

# DUDLEY RESOURCES

Real Estate Auctions | Brokerage | Valuation

---

## DUE DILIGENCE PACKET

### 2-Acre Buildable Lot with Concept Plat

#### 390 Saddleback Knoll

Stoney Creek at Wintergreen — Nelson County, Virginia

*Parent parcels: Lots 24 & 22 (Block A) and Lots 15 & 16 (Block H), Mountain Shadows / Stoney Creek Sec. 1-H*

---

#### CONTENTS

1. Concept Subdivision Plat — Foresight Survey, PC (File 26.149)
2. Legal Description — Schedule A (Parent Parcels)
3. Parent Lots Plat — Lots 22, 24, 15 & 16
4. Septic Field Location — Per Health Department Standards

RECORD NORTH  
DB 457 PG 305

TMP 11-A-2B  
N/F WINTERGREEN  
PROPERTY OWNERS ASSOC

N89°22'03"E  
337.18'

BLACK WALNUT DR  
50' R/W

AREA CALCULATION

TMP 11J-H-H15

5.046 AC [DB 457 PG 305]

-2.184 AC [LOT A]

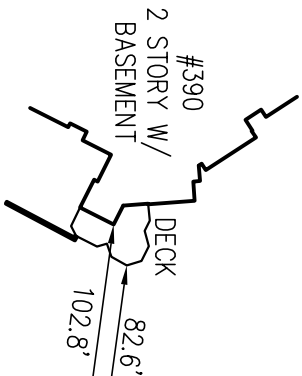
2.862 AC [RESIDUE]

TMP 11J-H-H14  
N/F THURSTON KENNETH F & REBECCA P  
INST 090001674

SADDELEBACK KNL

TMP 11J-H-H13  
N/F OWEN  
SANDRA M  
DB 262 PG 5

RESIDUE OF TMP 11J-H-H15  
N/F CR 390SL LLC  
INST 202200330  
2.862 AC.



LOT A  
2.184 AC.

TMP 11J-H-A20  
N/F COWLEY JAMES M & MARY L  
INST 150003301

TMP 21-A-77  
N/F PACIFIC GROUP RESORTS  
INST 202104009

| BOUNDARY CURVE TABLE |         |         |            |         |               |
|----------------------|---------|---------|------------|---------|---------------|
| Curve                | Length  | Radius  | Delta      | Tangent | Chord Bearing |
| C1                   | 136.59' | 40.00'  | 195°39'01" | 291.06' | N 19°04'17" W |
| C2                   | 135.40' | 370.19' | 20°57'25"  | 68.47'  | S 27°03'17" E |
| C3                   | 70.77'  | 370.19' | 10°57'10"  | 35.49'  | S 43°00'35" E |
| C4                   | 80.06'  | 594.72' | 7°42'47"   | 40.09'  | S 44°37'47" E |

| BOUNDARY LINE TABLE |               |         |
|---------------------|---------------|---------|
| Line                | Direction     | Length  |
| L1                  | N 21°56'04" E | 142.19' |
| L2                  | N 01°25'00" E | 105.77' |

NOTES:

- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- THIS PLAT HAS BEEN PREPARED FROM A SURVEY COMPLETED ON MAY 16, 2026 AS WELL AS PLAT RECORDED AT DEED BOOK 457 PAGE 305.
- SUBJECT PARCELS ARE LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51125C0119C, EFFECTIVE DATE AUGUST 5, 2025. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, AN ELEVATION STUDY WAS NOT PERFORMED FOR THIS SURVEY.
- PROPERTY IS ZONED RPC, RESIDENTIAL PLANNED COMMUNITY, SETBACKS PER WINTERGREEN ARB DOCUMENT.  
FRONT - 0 FEET, SIDE - 15 FEET, REAR - 15 FEET
- DISTANCE TIES SHOWN ARE MEASURED FROM THE BUILDING TO THE PROPERTY LINE.
- SOURCE OF TITLE: INST. # 202200330
- OWNER OF RECORD: CR 390 SL LLC

EXHIBIT SHOWING

PROPOSED SUBDIVISION OF

TAX MAP PARCEL 11J-H-H15

SECTION 1-H, STONEY CREEK SUBDIVISION

NELSON COUNTY, VIRGINIA

FORESIGHT

SURVEY, P C

LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C  
Charlottesville, VA 22902

www.foresightpc.com

434-589-8395

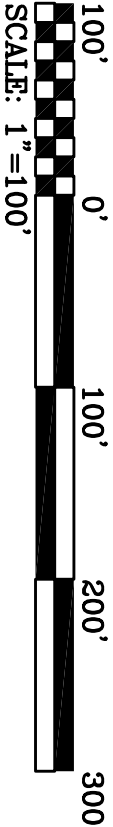
LEGEND

BSL

IF

BUILDING SETBACK LINE

IRON ROD FOUND



SCALE: 1"=100'

EXHIBIT SHOWING

PROPOSED SUBDIVISION OF

TAX MAP PARCEL 11J-H-H15

SECTION 1-H, STONEY CREEK SUBDIVISION

NELSON COUNTY, VIRGINIA

FORESIGHT

SURVEY, P C

LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C  
Charlottesville, VA 22902

www.foresightpc.com

434-589-8395

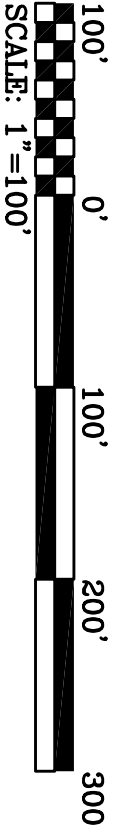
LEGEND

BSL

IF

BUILDING SETBACK LINE

IRON ROD FOUND



SCALE: 1"=100'

EXHIBIT SHOWING

PROPOSED SUBDIVISION OF

TAX MAP PARCEL 11J-H-H15

SECTION 1-H, STONEY CREEK SUBDIVISION

NELSON COUNTY, VIRGINIA

FORESIGHT

SURVEY, P C

LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C  
Charlottesville, VA 22902

www.foresightpc.com

434-589-8395

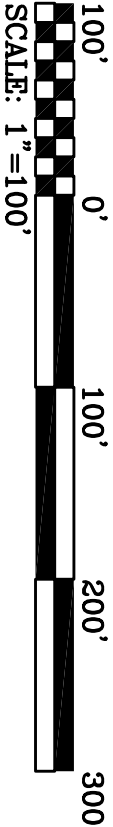
LEGEND

BSL

IF

BUILDING SETBACK LINE

IRON ROD FOUND



SCALE: 1"=100'

EXHIBIT SHOWING

PROPOSED SUBDIVISION OF

TAX MAP PARCEL 11J-H-H15

SECTION 1-H, STONEY CREEK SUBDIVISION

NELSON COUNTY, VIRGINIA

FORESIGHT

SURVEY, P C

LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C  
Charlottesville, VA 22902

www.foresightpc.com

434-589-8395

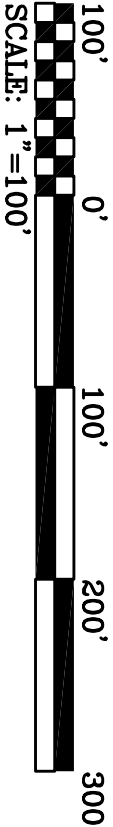
LEGEND

BSL

IF

BUILDING SETBACK LINE

IRON ROD FOUND



SCALE: 1"=100'

EXHIBIT SHOWING

PROPOSED SUBDIVISION OF

TAX MAP PARCEL 11J-H-H15

SECTION 1-H, STONEY CREEK SUBDIVISION

NELSON COUNTY, VIRGINIA

FORESIGHT

SURVEY, P C

LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C  
Charlottesville, VA 22902

www.foresightpc.com

434-589-8395

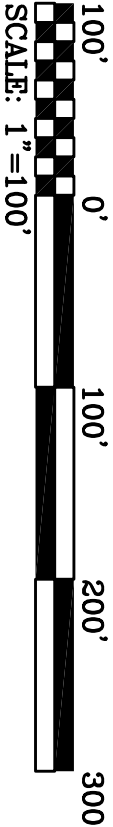
LEGEND

BSL

IF

BUILDING SETBACK LINE

IRON ROD FOUND



SCALE: 1"=100'

EXHIBIT SHOWING

PROPOSED SUBDIVISION OF

TAX MAP PARCEL 11J-H-H15

SECTION 1-H, STONEY CREEK SUBDIVISION

NELSON COUNTY, VIRGINIA

FORESIGHT

SURVEY, P C

LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C  
Charlottesville, VA 22902

www.foresightpc.com

434-589-8395

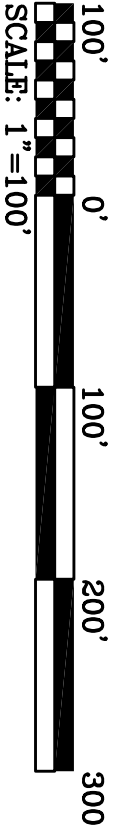
LEGEND

BSL

IF

BUILDING SETBACK LINE

IRON ROD FOUND



SCALE: 1"=100'

EXHIBIT SHOWING

PROPOSED SUBDIVISION OF

TAX MAP PARCEL 11J-H-H15

SECTION 1-H, STONEY CREEK SUBDIVISION

NELSON COUNTY, VIRGINIA

FORESIGHT

SURVEY, P C

LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C  
Charlottesville, VA 22902

www.foresightpc.com

434-589-8395

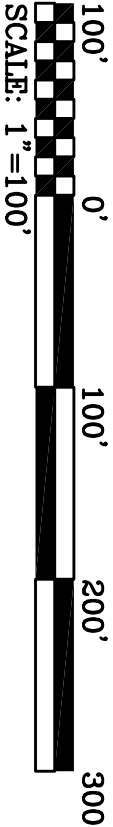
LEGEND

BSL

IF

BUILDING SETBACK LINE

IRON ROD FOUND



SCALE: 1"=100'

EXHIBIT SHOWING

PROPOSED SUBDIVISION OF

TAX MAP PARCEL 11J-H-H15

SECTION 1-H, STONEY CREEK SUBDIVISION

NELSON COUNTY, VIRGINIA

FORESIGHT

SURVEY, P C

LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C  
Charlottesville, VA 22902

www.foresightpc.com

434-589-8395

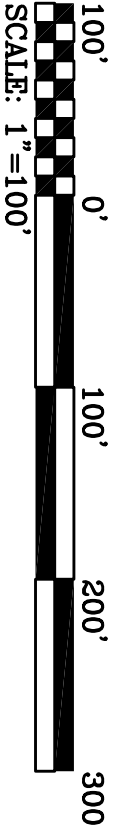
LEGEND

BSL

IF

BUILDING SETBACK LINE

IRON ROD FOUND



SCALE: 1"=100'

EXHIBIT SHOWING

PROPOSED SUBDIVISION OF

TAX MAP PARCEL 11J-H-H15

SECTION 1-H, STONEY CREEK SUBDIVISION

NELSON COUNTY, VIRGINIA

FORESIGHT

SURVEY, P C

LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C  
Charlottesville, VA 22902

www.foresightpc.com

434-589-8395

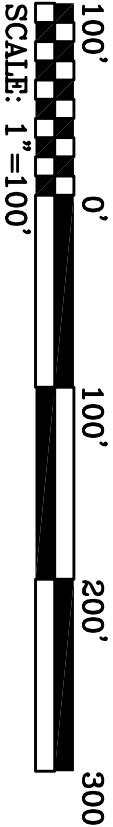
LEGEND

BSL

IF

BUILDING SETBACK LINE

IRON ROD FOUND



SCALE: 1"=100'

EXHIBIT SHOWING

PROPOSED SUBDIVISION OF

TAX MAP PARCEL 11J-H-H15

SECTION 1-H, STONEY CREEK SUBDIVISION

NELSON COUNTY, VIRGINIA

FORESIGHT

SURVEY, P C

LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C  
Charlottesville, VA 22902

www.foresightpc.com

434-589-8395

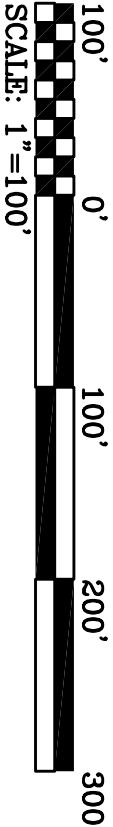
LEGEND

BSL

IF

BUILDING SETBACK LINE

IRON ROD FOUND



SCALE: 1"=100'

EXHIBIT SHOWING

PROPOSED SUBDIVISION OF

TAX MAP PARCEL 11J-H-H15

SECTION 1-H, STONEY CREEK SUBDIVISION

NELSON COUNTY, VIRGINIA

FORESIGHT

SURVEY, P C

LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C  
Charlottesville, VA 22902

www.foresightpc.com

434-589-8395

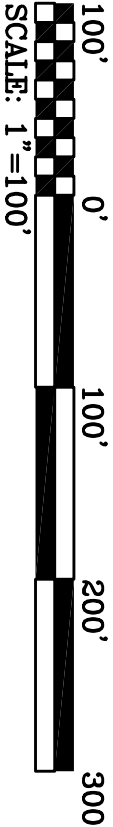
LEGEND

BSL

IF

BUILDING SETBACK LINE

IRON ROD FOUND



SCALE: 1"=100'

EXHIBIT SHOWING

PROPOSED SUBDIVISION OF

TAX MAP PARCEL 11J-H-H15

SECTION 1-H, STONEY CREEK SUBDIVISION

NELSON COUNTY, VIRGINIA

FORESIGHT

SURVEY, P C

LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C  
Charlottesville, VA 22902

www.foresightpc.com

434-589-8395

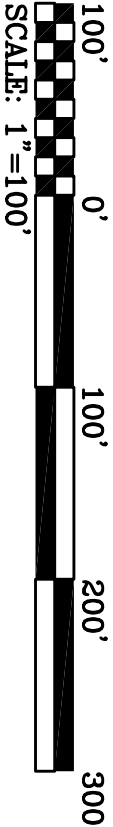
LEGEND

BSL

IF

BUILDING SETBACK LINE

IRON ROD FOUND



SCALE: 1"=100'

EXHIBIT SHOWING

PROPOSED SUBDIVISION OF

TAX MAP PARCEL 11J-H-H15

SECTION 1-H, STONEY CREEK SUBDIVISION

NELSON COUNTY, VIRGINIA

FORESIGHT

SURVEY, P C

LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C  
Charlottesville, VA 22902

www.foresightpc.com

434-589-8395

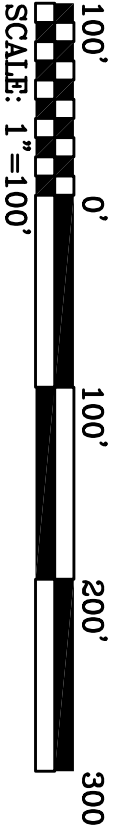
LEGEND

BSL

IF

BUILDING SETBACK LINE

IRON ROD FOUND



SCALE: 1"=100'

EXHIBIT SHOWING

PROPOSED SUBDIVISION OF

TAX MAP PARCEL 11J-H-H15

SECTION 1-H, STONEY CREEK SUBDIVISION

NELSON COUNTY, VIRGINIA

FORESIGHT

SURVEY, P C

LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C  
Charlottesville, VA 22902

www.foresightpc.com

434-589-8395

LEGEND

BSL

IF

**SCHEDULE A**

**PARCEL ONE:** Lot 24, Block A, Mountain Shadows, Blocks A thru D at Stoney Creek Section 1-H, WINTERGREEN, as the same is duly dedicated, platted and recorded among the land records of Nelson County, Virginia, in Plat Cabinet 1, at Slide 430.

**PARCEL TWO:** Lot 22, Block A, Mountain Shadows, Blocks A thru D at Stoney Creek Section 1-H, WINTERGREEN, as the same is duly dedicated, platted and recorded among the land records of Nelson County, Virginia, in Plat Cabinet 2, at Slide 430.

**PARCEL THREE:** Lot 15, Block H, Mountain Shadows, Blocks E thru K at Stoney Creek Section 1-H, WINTERGREEN, as the same is duly dedicated, platted and recorded among the land records of Nelson County, Virginia, in Plat Cabinet 1, at Slide 355.

**PARCEL FOUR:** Lot 16, Block H, Mountain Shadows, Blocks E thru K at Stoney Creek Section 1-H, WINTERGREEN, as the same is duly dedicated, platted and recorded among the land records of Nelson County, Virginia, in Plat Cabinet 1, at Slide 455.

IT BEING in all respects the same property conveyed to Michael D. S. Donovan and Linda A. Donovan, husband and wife, by deed dated March 24, 1994, said deed being duly recorded in the Clerk's Office of the Circuit Court of Nelson County on March 30, 1994, in Book 348 at Page 614.

TOGETHER WITH the non-exclusive right and privilege in themselves and their invitees to enter upon and use all of the parking areas, streets, open spaces, paths and certain other facilities appertaining to said lot as described in the Declaration of protective Covenants recorded in the Clerk's Office of the Circuit Court of Nelson County, Virginia, in Deed Book 259, beginning at Page 203, and to a covenant against time-sharing recorded in Nelson County Deed Book 215, at Page 469, and in the Clerk's Office of Augusta County, Virginia, in Deed Book 826, at Page 1.

