TED CORP., INC.
D.B. 974-348
P.C. 992
D.B. 952-239
P.C. 3701 THRU 3703
- TABULATION-
LOTS= 34.32 ACRES
ROAD= 6.69 ACRES
OPEN SPACE = 9.03 ACRES
RESIDUE (COMMERCIAL) = 23.79 ACRES
TOTAL = 73.83 ACRES
- THE BOUNDARY DATA SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS FIRM IN FEBRUARY 2002.
- INTERIOR STREAMS WERE TAKEN FROM MAP BY LOUISA AERIAL SURVEYS.
- ALL LOTS SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- SETBACK REQUIREMENTS:
FRONT = 25'
SIDE = 10'
REAR = 25'
- THE FOLLOWING UTILITY EASEMENTS ARE HEREBY RESERVED ADJACENT TO EACH LOT LINE:
FRONT = 20'
SIDE = 7.5'
REAR = 15'
- THE NEW SEWER EASEMENTS ARE TO BE CENTERED OVER THE AS-BUILT LOCATION OF THE SEWER LINE. THE NEW WATERLINE EASEMENTS ARE TO BE CENTERED OVER THE AS-BUILT LOCATION OF WATERLINES.
- IRON PINS TO BE SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- IRON PINS TO BE SET BY MAY 1, 2008.

INSTRUMENT #07000090
RECORDED IN THE CLERK'S OFFICE OF
JANUARY 27 2007 AT 10:15 AM
BY
Suzanne B. Kestich
RECORDED BY: SBE

L12	S31°19'05"W	130.00
L13	N56°40'55"W	21.37
L14	N21°22'23"E	182.96
L15	N44°12'23"E	3.55
L16	N43°57'05"E	127.76
L17	N40°20'40"E	301.11
L18	S04°39'20"E	52.33
L19	S40°20'40"W	56.00
L20	N87°06'46"W	56.74



SUBDIVISION PLAT
LOTS 1 THRU 119
GREENECROFT
LOCATED ON U.S. ROUTE 33
AT MIDWAY
RUCKERSVILLE DISTRICT
GREENE COUNTY, VIRGINIA
SCALE: AS SHOWN DATE: MAY 5, 2006
REVISED: SEPTEMBER 13, 2006

FOR
TED CORP., INC.
ROGER W. RAY & ASSOC., INC.
1717-18 ALLIED STREET
CHARLOTTESVILLE, VA 22903