

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.
SIDE YARD - 4 FEET MINIMUM
REAR YARD - 4 FEET MINIMUM

2.2.5.B.1 BUILDING 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 COMPILATION 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 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.

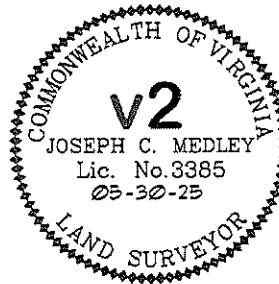
AREA TABULATION:

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.

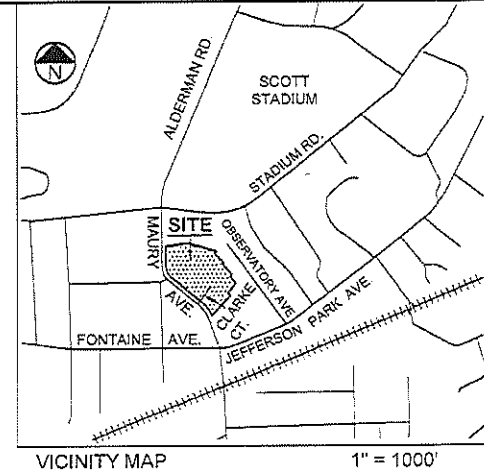
SHEET INDEX

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	

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive I, Staunton, VA 24401
TEL 540.695.0920 FAX 540.885.0786 www.timmons.com

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH CURS.

\\s01-cv3a-00000\5029\34\34915-1\JFF-Clarke Court\02400001457\PLAT-1\STREET-CLOSE-12.dwg [Plotted on 5/20/2025 2:30 PM] by: ALZ-Rexus

B'

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

ON

DATE

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

EL OWNERSHIP INFORMATION:

C
IA

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'

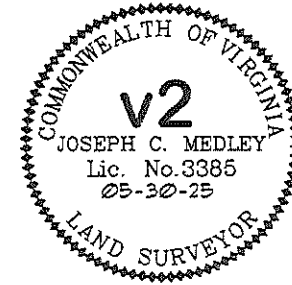
VACATED PROPERTY LINE

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

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