

AMENDED PETITION TO VACATE A STREET OR ALLEY

Note: The Original Petition and \$100 filing fee were previously submitted on October 20, 2023.



PETITION TO VACATE A STREET OR ALLEY

Please Return To: Department of Neighborhood Development Services
PO Box 911, City Hall, Charlottesville, Virginia 22902
Telephone (434) 970-3182 Fax (434) 970-3359

FEE: A filing fee of \$100.00 made payable to the City of Charlottesville.

A. PETITIONER INFORMATION

Petitioner(S) Name(s): Jefferson Scholars Foundation

Petitioner Mailing Address(es): See attached Lot List

Do/Does Petitioner(s) currently own property adjacent to the area requested to be closed? Yes

If no, please explain

Petitioner Phone Number(s):
Work: 434-962-9351 Fax: 434-234-9081
Home: 434-962-9351 Email: jimmy.wright@jeffersonscholars.org

B. ADDRESSES OF PROPERTY OWNERS ADJACENT TO THE STREET/ALLEY (use back of page if necessary)

Property Owner Name	Mailing Address	City Tax Map and Parcel #
See attached Lot List -- all adjacent parcels are owned by Jefferson Scholars Foundation.		

C. PETITIONER'S REQUEST

1. That the said Petitioner(s) apply for the vacation, closing or discontinuance of a certain street or alley, situated in the City of Charlottesville, Virginia, as described below (Provide name, right-of-way width and length of streets or alleys proposed to be closed, and reason for the proposed closing):

Clarke Court. This is a cul-de-sac, with variable width and variable length.


See attached narrative regarding the reasons for proposed closure and consolidation with surrounding lots.

2. Attach all information and documentation required by the City's current policy.
- *** 3. Attach a copy of the City real estate/GIS map showing the portion of the street or alley to be vacated with the square footage clearly indicated.
4. Applicant must review the attached dosing policy prior to submission of this form and attach a narrative which addresses the objectives outlined in that policy to include specific information as to why an alley dosing is being requested.

***The GIS map has not yet been updated to reflect the recent boundary line adjustment and consolidation of TMP Nos. 170091000 and 170092000. See attached Certificate of Plat, together with the plat attached thereto, recorded in the Clerk's Office of the Circuit Court of the City of Charlottesville, Virginia, as Instrument No. 2025-00001088.

Respectfully Submitted,

JEFFERSON SCHOLARS FOUNDATION
a Virginia non-stock corporation

By: 
James H. Wright, President

Signature of Petitioner(s)

If a score on the Rubric allows an application to proceed for consideration, valid applications will be forwarded to a joint Planning Commission and City Council Public Hearing and then to City Council for two readings.

Narrative in Support of Amended Petition to Vacate Clarke Court
Jefferson Scholars Foundation and Clarke Court Apartments LLC
June 12, 2025

Jefferson Scholars Foundation (“JSF”) is pleased to submit this narrative in connection with its application to vacate Clarke Court, which is a cul-de-sac that is completely surrounded by two parcels of real estate – both of which are owned by JSF (collectively, the “Parcels”). If this application is approved, JSF intends to consolidate half of the cul-de-sac with each of the Parcels as contemplated by Va. Code § 15.2-2272.

Background on JSF’s Mission & Recent Highlights:

Through the support of undergraduate and graduate students, and faculty, at the University of Virginia, JSF is building a community of leaders, scholars, and citizens. JSF helps attract outstanding undergraduate and graduate students to the University providing scholarships and financial aid that cover the entire cost of attendance, including the cost of supplemental enrichment experiences. Its newest scholarship program focuses on recruiting first-generation college bound students to the University. JSF also works with the University to recruit and retain faculty who are passionate about being part of the University and Charlottesville community.

JSF’s recent highlights include:

- JSF awarded \$12 million in academic scholarships in 2024-2025. Over 200 undergraduate Scholars will be in residence at the University of Virginia in 2025-2026.
- JSF awarded \$3.2 million in fellowships in 2024-2025. Over 50 graduate Fellows will be supported by JSF in 2025-2026.
- JSF funds 11 Distinguished Professorship chairs on the University Faculty and six active searches for JSF Distinguished Professors are underway. JSF awarded \$35,000 to six University of Virginia faculty members in 2025. Since 2005 JSF has provided \$693,000 in faculty recognition grants, and 86 professors have been recognized.

Rationale for Application:

JSF has been updating its long-range strategic plan, including evaluating what facilities it will need to support its current and future programs. As part of this process, JSF has determined that acquiring Clarke Court and consolidating it with the Parcels (thereby vacating the public rights-of-way) would have several benefits – including, for example:

- Increasing flexibility in connection with JSF’s development and execution of a campus master plan.
- Modifying or eliminating internal building setback lines and thereby increasing JSF’s options in connection with its master plan. Note: Eliminating internal building setback lines could be accomplished via consolidation of the Parcels and the cul-de-sac, to create one contiguous parcel of land.
- Enabling JSF to control access and increase the safety and security of JSF’s campus for the benefit of the students and faculty members it serves.

- Closing a public street that is internal to, and entirely surrounded by, property owned and controlled by JSF.

In addition to the various benefits that would accrue to JSF, the closure of Clarke Court would also benefit the City in various respects, including that:

- The City could use the proceeds from the sale of the land and invest in other community needs.
- The City's real estate tax revenue would increase annually, because the land currently occupied by the Clarke Court right-of-way, and any improvements constructed on that land, would become subject to local real estate taxes and stormwater assessments.
- The City would no longer be responsible for the performance and cost of maintenance of Clarke Court, and the public utilities within the right-of-way.

JSF has paused its strategic planning process until it knows the outcome of its application since how it decides to use its land to support future needs will look very different depending on whether the City is willing to close Clarke Court and sell it to JSF.

City of Charlottesville - Alley, Paper Street, and ROW Scoring Rubric						
Clarke Court (2024):						
Criteria	3	2	1	Raw Score	Weight	Weighted Score
Increase rear access for potential ADU	[(Number of ADU* Possible or Existing) / (Number of Parcels) x 100] greater than 66%	[(Number of ADU* Possible or Existing) / (Number of Parcels) x 100] Greater than 33% but less than 66%	[(Number of ADU* Possible or Existing) / (Number of Parcels) x 100] less than 33%	3	x 0.25 =	0.75
Reduction of driveways from primary street	Street that alley will act as an alternate route to has sidewalks and 30+% of properties have driveways	Has driveways and sidewalks on street that alley will act as an alternative route	No sidewalks or driveways on street that alley will act as an alternative route	1	x 0.2 =	0.2
Bicycle and Pedestrian Circulation	Provides alternative route to existing route on street with AADT** > 1000	Alley acts as parallel route to existing route on street	Walkable	1	x 0.15 =	0.15
Vehicular access to rear of lot	Through type alley	Dead end but drivable	Not drivable	2	x 0.1 =	0.2
Reduction of on-street parking demand	Reduce 2 or more cars per block	Reduce 1 car per block	No reduction	2	x 0.1 =	0.2
Greenway Connectivity	Alley connects to pedestrian route within 350' of recreation areas, parks, and trails	Alley connects to pedestrian route within 700' of recreation areas, parks, and trails	Alley does not connect with or route is greater than 700' of recreation areas, parks, and trails	1	x 0.1 =	0.1
Utility route	Existing utilities	Through type alley without existing utilities or has overhead utilities crossing alley	Dead end alley without existing utilities	3	x 0.1 =	0.3
Closure is part of a proposed development or replatting	If an alley, paper street, ROW, or street, is to be closed as part of proposed development requiring a site plan; and/or replatted in a different configuration (-1.5 points)			-1.5		-1.5
Final Score (Sum of all weighted scores)						0.4

ADU* Accessory

Dwelling Unit

AADT** Average Annual

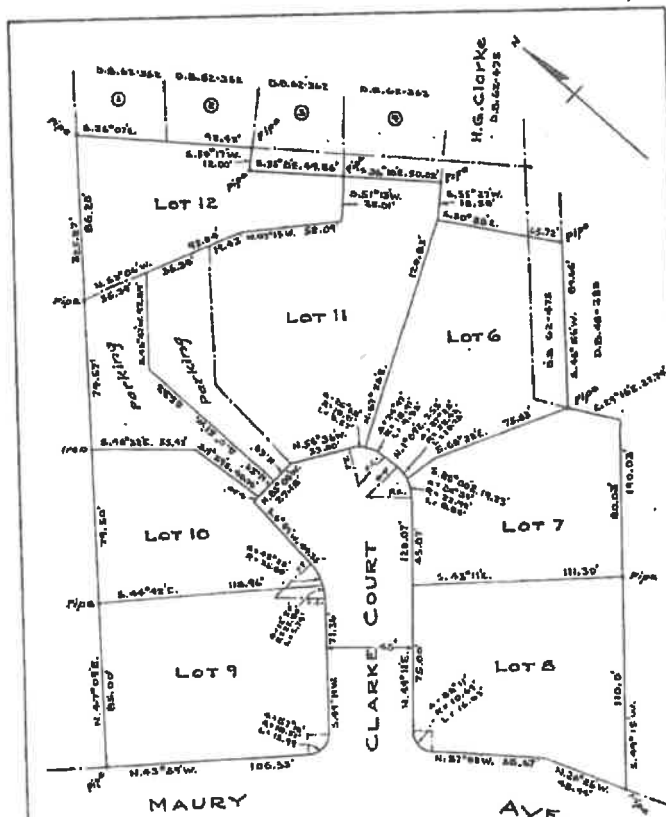
Daily Traffic

Evel.

PLAT

OF)

CLARKE COURT

Fee \$1.00
Paid

CLARKE COURT, CLARKE COURT, CLARKE COURT

H. G. Clarke

NOTED AND FILED THE DIVISION OF THIS PROPERTY IS WITH MY FULL KNOWLEDGE AND CONSENT

H. G. Clarke

NOTED AND FILED THE DIVISION OF THIS PROPERTY IS WITH MY FULL KNOWLEDGE AND CONSENT

H. G. Clarke

PLAT OF 'CLARK COURT'
LYING ON EAST SIDE OF MAURY AVE.
CHARLOTTESVILLE, VA.

FOR
H. G. CLARKE

Scale 1"=50'	O. R. RANDOLPH	Date 4-12-61
	ENGINEER	Rev.
	CHARLOTTESVILLE, VA.	
	DWG. No. 2336	

STATE OF VIRGINIA,

COUNTY OF ALBEMARLE, to-wit:

I, Estelle V. Bishop, a Notary Public for the County of Albemarle,
State of Virginia, do hereby certify that H. G. Clarke, whose name is signed



Amended Lot List

The following is a list of all lots adjoining Clarke Court, together with the information required by Part B of the Petition to Vacate a Street or Alley.

Parcel ID 170091100

Street address: 100 Clarke Court, Charlottesville, VA 22903

Owner name: Jefferson Scholars Foundation

Mailing address: 112 Clarke Court, Charlottesville, VA 22903

Parcel ID 170092000


Street address: 108 and 112 Clarke Court, Charlottesville, VA 22903

Owner name: Jefferson Scholars Foundation

Mailing address: 112 Clarke Court, Charlottesville, VA 22903

The undersigned, being the Petitioner and the owner of all of the lots listed above, hereby approves of and submits this list of lots in connection with its request for the City to vacate Clarke Court.

JEFFERSON SCHOLARS FOUNDATION
a Virginia non-stock corporation

By: 
James H. Wright, President

Note: The foregoing list hereby amends and replaces the list of lots that was attached to and submitted with the Petitioner's original Petition to Vacate a Street or Alley, previously submitted on October 20, 2023. For clarity, please see the attached Certificate of Plat, Plat, together with the plat attached thereto, recorded in the Clerk's Office of the Circuit Court of the City of Charlottesville, Virginia, as Instrument No. 2025-00001088, as well as the note in bold font at the bottom of page 1 of Petitioner's Amended Petition to Vacate a Street or Alley.

CITY OF CHARLOTTESVILLE
Lleazelle Agustin Dugger
CLERK OF COURT
Charlottesville, VA 22902



60 2025 00001088

Instrument Number: 2025- 00001088

Recorded On: May 07, 2025
As
Plat/Map

Parties: JEFFERSON SCHOLARS FOUNDATION
To
JEFFERSON SCHOLARS FOUNDATION

Recorded By: FLORA PETTIT PC
Comment: 170091000 170092000

Num Of Pages:

** Examined and Charged as Follows: **

Plat/Map	8.50	10 or Fewer Pages	14.50
Recording Charge:	23.00		

** THIS PAGE IS PART OF THE INSTRUMENT **


I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: CITY OF CHARLOTTESVILLE, VA
File Information:

Record and Return To:

Document Number: 2025- 00001088
Receipt Number: 64637
Recorded Date/Time: May 07, 2025 11:05:03A
Book-Vol/Pg:
Cashier / Station: E Rapi / Cash2 (close to door)

THE COMMONWEALTH OF VIRGINIA - CITY OF CHARLOTTESVILLE

I certify that the document to which this authentication is affixed is a true copy of a record in the Clerk's Office of the Circuit Court for the City of Charlottesville, Virginia and that I am the custodian of that record.


Lleazelle Agustin Dugger - Clerk of Court

CLERK OF COURT - CIRCUIT COURT - CITY OF CHARLOTTESVILLE, VA



Prepared by and return to:
Scott M. Raney (VSB #91004)
Flora Pettit PC
530 East Main St.
Charlottesville, VA 22902

2025 00001088

Tax Map Nos. 170091000 and 170092000

Note: This Certificate of Plat is being re-recorded to correct a typographical error in Paragraph 1 below.

CERTIFICATE OF PLAT

THIS CERTIFICATE OF PLAT (this "Certificate"), dated April 23, 2025, is made by **JEFFERSON SCHOLARS FOUNDATION**, a Virginia non-stock corporation (the "Owner"). The Owner is to be indexed as the Grantor and as the Grantee.

WITNESSETH:

1. The Owner shall and hereby does confirm that it is the owner of those certain parcels of real property shown on current tax maps of the City of Charlottesville, Virginia, as Tax Map Parcel No. 170091000 ("Parcel 91") and Tax Map Parcel No. 170092000 (individually, "Parcel 92" and collectively with Parcel 91, the "Parcels").
2. The attached plat and the courses, distances, notes and descriptions shown thereon, made by Timmons Group, dated January 30, 2025, last revised March 26, 2025, and entitled "Plat Showing Boundary Line Adjustment & Consolidation Across the Lands of Jefferson Scholars Foundation, City TMPs 17-91 & 17-92, Jefferson Park Avenue Area, City of Charlottesville, Virginia" (the "Plat"), shall be and hereby are confirmed and submitted for recordation by the Owner. Pursuant to this Certificate and the Plat, the Owner hereby (a) vacates the boundary line between the Parcels, which boundary line is shown and designated as "P/L HEREBY VACATED (TYP)" on the Plat; and (b) consolidates Parcel 91 and Parcel 92, as more fully shown on the Plat.
3. This Certificate, the property described above, and the boundary line adjustment effectuated herein are subject to the easements, reservations, restrictions, covenants and conditions

contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the above-referenced property, which have not expired by a time limitation contained therein or have not otherwise become ineffective.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE OF CERTIFICATE OF PLAT]

WITNESS the following duly authorized signature and seal:

JEFFERSON SCHOLARS FOUNDATION
a Virginia non-stock corporation

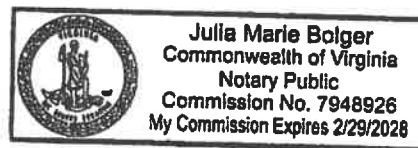
By: James H. Wright (SEAL)
James H. Wright, President

COMMONWEALTH OF VIRGINIA

CITY COUNTY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 30th day of APRIL, 2025,
by James H. Wright, President of Jefferson Scholars Foundation, a Virginia non-stock corporation, on
behalf of the entity.

[Signature]
Notary Public
Reg # 7948926
My commission expires: 02/29/2028



SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

TMP 17-91
OWNER: JEFFERSON SCHOLARS FOUNDATION
REFERENCE: INST. NO. 202400002921
CITY PARCEL ID NUMBER: 170091000
PROPERTY ADDRESS: 108 CLARKE COURT
(ORIGINAL) AREA: 0.597 AC. (25,962 SF) SURVEYED
ZONED: RX-3

TMP 17-92
OWNER: JEFFERSON SCHOLARS FOUNDATION
REFERENCE: INST. NO. 200800004980; DB. 1127, PG. 734
CITY PARCEL ID NUMBER: 170092000
PROPERTY ADDRESS: 112 CLARKE COURT
(ORIGINAL) AREA: 2.018 AC. (87,900 SF) RECORD
ZONED: RX-5

DIMENSIONAL REGULATIONS (FROM CHARLOTTESVILLE CITY CODE, CHAPTER 34, ARTICLE III, DIVISION 2):

2.2.5.A.1 LOT SIZE:
AREA - 2,500 SQUARE FEET MINIMUM WIDTH
FRONT ACCESS - 40 FEET MINIMUM
SIDE / REAR ACCESS - 25 FEET MINIMUM

2.2.5.A.4 BUILDING SETBACKS:
FRONT YARD (PRIMARY STREET) - 10 FEET MIN. / 20 FEET MAX.
(OR EXISTING RANGE)
FRONT YARD (SIDE STREET) - 5 FEET MIN. / 20 FEET MAX.
SIDE YARD - 4 FEET MINIMUM
REAR YARD - 4 FEET MINIMUM

2.2.5.B.1 BUIDLING HEIGHT:
BASE - 3.5 STORIES MAXIMUM; 40 FEET MAXIMUM
BONUS: AFFORD. DWELL. UNIT - 4 STORIES MAX; 52 FEET MAX.

2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON A FIELD SURVEY BY TIMMONS GROUP, INITIALLY COMPLETED JULY 11, 2016 AND SUBSEQUENTLY UPDATED ON MAY 3, 2023 AND DECEMBER 12, 2024, AND FROM DEEDS AND PLATS OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA.

3. HORIZONTAL DATUM IS BASED ON NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE. DATUM ESTABLISHED THROUGH LEICA SmartNET NETWORK GPS OBSERVATIONS.

4. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0269D, PANEL 269 OF 575 EFFECTIVE DATE FEBRUARY 4, 2005, THE PROPERTY SHOWN LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; EASEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

6. IT IS THE INTENT OF THIS PLAT TO ADJUST THE 0.596 ACRES SHOWN HEREON AS TMP 17-91, IN ITS ENTIRETY, INTO TMP 17-92. THE RESULTANT IS TO BE TREATED AS ONE PARCEL WITH COMMON PROPERTY LINE VACATED AS SHOWN.

AREA TABULATION:

ORIGINAL TAX MAP PARCEL 17-92 (170092000) + 2.018 AC.
AREA FROM TAX MAP PARCEL 17-91 (170091000) + 0.596 AC.
ADJUSTED TAX MAP PARCEL 17-92 (170092000) = 2.614 AC.

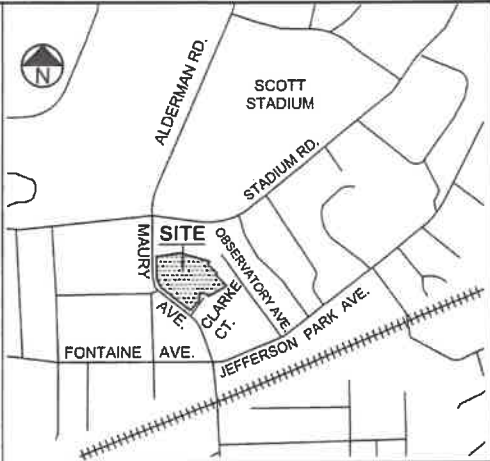
SHEET INDEX

SHEET 1 : COVER, NOTES
SHEET 2 : APPROVAL(S), CURVE, & LINE TABLES
SHEET 3 : PLAT



SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.



VICINITY MAP 1" = 1000'

LEGEND

⊙ (F) CORNER FOUND, AS NOTED
▲ COMPUTED POINT
DH DRILL HOLE

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
& CONSOLIDATION

ACROSS THE LANDS OF
JEFFERSON SCHOLARS FOUNDATION
CITY TMPs 17-91 & 17-92
JEFFERSON PARK AVENUE AREA
CITY OF CHARLOTTESVILLE, VIRGINIA

Date: January 30, 2025	Scale: As Shown
Sheet: 1 of 3	J.N.: 46372
Drawn by: ATE, JCM	Checked by: JCM
LAST REVISED: March 26, 2025	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 540.885.0786 www.timmons.com

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

OWNER'S APPROVAL:

THE BOUNDARY LINE ADJUSTMENT OF PROPERTY 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 AND BELIEF.

JEFFERSON SCHOLARS FOUNDATION

BY: James H. Wright 4/14/25
JAMES H. WRIGHT, PRESIDENT DATE

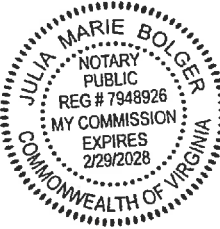
STATE OF VIRGINIA
CITY OF CHARLOTTESVILLE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS 14th DAY OF APRIL, 2025, BY JAMES H. WRIGHT AS PRESIDENT OF JEFFERSON SCHOLARS FOUNDATION, A VIRGINIA NON-STOCK CORPORATION, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/29/2028

LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°33'49"W	21.28'
L2	S48°55'32"W	12.21'
L3	S48°43'24"W	18.35'
L4	N61°38'36"W	33.72'
L5	S87°49'24"W	23.20'
L6	S87°49'24"W	4.00'
L7	S0°13'36"E	41.46'



CITY APPROVALS:

Matthew Ryan 4/21/25
SECRETARY OF THE PLANNING COMMISSION DATE
James J. Medley 04/21/2025
CHAIRMAN OF THE PLANNING COMMISSION DATE

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	10.51'	15.99'	10.00'	87°09'23"	S86°21'29"W	14.49'
C2	204.00'	75.12'	37.99'	21°05'58"	N24°45'08"W	74.70'
C3	15.11'	7.91'	4.05'	29°58'32"	N46°39'20"W	7.82'
C4	26.45'	21.44'	11.35'	46°26'08"	S22°59'27"W	20.85'

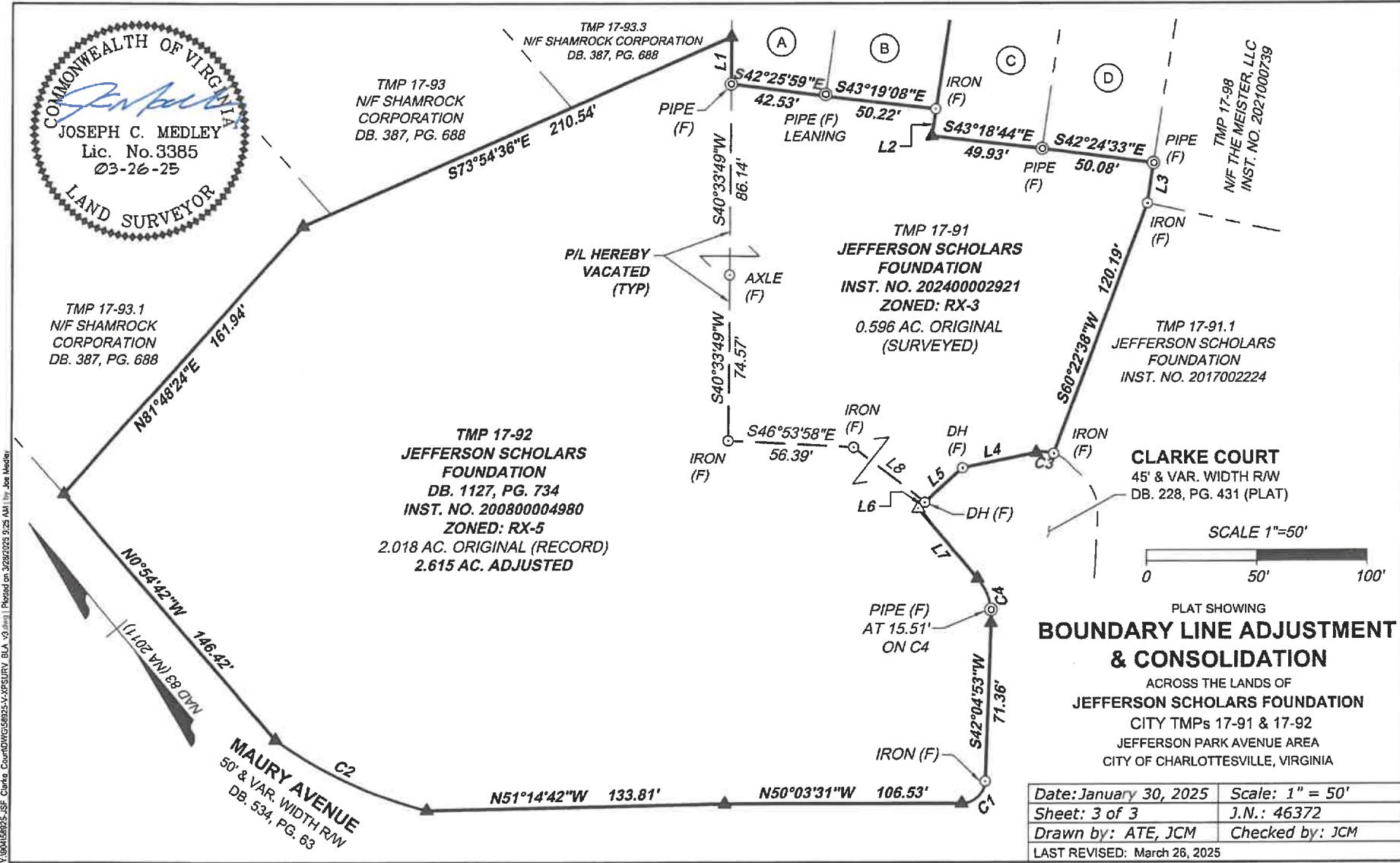
ADJOINING OWNERSHIP INFORMATION:

- (A) TMP 17-94
N/F MILLENNIUM TRUST CO., LLC
CUST. FBO BRIAN T. O'REILLY IRA
INST. NO. 201900000580
- (B) TMP 17-95
N/F CLARKE COURT REAL ESTATE HOLDINGS LLC
INST. NO. 202500000311
- (C) TMP 17-96
N/F JOHN ASHWORTH
INST. NO. 201800003387
- (D) TMP 17-97
N/F JOHN ASHWORTH
INST. NO. 202400001457



PLAT SHOWING
**BOUNDARY LINE ADJUSTMENT
& CONSOLIDATION**
ACROSS THE LANDS OF
JEFFERSON SCHOLARS FOUNDATION
CITY TMPs 17-91 & 17-92
JEFFERSON PARK AVENUE AREA
CITY OF CHARLOTTESVILLE, VIRGINIA

Date: January 30, 2025	Scale: N / A
Sheet: 2 of 3	J.N.: 46372
Drawn by: ATE, JCM	Checked by: JCM
LAST REVISED: March 26, 2025	



PLAT SHOWING
**BOUNDARY LINE ADJUSTMENT
& CONSOLIDATION**
ACROSS THE LANDS OF
JEFFERSON SCHOLARS FOUNDATION
CITY TMPs 17-91 & 17-92
JEFFERSON PARK AVENUE AREA
CITY OF CHARLOTTESVILLE, VIRGINIA


Date: January 30, 2025	Scale: 1" = 50'
Sheet: 3 of 3	J.N.: 46372
Drawn by: ATE, JCM	Checked by: JCM
LAST REVISED: March 26, 2025	

Legend

Parcels
 Addresses
 City Limits

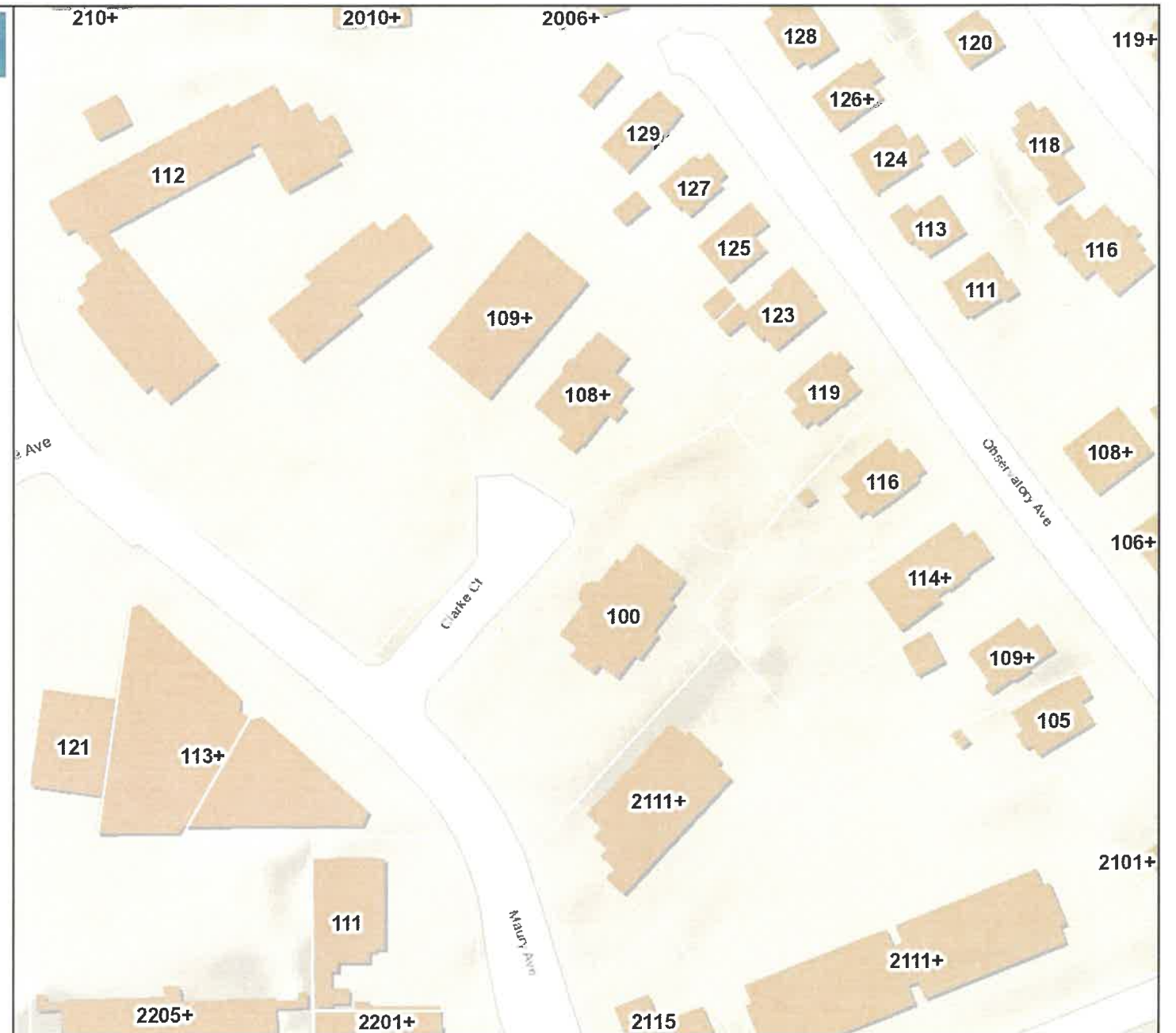


Feet



0 25 50 75 100

1:1,128 / 1"=94 Feet

**Title:**

Date: 10/20/2023

DISCLAIMER: The City makes no warranties, expressed or implied, concerning the accuracy, completeness or suitability of this data, and it should not be construed or used as a legal description. The information displayed is a compilation of records, information, and data obtained from various sources, and the City is not responsible for its accuracy or how current it may be. Every reasonable effort is made to ensure the accuracy and completeness of the data. Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification or construction of improvements to real property or for flood plain determination.



\\timmons.com\gis\900\904158925-JSF Clarke Court\DWG\58925-V-PLAT STREET-CLOSE v2.dwg [Plotted on 5/30/2025 2:30 PM] by Abe Evans

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

TMP 17-91.1

OWNER: JEFFERSON SCHOLARS FOUNDATION
REFERENCE: INST. NO. 201700002224
CITY PARCEL ID NUMBER: 170091100
PROPERTY ADDRESS: 100 CLARKE COURT
(ORIGINAL) AREA: 0.645 AC. (SURVEYED)
ZONED: RX-5

TMP 17-92

OWNER: JEFFERSON SCHOLARS FOUNDATION
REFERENCE: INST. NO. 202500001088; INST. NO. 200800004980; DB. 1127, PG. 734
CITY PARCEL ID NUMBER: 170092000
PROPERTY ADDRESS: 112 CLARKE COURT
(ORIGINAL) AREA: 2.614 AC. (RECORD)
ZONED: RX-5

DIMENSIONAL REGULATIONS (FROM CHARLOTTESVILLE CITY CODE, CHAPTER 34, ARTICLE III, DIVISION 2):

2.2.5.A.1 LOT SIZE:

AREA - 2,500 SQUARE FEET MINIMUM WIDTH
FRONT ACCESS - 40 FEET MINIMUM
SIDE / REAR ACCESS - 25 FEET MINIMUM

2.2.5.A.4 BUILDING SETBACKS:

FRONT YARD (PRIMARY STREET) - 10 FEET MIN. / 20 FEET MAX.
[OR EXISTING RANGE]
FRONT YARD (SIDE STREET) - 5 FEET MIN. / 20 FEET MAX.
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2.2.5.B.1 BUIDLING HEIGHT:

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2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON A FIELD SURVEY BY TIMMONS GROUP, INITIALLY COMPLETED JULY 11, 2016 AND SUBSEQUENTLY UPDATED ON MAY 3, 2023 AND DECEMBER 12, 2024, AND COMPILATION FROM DEEDS AND PLATS OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA.

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5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; EASEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

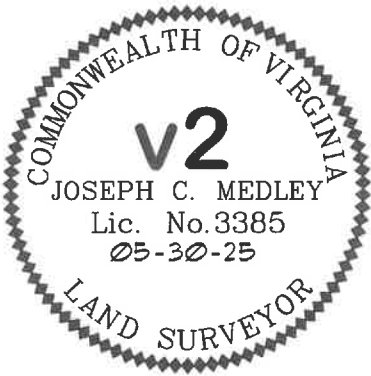
6. IT IS THE INTENT OF THIS PLAT TO CLOSE CLARKE COURT STREET RIGHT OF WAY. THE 0.107 ACRES SHOWN HEREON AS PARCEL 'A' SHALL BE ADJUSTED INTO TMP 17-92. FURTHER THE 0.080 ACRES SHOWN HEREON AS PARCEL 'B' SHALL BE ADJUSTED INTO TMP 17-91.1. THE RESULTANT ADJUSTMENTS ARE TO BE TREATED AS ONE PARCEL RESPECTIVELY.

AREA TABULATION:

ORIGINAL TAX MAP PARCEL 17-91.1 (170091100)	0.645 AC.
AREA FROM CLARK COURT CLOSURE	+ 0.080 AC.
ADJUSTED TAX MAP PARCEL 17-91.1 (170091100)	= 0.725 AC.
ORIGINAL TAX MAP PARCEL 17-92 (170092000)	2.614 AC.
AREA FROM CLARK COURT CLOSURE	+ 0.107 AC.
ADJUSTED TAX MAP PARCEL 17-92 (170092000)	= 2.721 AC.

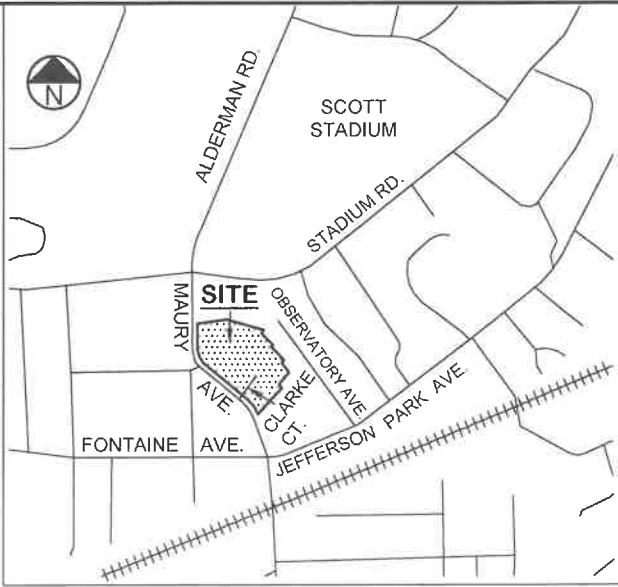
SHEET INDEX

SHEET 1 : COVER, NOTES
SHEET 2 : APPROVAL(S), CURVE, & LINE TABLES
SHEET 3 : PLAT
SHEET 4 : PLAT



SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.



VICINITY MAP

1" = 1000'

LEGEND

⊙ (F)	CORNER FOUND, AS NOTED
● (S)*	CORNER SET, 2023 SURVEY
● (S)	CORNER SET, AS NOTED
△	COMPUTED POINT
DH	DRILL HOLE

PLAT SHOWING

**BOUNDARY LINE ADJUSTMENT
AND CLARKE COURT
STREET CLOSURE**

ADJUSTED BETWEEN THE LANDS OF
JEFFERSON SCHOLARS FOUNDATION
CITY TMPs 17-91.1 & 17-92
JEFFERSON PARK AVENUE AREA
CITY OF CHARLOTTESVILLE, VIRGINIA

Date: May 20, 2025	Scale: As Shown
Sheet: 1 of 4	J.N.: 58925
Drawn by: ATE	Checked by: JCM
Last Revised: May 30, 2025	

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W:\timmons\com\gis\900\904\58925-1SF Clarke Court\DWG\58925-V-PLAT STREET-CLOSE v2.dwg | Plotted on 5/30/2025 2:30 PM | by Abe Evans

B'

OF PROPERTY DESCRIBED HEREIN IS WITH THE
E WITH THE DESIRE OF THE UNDERSIGNED
STEEES. ANY REFERENCE TO FUTURE POTENTIAL
S THEORETICAL ONLY. ALL STATEMENTS AFFIXED
ECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ON

DATE

IGNED BEFORE ME ON
, 2025,
T OF JEFFERSON
A NON-STOCK
CORPORATION.

EL OWNERSHIP INFORMATION:

C
RA

TE HOLDINGS LLC

(D) TMP 17-97
N/F JOHN ASHWORTH
INST. NO. 202400001457

(E) TMP 17-98
N/F THE MEISTER, LLC
INST. NO. 2021000739

(F) TMP 17-100
N/F NELSON E. BICKERS, TRUSTEE
DB. 1037, PG. 559

ED:

N INCIDENTAL TO BOUNDARY LINE ADJUSTMENT AND CONSOLIDATION OF LAND
202500001088). THIS PLAT SHALL NOT IMPLY RE-ZONING OF ANY LANDS, THEREFORE THE
ION FOR THOSE RELEVANT PARTS / AREAS (OF TMP 17-92).

VACATED PROPERTY LINE

LINE TABLE		
LINE	BEARING	LENGTH
VL1	N5°06'21"W	9.69'

NEW PROPERTY LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N60°22'38"E	10.58'

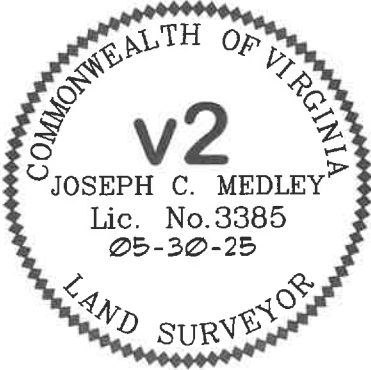
VACATED PROPERTY LINE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CHORD
VC1	10.69'	16.14'	86°31'44"	S0°29'23"E	14.65'
VC2	22.42'	7.99'	20°24'31"	N32°34'15"E	7.94'
VC3	22.42'	10.75'	27°28'20"	N8°37'49"E	10.65'
VC4	15.11'	7.01'	26°33'47"	N18°23'11"W	6.94'
VC5	15.11'	7.91'	29°58'32"	N46°39'20"W	7.82'
VC6	26.45'	21.44'	46°26'08"	N22°59'27"E	20.85'
VC7	10.51'	15.99'	87°09'23"	N86°21'29"E	14.49'

CITY APPROVALS:

SECRETARY OF THE PLANNING COMMISSION DATE

CHAIRMAN OF THE PLANNING COMMISSION DATE



PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
AND CLARKE COURT
STREET CLOSURE

ADJUSTED BETWEEN THE LANDS OF
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CITY TMPs 17-91.1 & 17-92
JEFFERSON PARK AVENUE AREA
CITY OF CHARLOTTESVILLE, VIRGINIA

Date: May 20, 2025	Scale: N / A
Sheet: 2 of 4	J.N.: 58925
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PIPE (F) 27.74' S35°55'44"E

Date: May 20, 2025	Scale: 1" = 40'
Sheet: 3 of 4	J.N.: 58925
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Last Revised: May 30, 2025	

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MAURY AVENUE
50' & VAR. WIDTH R/W
DB. 534, PG. 63

N0°54'42"W 146.42'

R=204.00'
L=75.12'
T=37.99'
Δ=21°05'58"
CB=N24°45'08"W
C=74.70'

N51°14'42"W 133.81'

PROPERTY LINE
COMPILED 'A' to 'B'

TMP 17-93.1
N/F SHAMROCK
CORPORATION
DB. 387, PG. 688

N87°48'24"E 161.94'

TMP 17-92
JEFFERSON SCHOLARS FOUNDATION
DB. 1127, PG. 734
INST. NO. 200800004980
INST. NO. 202500001088
ZONED: RX-5
2.614 AC. ORIGINAL (RECORD)
2.721 AC. ADJUSTED

EXISTING AREA
'RX-5' ZONING
2.018 AC.

EXISTING ZONING LINE
SEE NOTE 7 SHEET 2

TMP 17-93
N/F SHAMROCK
CORPORATION
DB. 387, PG. 688

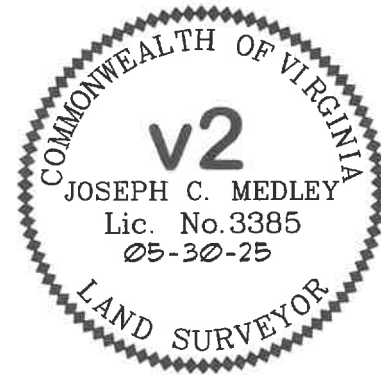
S173°54'36"E 210.54'

S40°33'49"W 21.28'

PIPE (F)

TMP 17-93.3
N/F SHAMROCK CORPORATION
DB. 387, PG. 688

NAD 83 (NA 2011)



SCALE 1"=40'



PLAT SHOWING
**BOUNDARY LINE ADJUSTMENT
AND CLARKE COURT
STREET CLOSURE**

ADJUSTED BETWEEN THE LANDS OF
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JEFFERSON PARK AVENUE AREA
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