

Instrument Control Number

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Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[ILS VLR Cover Sheet Agent 1.0.66]



Doc ID: 000168830011 Type: DEE
Recorded: 10/03/2002 at 03:40:26 PM
Fee Amt: \$64.00 Page 1 of 11
SHELBY MARSHALL, CLERK CIRCUIT CT.
Shelby Marshall Clerk Circuit Court
File# 2002-00017715

BK 2284 PG 80-90

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Date of Instrument: [10/3/02]

Instrument Type: [DEC]

Number of Parcels [2]

Number of Pages [5]

City County [Albemarle County] (Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[Weather Hill Homes Ltd]	[]	[]	[]
[]	[]	[]	[]

First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[Weather Hill Homes Ltd]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [Weather Hill Homes Ltd]
 (Address 1) [315 Old Ivy Way Suite 300]
 (Address 2) []
 (City, State, Zip) [Charlottesville] [VA] [22903]

Consideration [0.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City County [] Percent. in this Juris. [100]

Book [] Page [] Instr. No []

Parcel Identification No (PIN) [05600-00-00-057A0]

Tax Map Num. (if different than PIN) [05600-00-00-057A0]

Short Property Description [Phase 2 Parkside Village]

[]

Current Property Address (Address 1) []

(Address 2) []

(City, State, Zip) [] [] []

Instrument Prepared by [Richmond and Fishburne LLP]

Recording Paid for by [Richmond and Fishburne LLP]

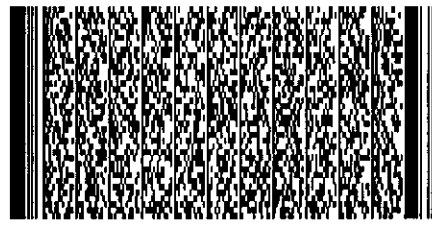
Return Recording to (Name) [Richmond and Fishburne LLP]

(Address 1) [214 East High Street]

(Address 2) []

(City, State, Zip) [Charlottesville] [VA] [22902]

Customer Case ID [020764] [] []



Instrument Control Number

[Empty box for Instrument Control Number]

**Commonwealth of Virginia
Land Record Instruments
Continuation Cover Sheet
Form C**

[ILS VLR Cover Sheet Agent 1.0.66]

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Date of Instrument: [10/3/02]

Instrument Type: [DEC]

Number of Parcels [2]

Number of Pages [5]

City County [Albemarle County] (Box for Deed Stamp Only)

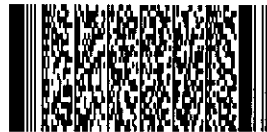
Grantors/Grantees/Parcel Continuation Form C

Last Name	First Name	Middle Name or Initial	Suffix
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[]	[]	[]	[]
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[]	[]	[]	[]
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[]	[]	[]	[]

Prior Instr. Recorded at: City County [] Percent. in this Juris. [100]
 Book [] Page [] Instr. No []
 Parcel Identification No (PIN) [05600-00-00-057A1]
 Tax Map Num. (If different than PIN) [05600-00-00-057A1]
 Short Property Description [Phase 2 Parkside Village]
 Current Property Address (Address 1) []
 (Address 2) []
 (City, State, Zip) [] [] []

Prior Instr. Recorded at: City County [] Percent. in this Juris. []
 Book [] Page [] Instr. No []
 Parcel Identification No (PIN) []
 Tax Map Num. (If different than PIN) []
 Short Property Description []
 Current Property Address (Address 1) []
 (Address 2) []
 (City, State, Zip) [] [] []



SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
PARKSIDE VILLAGE

THIS SUPPLEMENTARY DECLARATION is made this 1st day of
October, 2002, by Weather Hill Homes, Ltd., a Virginia corporation (the "Developer").

WITNESSETH:

The Developer is the owner of certain real property located in Albemarle County, Virginia formally known as Tax Map 56, Parcels 57A and 57(1), upon which the Developer has created Phase I of a subdivision known as "Parkside Village."

In furtherance of its creation, the Developer subjected Phase I of Parkside Village to certain covenants, conditions and restrictions by declaration dated November 7, 2000 (the "Declaration") and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 1974 page 456.

The Developer now wishes to subdivide the residue property to create Phase II of Parkside Village and subject the subdivided parcels of Phase II to the Declaration.

NOW THEREFORE, the Developer declares that the property shown on the subdivision plat attached hereto titled "Subdivision Plat Parkside Village Phase II" dated SEPT. 3, 2002, and prepared by Roudabush, Gale & Associates (the "Plat") is subject to the provisions of the Declaration, as amended and to such supplementary covenants, conditions, and restrictions as may be hereafter imposed on such real properties pursuant to the provisions of the Declaration.

There is further imposed upon Lots 25 through 34 a vegetative buffer easement more particularly shown and described on the Plat which easement shall be created and conveyed in favor of the Association, all Members, the Developer, and their respective licensees, invitees,

Prepared by Richmond and Fishburne, L.L.P.

grantees, successors and assigns. The Association shall be responsible for maintaining the vegetative buffer easement as it is required to maintain other easements more particularly set forth in Section 5.04 of the Declaration.

WITNESS the following signature and seal.

Weather Hill Homes, Ltd.

By: M Powell
Vice-President

STATE OF VIRGINIA, At Large
CITY/COUNTY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 1st day of October, 2002, by Marc C. Powell, Vice-President of Weather Hill Homes, Ltd.

My commission expires: 6/30/06.

Joseph M. Cochran
NOTARY PUBLIC

DK 2284 P 84

OWNERS APPROVAL

The subdivision of the land described herein is with the free consent and in accordance with the desire of the undersigned owners, 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 the best of my knowledge.

M. Powell VP

Weather Hill Homes

NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 1st DAY OF October 2002


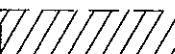



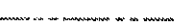

Linda & Martin

My Commission Expires June 30 2006

CURVE TABLE

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	160.00'	15°51'20"	44.28'	N05°02'06"E	44.14'
C2	200.00'	14°21'30"	50.12'	N04°17'12"E	49.99'
C3	200.00'	0°36'07"	2.10'	N02°35'30"W	2.10'
C4	200.00'	13°45'23"	48.02'	N04°35'15"E	47.90'
C5	45.00'	40°07'09"	31.51'	N08°35'38"W	30.87'
C6	40.00'	32°40'36"	22.81'	N12°18'54"W	22.50'
C7	40.00'	48°46'27"	34.05'	N28°24'38"E	33.03'
C8	40.00'	42°06'29"	29.40'	N73°51'06"E	28.74'
C9	40.00'	39°20'34"	27.47'	S65°25'22"E	26.93'
C10	40.00'	162°54'07"	113.73'	N52°47'51"E	79.11'
C11	45.00'	40°07'09"	31.51'	S65°48'40"E	30.87'
C12	50.00'	38°56'33"	33.98'	N74°39'29"E	33.33'
C13	40.00'	30°31'10"	21.31'	N70°26'48"E	21.06'
C14	40.00'	59°44'27"	41.71'	S64°25'23"E	39.84'
C15	40.00'	98°56'33"	69.07'	S75°20'31"E	60.81'
C16	40.00'	84°54'41"	59.28'	S85°16'02"W	54.00'
C17	40.00'	5°20'55"	3.73'	N49°36'09"W	3.73'
C18	40.00'	98°56'33"	69.07'	S83°36'02"W	60.81'
C19	50.00'	38°56'33"	33.98'	N66°23'58"W	33.33'
C20	45.00'	82°39'49"	64.92'	S52°47'51"W	59.44'
C21	45.00'	97°20'11"	76.45'	S37°12'09"E	67.58'
C22	45.00'	32°29'32"	25.52'	N77°53'00"E	25.18'
C23	45.00'	7°37'04"	5.98'	N57°49'42"E	5.98'
C24	45.00'	40°06'36"	31.50'	N74°04'28"E	30.86'
C25	40.00'	79°53'59"	55.78'	S86°03'01"E	51.37'
C26	40.00'	50°13'48"	35.07'	S20°59'08"E	33.95'
C27	40.00'	44°29'53"	31.07'	S26°22'42"W	30.29'
C28	40.00'	56°07'12"	39.18'	S76°41'15"W	37.63'
C29	40.00'	29°30'42"	20.60'	N60°29'49"W	20.38'
C30	40.00'	260°15'33"	181.70'	S04°07'46"W	61.17'
C31	45.00'	40°06'36"	31.50'	N65°48'56"W	30.86'
C32	45.00'	82°39'49"	64.92'	S52°47'51"W	59.44'
C33	160.00'	14°21'30"	40.10'	S04°17'12"W	39.99'
C34	200.00'	16°22'14"	57.14'	S05°17'34"W	56.95'
C35	40.00'	77°21'52"	54.01'	S04°07'46"W	50.00'

LEGEND

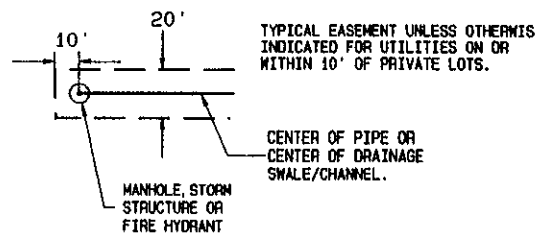
-  DENOTES PROPOSED SANITARY SEWER EA.
-  DENOTES PROPOSED STORM EASEMENT
-  DENOTES 4' WALK AN
-  DENOTES COMMON OPE
-  DENOTES FIRE HYDR/WATERLINE EASEMEN
-  DENOTES SETBACK L
-  DENOTES AVERAGED STREAM BUFFER

RIGHT OF WAY AND EASEMENT DEDI

- ALL ROADS, EXCEPT THE ALLEY, ARE HE DEDICATED TO PUBLIC USE.
- WATER AND SEWER EASEMENTS SHOWN HEF BE DEDICATED WITH A SEPERATE DEED O
- ALL STORM DRAINAGE EASEMENTS ARE HE TO PUBLIC USE.
- THE DEVELOPER RESERVES THE RIGHT TO OR REVISE ANY EASEMENT SHOWN HEREON THE PROPER AUTHORITY (VDOT AND ACSA
- THE DEVELOPER RESERVES A 10' UTILIT DRAINAGE EASEMENT ALONG FRONT AND F LINES AND 7.5' ALONG SIDE PROPERTY *UTILITIES TO INCLUDE ELECTRI TV AND PHONE SERVICES.

NOTES RELATIVE TO EASEMENTS:

- COMMON AREAS ARE RESERVED WITH PRIORITY FOR WATI AND STORM SEWER WHERE APPLICABLE, BUT NOT TO TH OF OTHER USES.
- TYPICAL EASEMENT (N.T.S.)




- 20' WATER, STORM, AND SANITARY SEWER EASEMENTS AI CENTERED ON THE ASBUILT LOCATIONS OF THE LINES.
- THERE SHALL BE A PEDESTRIAN ACCESS EASEMENT OVE
- THERE SHALL BE AN ACCESS AND MAINTENANCE EASEM WITH THE PERMANENT STORMWATER MANAGEMENT FACIL. IN THE COMMON OPEN SPACE ALONG THE STREAM.

STREAM BUFFER NOTE

THE STREAM BUFFER(S) SHOWN HEREON SHALL ACCORDANCE WITH THE WATER PROTECTION ORI

GENERAL NOTES

- LOTS 19 THRU 47 MAY NOT BE FURTHER DIVIDED WITHOUT PLANNING COMMISSION APPROVAL.
- ONLY ONE DWELLING UNIT PER LOT.
- ALL LOTS SHALL BE ACCESSED BY PROPOSED INTERNAL ROADS.
- THIS PROJECT IS LOCATED IN THE WATER SUPPLY WATERSHED.
-  DENOTES IRON ROD SET OR IRON ROD FOUND, UNLESS OTHERWISE INDICATED.
- COVERED PORCHES, BALCONIES, CHIMNEYS, EAVES AND LIKE ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN FOUR (4) FEET INTO ANY REQUIRED YARD; PROVIDED THAT NO SUCH FEATURE SHALL BE LOCATED ANY CLOSER THAN SIX (6) FEET TO ANY LOT LINE IN ACCORDANCE WITH SECTION 4.11.1 OF THE COUNTY ZONING ORDINANCE.
- THE LAND USE REGULATIONS LISTED HEREON ARE IMPOSED PURSUANT TO THE ALBEMARLE COUNTY ORDINANCE IN EFFECT ON THIS DATE AND SHOWN FOR INFORMATION PURPOSES ONLY. THEY ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH.

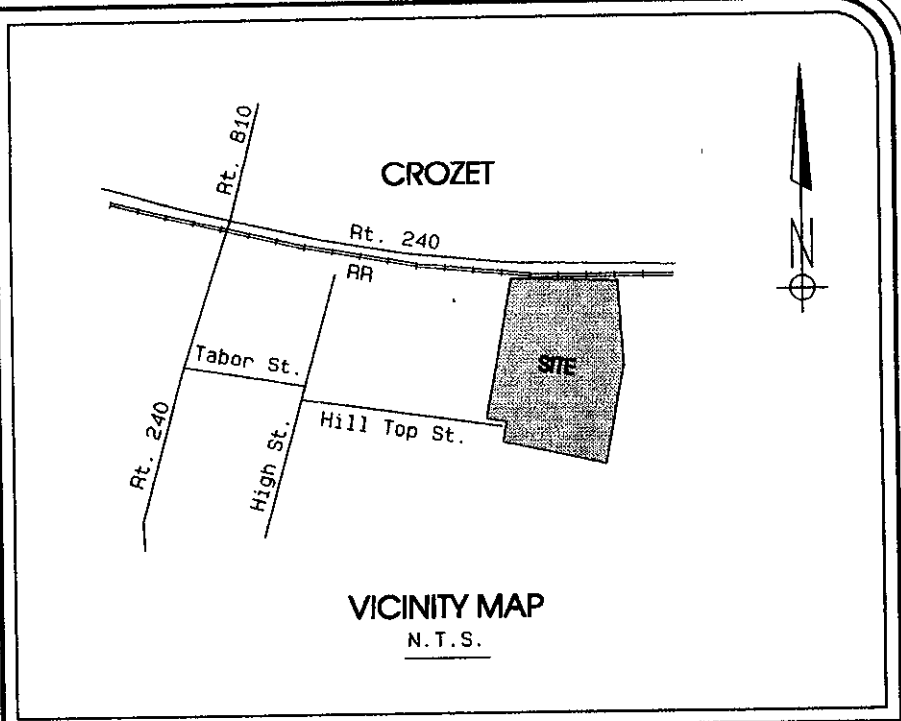
BC 2281 p 85

PLANNING COMMISSION

Ed Lowenstein 10.2.02
MRD DATE

OF SUPERVISORS

Yvonne Cilimberg 10.2.02
AGENT MRD DATE



AREA SUMMARY

AREA IN LOTS	5.878 Ac.
AREA IN R.O.W.	1.269 Ac.
AREA IN COMMON OPEN SPACE	0.000 Ac.
RESIDUE PARCEL 57A	0.000 Ac.
RESIDUE PARCEL 57A (1)	0.000 Ac.
TOTAL AREA	7.147 Ac.

SITE DATA

OWNER: Weather Hill Homes
2250 Old Ivy Road
Charlottesville, Va 22903

T.M.P. DESIGNATION: 56A (2) -4-A

LEGAL REFERENCE: DB 1810 p.668
DB 1808 p.458

COVENANTS AND PHASE 1 SUBDIVISION PLAT: DB 1974 pp.456 -492

MAGISTERIAL DISTRICT: White Hall

ZONING: R6

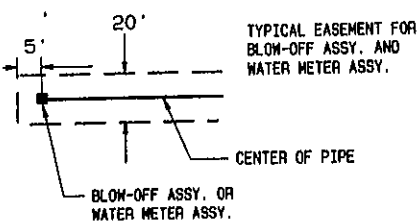
SETBACK REQUIREMENTS: Front: 25'
Side: 10' (by County code 4.11.3)
Rear: 20'

PROPOSED USE: 29 Single Family Homes

GENERAL NOTES:

1. This property does not lie in a flood hazard area.
2. There are no slopes exceeding 25% on this site.
3. All lots shall be served by public water and sewer.

SUBDIVISION PLAT
PARKSIDE VILLAGE
PHASE 2
WHITE HALL MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA



REVISED:

SEPTEMBER 3, 2002

SHEET INDEX

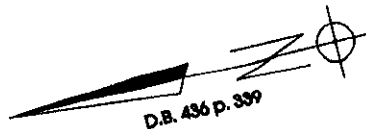
SHEET 1 - COVER SHEET
SHEET 2 - SUBDIVISION PLAT

JULY 26, 2002 SCALE: 1" = 60'	SHEET 1 \ 3
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AGED IN

BK 2281 p 80

Richard B. Dally, TRS
TMP 66-67
D.B. 322 p. 645 (PLAT)

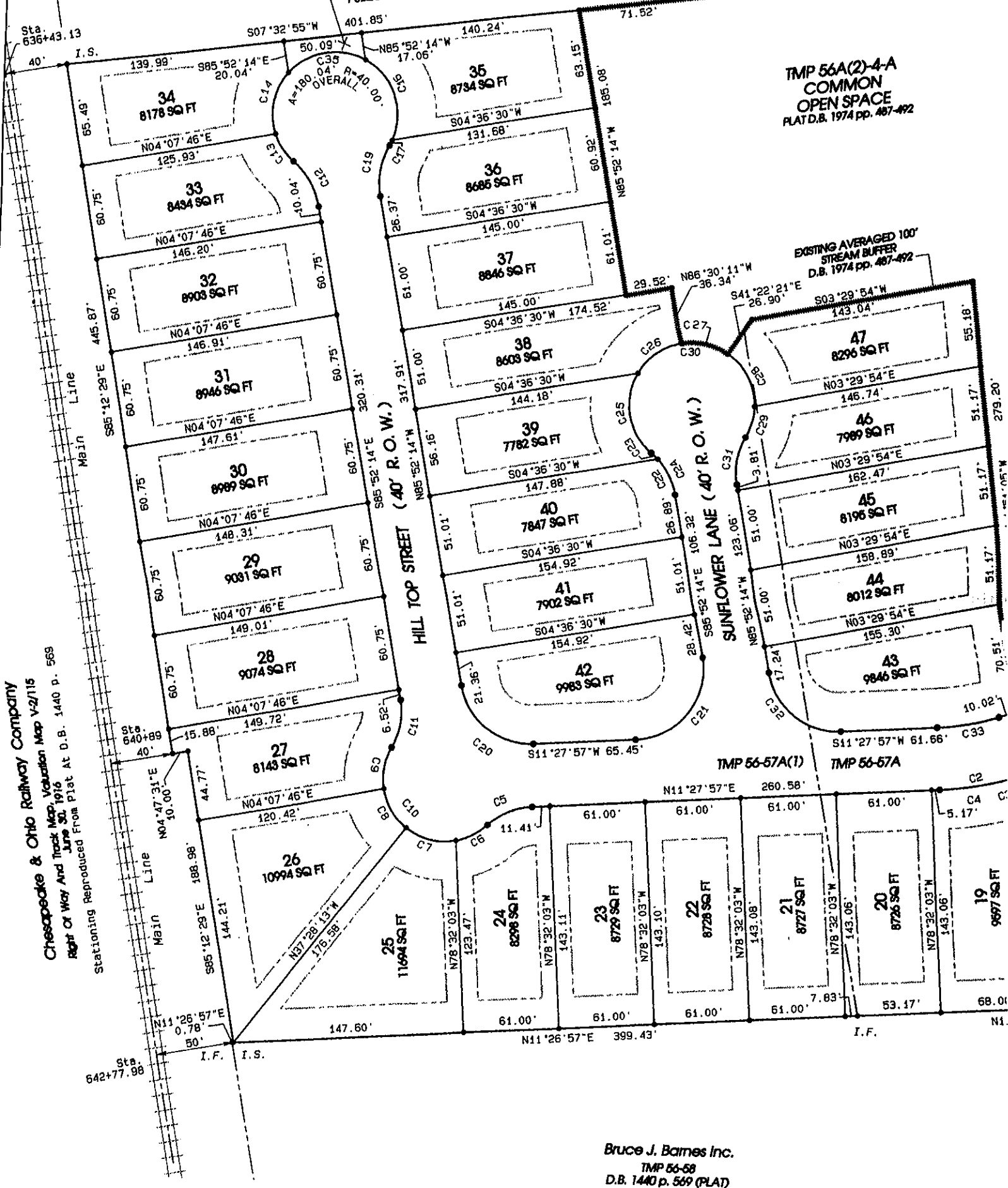


RESERVED FOR FUTURE EXTENSION OF
HILL TOP STREET, TO BE DEDICATED FOR
PUBLIC USE UPON DEMAND BY THE COUNTY

I.F.

TMP 56A(2)-4-A
COMMON
OPEN SPACE
PLAT D.B. 1974 pp. 487-492

EXISTING AVERAGED 100'
STREAM BUFFER
D.B. 1974 pp. 487-492



Chesapeake & Ohio Railway Company
Valuation Map V-2/115
Right of Way And Track Map
June 30, 1916
Stationing Reproduced From Plat At D.B. 1440 P. 569

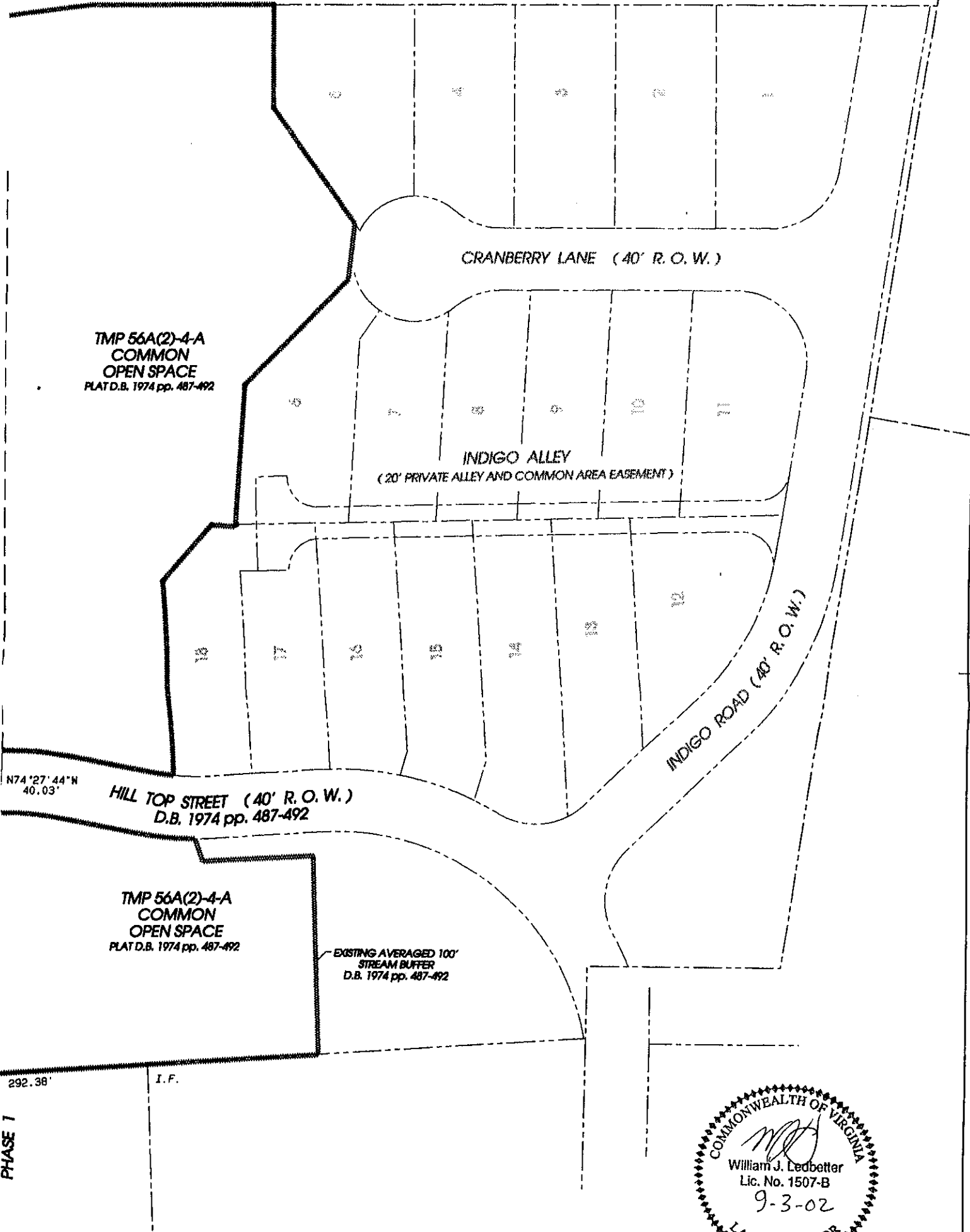
TMP 56-57A(1)

TMP 56-57A

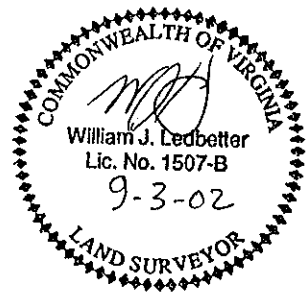
Bruce J. Barnes Inc.
TMP 56-58
D.B. 1440 p. 569 (PLAT)

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1966
814 MONTICELLO ROAD, CHARLOTTESVILLE, VA 22902

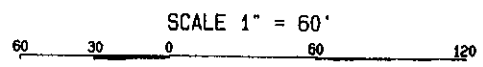
BK 2281 p 87



PHASE 1



REVISED:
SEPTEMBER 3, 2002



JULY 26, 2002

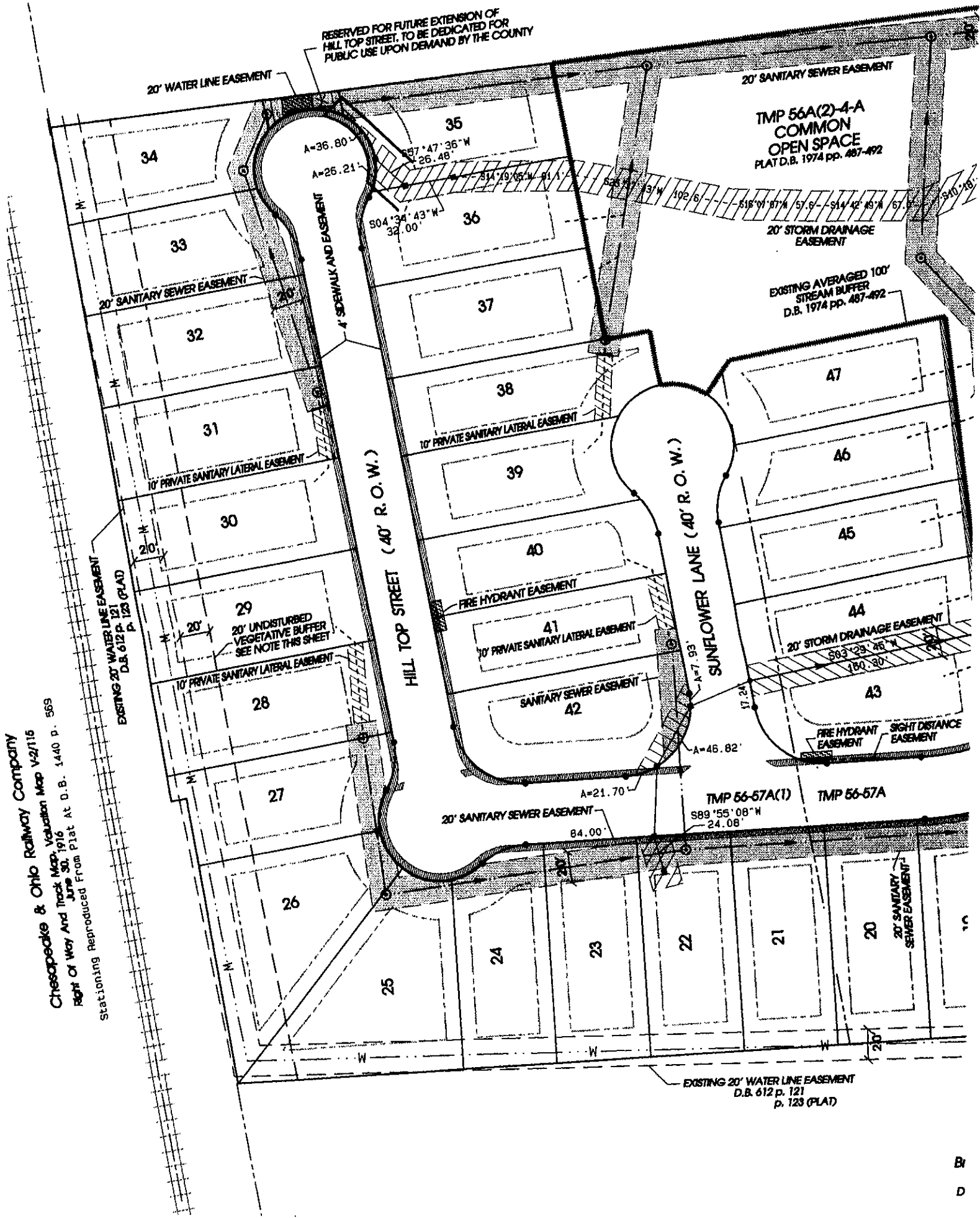
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BK 2284 p 88

Richard B. Dally, TRS
TMP 56-57
D.B. 322 p. 645 (PLAT)



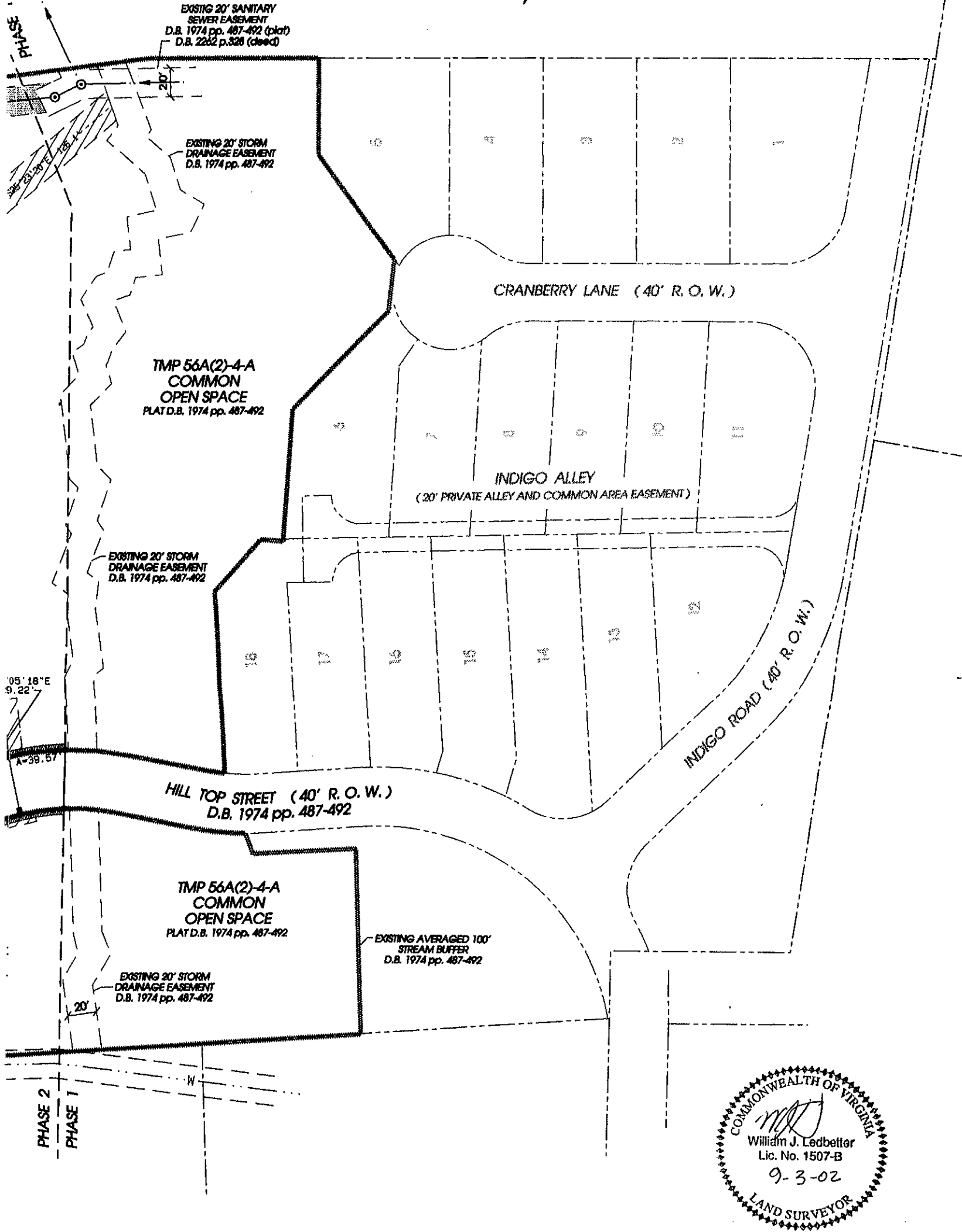
RESERVED FOR FUTURE EXTENSION OF
HILL TOP STREET, TO BE DEDICATED FOR
PUBLIC USE UPON DEMAND BY THE COUNTY



Chesapeake & Ohio Railway Company
Right of Way and Track Map, Valuation Map V-27/116
June 30, 1916
Plat At D.B. 1440 p. 569
Stationing Reproduced From

Br
D

BK 2284 p 89



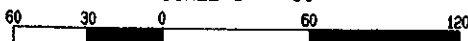
REVISED:

SEPTEMBER 3, 2002

JULY 26, 2002

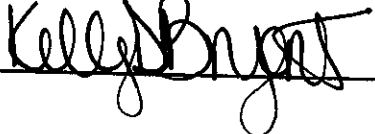
SHEET

SCALE 1" = 60'



SCALE: 1" = 60'

RECORDED IN CLERKS OFFICE OF
ALBEMARLE ON
October 03, 2002 AT 3:40:26 PM
\$0.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE § 58.1-802
STATE: \$0.00 LOCAL: \$0.00
SHELBY MARSHALL, CLERK CIRCUIT CT.


_____ DC