

RECORD NORTH  
DB 457 PG 305

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

N89°22'03"E  
337.18'

15' BSL

AREA CALCULATION  
TMP 11J-H-H15

5.046 AC [DB 457 PG 305]  
-2.184 AC [LOT A]

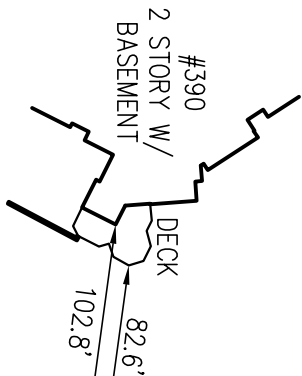
2.862 AC [RESIDUE]

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

SADDLEBACK 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.



PROPOSED BOUNDARY LINE

BLACK WALNUT DR  
50' R/W

165.97'

LOT A  
2.184 AC.

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

S41°27'55"W  
295.05'

N62°11'55"W  
260.88'

N62°11'55"W  
260.89'

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  
NELSON COUNTY, VIRGINIA

www.foresightpc.com

434-589-8395

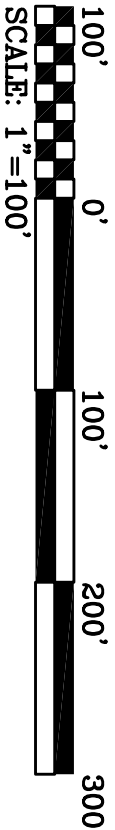
FORESIGHT

SURVEY, P C  
LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C  
Charlottesville, VA 22902

LEGEND

BSL BUILDING SETBACK LINE  
IF IRON ROD FOUND



MAY 20, 2026  
SCALE: 1" = 100'  
FILE: 26.149

SHEET  
1 OF 1