

Instrument Control Number

[Empty box for Instrument Control Number]

003561

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[ILS VLR Cover Sheet Agent 1.0.66]



Doc ID: 000962910006 Type: DEE
Recorded: 03/04/2005 at 02:54:09 PM
Fee Amt: \$67.00 Page 1 of 9
Albemarle County, VA
Shelby Marshall Clerk Circuit Court
File# 2005-00003561

BK 2932 PG 621-626

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A
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Date of Instrument: [3/4/2005]

Instrument Type: [PM]

Number of Parcels [1]

Number of Pages [3]

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

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[/]	[]	[]	[]
[]	[]	[]	[]

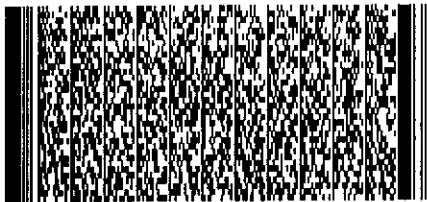
First and Second Grantees

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

Grantee Address (Name) [HAUSER HOMES]
 (Address 1) [1425 Sachem Place, Unit 201]
 (Address 2) []
 (City, State, Zip) [CHARLOTTESVILLE] [VA] [22901]
 Consideration [0.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City County [Albemarle County] Percent. in this Juris. [100]
 Book [2803] Page [529] Instr. No []
 Parcel Identification No (PIN) [56A2-04-24A]
 Tax Map Num. (if different than PIN) [56A2-04-24A]
 Short Property Description [PARKSIDE VILLAGE SUBDIVISION]
 Current Property Address (Address 1) []
 (Address 2) []
 (City, State, Zip) [] [] []

Instrument Prepared by [PARKER MCELWAIN & JACOBS PC]
 Recording Paid for by [PARKER MCELWAIN & JACOBS PC]
 Return Recording to (Name) [PARKER MCELWAIN & JACOBS PC]
 (Address 1) [2340 COMMONWEALTH DRIVE]
 (Address 2) []
 (City, State, Zip) [CHARLOTTESVILLE] [VA] [22901]
 Customer Case ID [] [] []

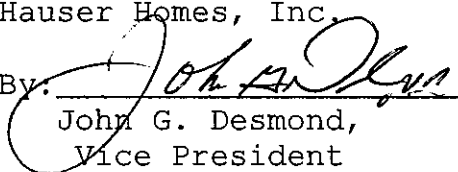


008561

CERTIFICATE OF PLAT

The attached subdivision plat prepared by B. Aubrey Huffman & Associates, Ltd., dated January 18, 2005, revised February 24, 2005, and March 1, 2005, captioned, "Plat Showing Lots 48 Thru 71 Phase 2 Parkside Village, Albemarle County, Virginia," of the lands of Hauser Homes, Inc., a Virginia corporation, situated Albemarle County, Virginia, being a portion of the property conveyed to it by Deed recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 2803, page 529, is hereby confirmed and submitted for record.

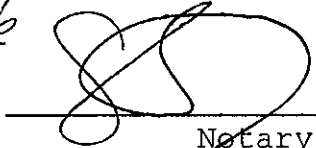
Witness the following signature and seal:

Hauser Homes, Inc.
By:  SEAL
John G. Desmond,
Vice President

Commonwealth of Virginia,
County of Albemarle:

The foregoing Certificate of Plat was signed and acknowledged before the undersigned Notary Public for the Commonwealth of Virginia, at large, by John G. Desmond, Vice President of Hauser Homes, Inc. on the 4th day of March, 2005.

My commission expires: 9-30-06



Notary Public

2432 P 623

THE SPECIES IN THIS SUBDIVISION MAY NOT MEET THE STANDARDS FOR ACCEPTANCE INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY OF ALBEMARLE.

THE PARKSIDE TOWNHOME HOMEOWNERS ASSOCIATION OR ITS ASSIGNS WILL PROHIBIT AND RESTRICT THE CONSTRUCTION OF ANY EXTERIOR ADDITION TO THE PARKSIDE TOWNHOME, UNLESS SUCH ADDITION IS APPROVED BY ALBEMARLE COUNTY. THIS RESTRICTION APPLIES TO LOT 48 THRU 71.



PLAT SHOWING

LOTS 48 THRU 71 PHASE 2

PARKSIDE VILLAGE

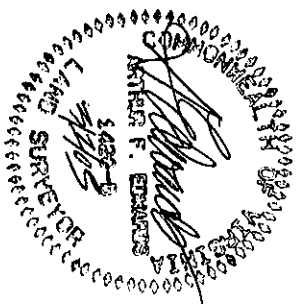
ALBEMARLE COUNTY, VIRGINIA

JANUARY 18, 2005

B. AUBREY HUFFMAN & ASSOCIATES, LLC.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
CHARLOTTEVILLE, VIRGINIA

REVISED:
FEBRUARY 24, 2005
MARCH 1, 2005



COUNTY OF ALBEMARLE

PLANNING COMMISSION

William B. Edwards
CHAIRMAN

DATE: 3/3/05

COUNTY OF ALBEMARLE
STATE OF VIRGINIA.

TO WIT:
THE FOREGOING INSTRUMENT WAS
ACKNOWLEDGED BEFORE ME THIS

2nd DAY OF MARCH 2005.

BY JOHN G. Desmond AS

OWNERS, PROPRIETORS AND/OR
TRUSTEES.

John M. ...

NOTARY PUBLIC
MY COMMISSION EXPIRES 10/31/05

PROPERTY STANDING IN THE NAME OF HAUSER HOMES INC. D.B. 2803 - 529 & P.B. 2830 - 83
IRON PINS TO BE SET AT ALL NEW CORNERS BY JULY 4, 2005
TOTAL AREA DIVIDED = 2.200 ACRES TM 56A2 PARCEL 04-24A WHITE HALL DISTRICT
PROPERTY ZONED R6 UTILIZING THE CLUSTER DEVELOPMENT OPTION.
THE PROPERTY SHOWN HEREON IS LOCATED IN THE SOUTH FORK RIVANNA WATRESHED.
ALL LOTS SHOWN HEREON HAVE ADEQUATE BUILDING SITES AS REQUIRED
BY SECTION 4.2.2 OF THE ZONING ORDINANCE.

THE DEVELOPER RESERVES A UTILITY AND OR DRAINAGE EASEMENT
OVER THE ENTIRE AREA OF EACH LOT. EXCEPT THAT PORTION OF
THE LOT THAT IS OCCUPIED BY A DWELLING AND THE DRIFTEN

COUNTY OF ALBEMARLE

BOARD OF SUPERVISORS

W. Blake ...
DESIGNATED AGENT

DATE: 3/3/05

OWNERS APPROVAL:

THE DIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE
FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES. ANY
REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS DEEMED AS
THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT
ARE TRUE TO THE BEST OF MY KNOWLEDGE.

Hauser Homes, Inc.

John G. Desmond

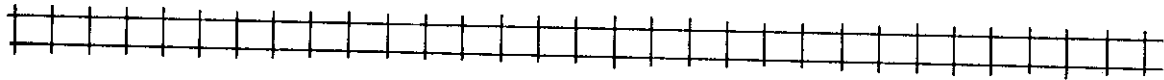
CERTIFICATION

THIS IS A CORRECT AND
ACCURATE PLAT.

Arthur F. Edwards
ARTHUR F. EDWARDS
LAND SURVEYOR

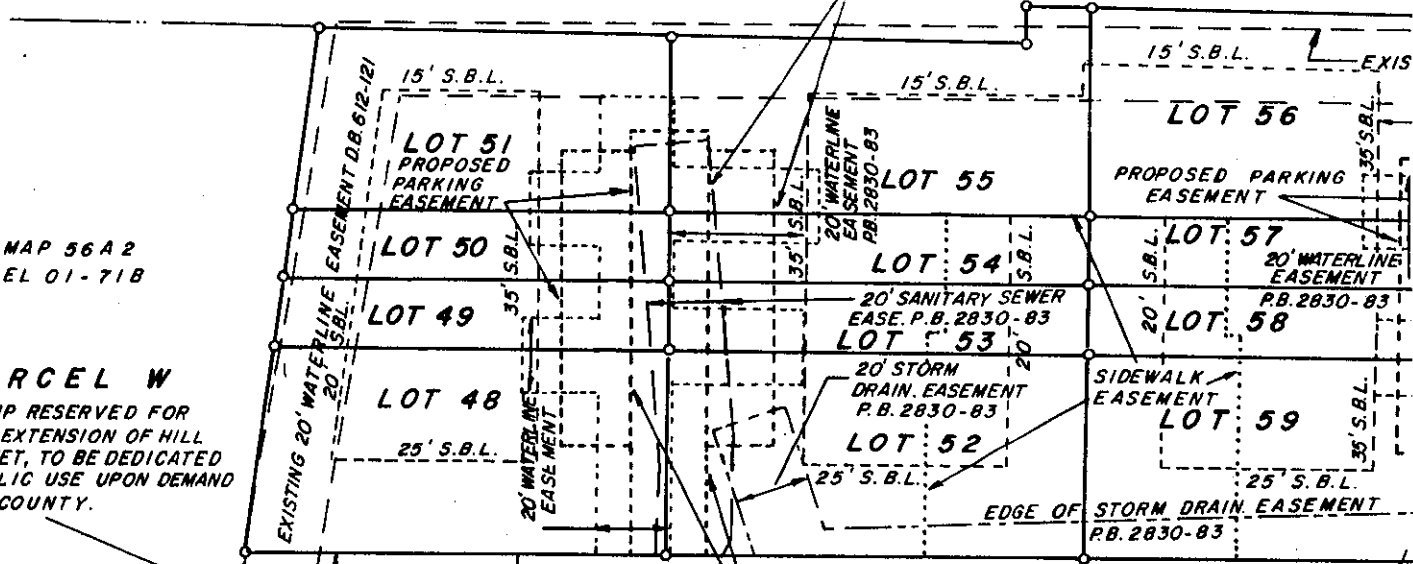
NOTE: THE LAND USE REGULATIONS LISTED HEREIN ARE IMPOSED
PURSUANT TO THE ALBEMARLE COUNTY ZONING ORDINANCE IN EFFECT
ON THIS DATE AND ARE SHOWN FOR INFORMATION PURPOSES ONLY.
THEY ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND
AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO
IMPOSE THEM AS SUCH.

2932 p 625



PROPOSED PARKING EASEMENT

CHESAPEAKE & OHIO



TAX MAP 56A2
PARCEL 01-718

PARCEL W
40' STRIP RESERVED FOR
FUTURE EXTENSION OF HILL
TOP STREET, TO BE DEDICATED
FOR PUBLIC USE UPON DEMAND
BY THE COUNTY.

20' WIDE PRIVATE
ROAD EASEMENT

20' WIDE
ROAD EA

LOT 23A

LOT 42

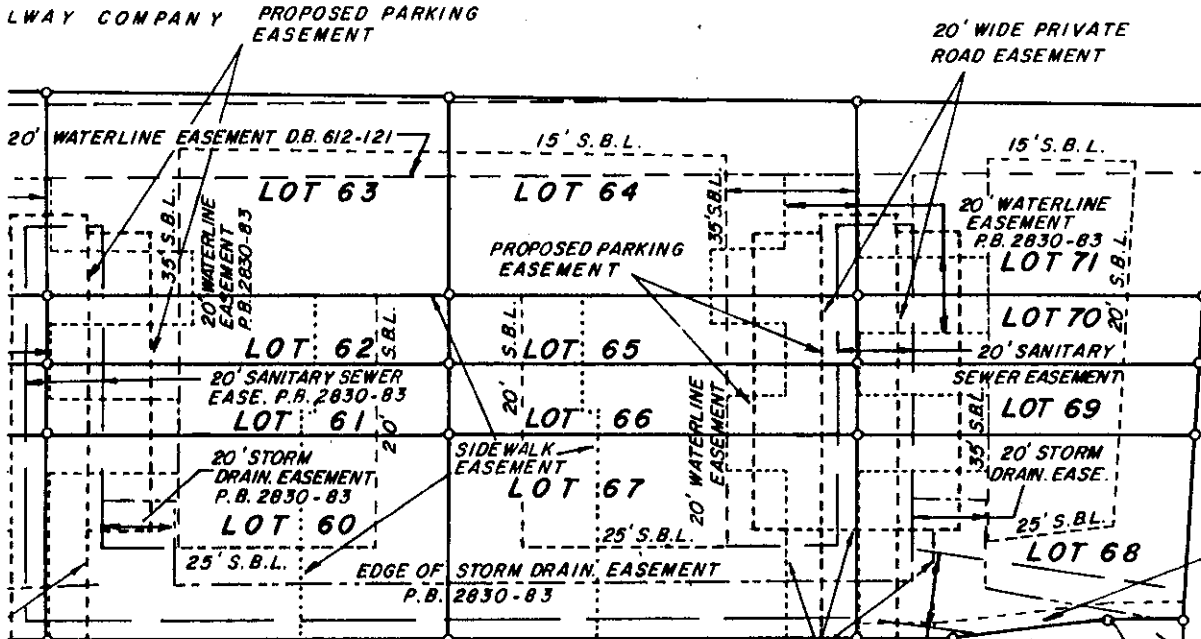
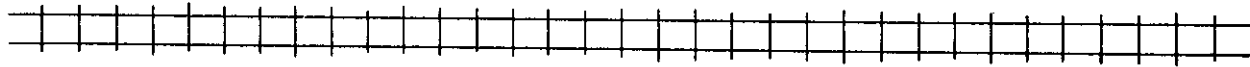
LOT 41

LC



B. AUBREY HUFFMAN & ASSOCIATES, LLC.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
CHARLOTTESVILLE, VIRGINIA

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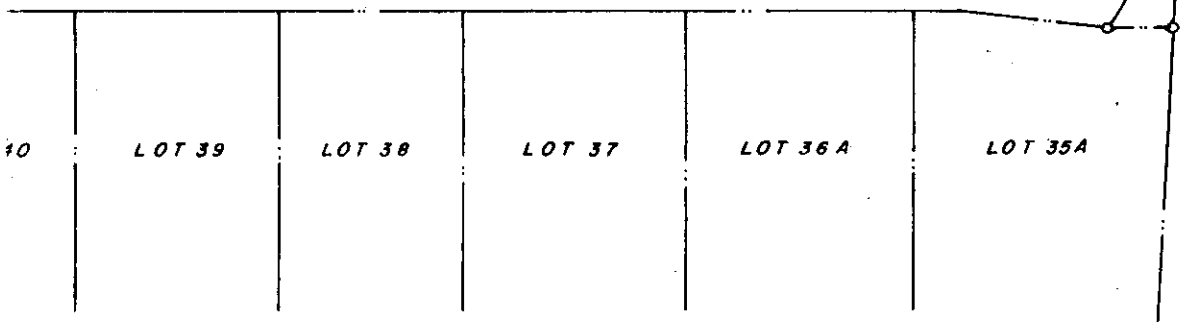


TAX MAP 56
PARCEL 57

4' SIDEWALK EASEMENT
P.B. 2830-83

PARCEL X
 RESERVED FOR FUTURE
 EXTENSION OF HILL TOP
 STREET, TO BE
 DEDICATED FOR PUBLIC
 USE UPON DEMAND BY
 THE COUNTY.
 D.B. 2415-217

HILL TOP STREET (40' R/W)
 PRIVATE EASEMENT



REVISIONS:
 2 - 24 - 05
 3 - 1 - 05

PLAT SHOWING
 PROPOSED AND EXISTING EASEMENTS
 LOTS 48 - 71 , PHASE 2
 PARKSIDE VILLAGE

SCALE: 1" = 40' ALBEMARLE COUNTY, VIRGINIA JANUARY 18, 2005

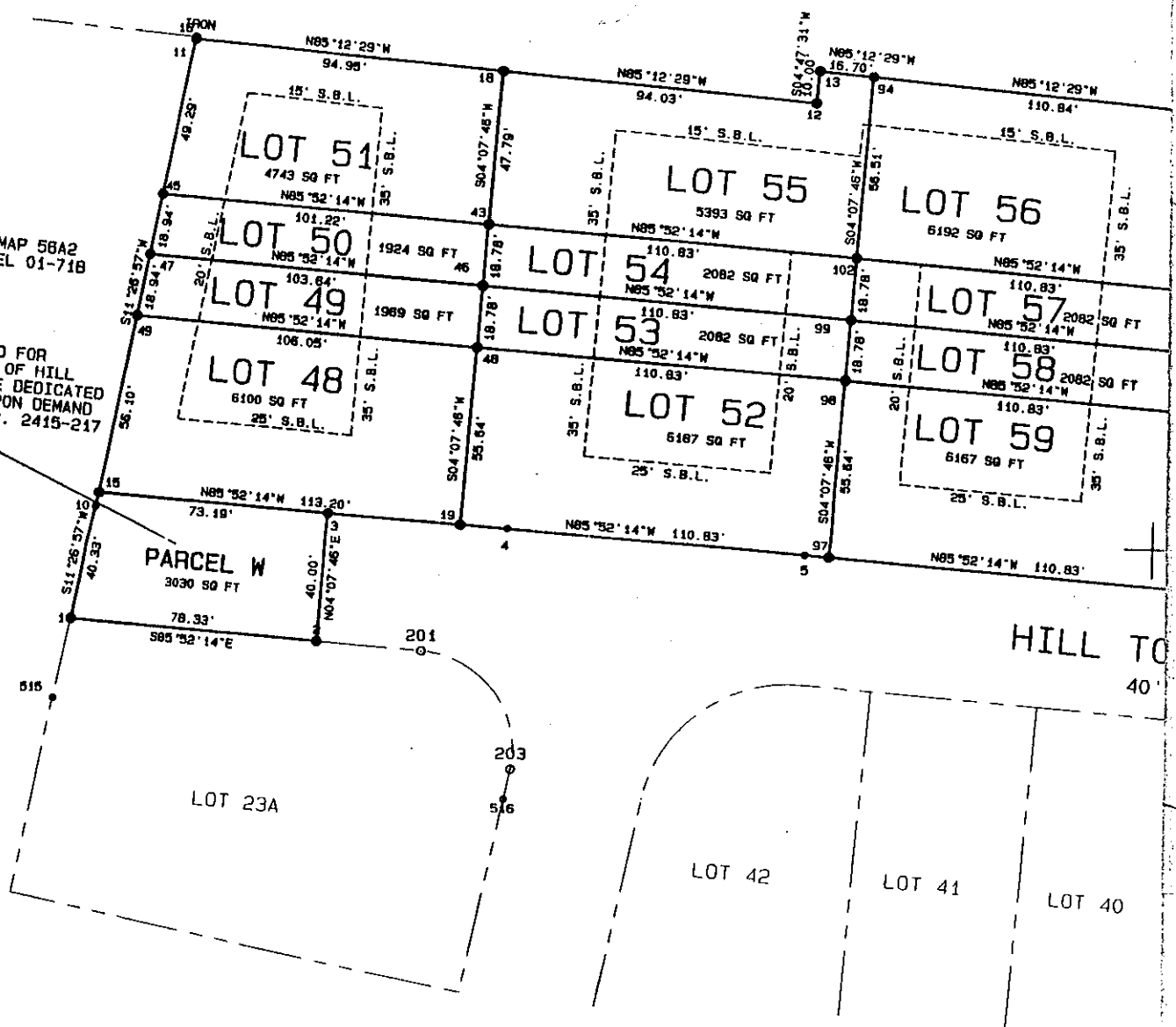
JDF
3/31/05

2432 p626-A

CHESAPEAKE & OHIO RAILWAY COMPANY

TAX MAP 58A2
PARCEL 01-71B

PARCEL W RESERVED FOR
FUTURE EXTENSION OF HILL
TOP STREET, TO BE DEDICATED
FOR PUBLIC USE UPON DEMAND
BY THE COUNTY D.B. 2415-217



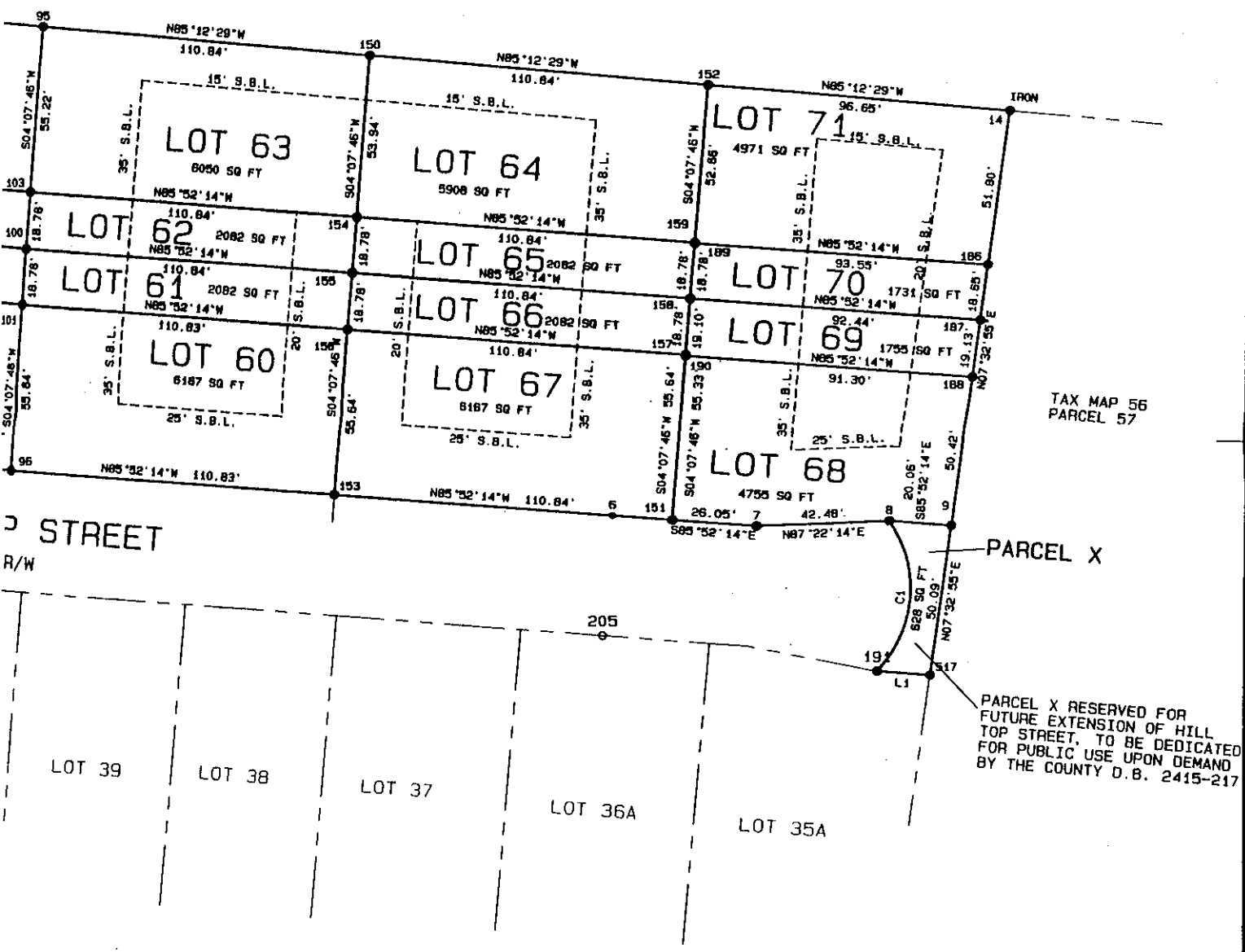
B. AUBREY HUFFMAN & ASSOCIATES. LLC.
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 CHARLOTTESVILLE, VIRGINIA



2932 D 1620-B



C	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD
C1	77°21'57"	40.00'	32.03'	54.01'	N04°06'58"E	50.00'
L	BEARING	DISTANCE				
L1	S85°52'14"E	17.06'				



REVISIONS :
 2-24-05
 3-1-05

PLAT SHOWING
LOTS 48 THRU 71 PHASE 2
PARKSIDE VILLAGE

SCALE: 1" = 40' ALBEMARLE COUNTY, VIRGINIA JANUARY 18, 2005

UP 3/18/05

RECORDED IN CLERKS OFFICE OF
ALBEMARLE ON
March 04, 2005 AT 2:54:09 PM
\$0.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE §58.1-802
STATE: \$0.00 LOCAL: \$0.00
ALBEMARLE COUNTY, VA
SHELBY MARSHALL CLERK, CIRCUIT COURT
Karen P. Smith DC