

Instrument Control Number

011734

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[ILS VLR Cover Sheet Agent 1.0.66]



Doc ID: 001064200006 Type: DEE
Recorded: 07/01/2005 at 10:17:36 AM
Fee Amt: \$5,241.33 Page 1 of 6
Albemarle County, VA
Shelby Marshall Clerk Circuit Court
File# 2005-00011734

BK 3014 PG 519-524

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Date of Instrument: [7/1/2005]
Instrument Type: [DBS-PL]
Number of Parcels [1]
Number of Pages [4]
City ☐ County ☒ [Albemarle County]

(Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[Layne]	[John]	[H]	[]
[]	[]	[]	[]

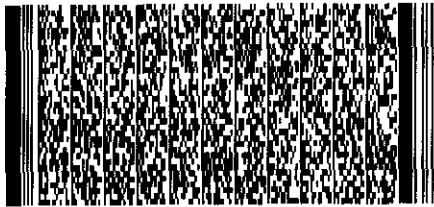
First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[Catlett]	[J]	[D]	[]
[Catlett]	[N]	[T]	[]

Grantee Address (Name) [J D Catlett]
(Address 1) [P O Box 385]
(Address 2) []
(City, State, Zip) [Scottsville] [VA] [24590]
Consideration [1,195,000.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City ☐ County ☐ [] Percent. in this Juris. [100]
Book [] Page [] Instr. No []
Parcel Identification No (PIN) []
Tax Map Num. (If different than PIN) [Portion of TM 130 Parcel 17]
Short Property Description [159.31 acres]
Current Property Address (Address 1) []
(Address 2) []
(City, State, Zip) [] [] []

Instrument Prepared by [McClure Callaghan & Atkins]
Recording Paid for by [McClure Callaghan & Atkins]
Return Recording to (Name) [McClure Callaghan & Atkins]
(Address 1) []
(Address 2) [415 4th St NE]
(City, State, Zip) [Charlottesville] [VA] [22902]
Customer Case ID [] [] []



PREPARED BY McCLURE, CALLAGHAN & ATKINS
PORTION OF
TAX MAP 130, PARCEL 17

THIS DEED made and entered into this 15th day of June, 2005,
by and between JOHN H. LAYNE, the Grantor, and J.D. CATLETT and N.
T. CATLETT, husband and wife, the Grantees, whose address is
P.O. Box 385, Scottsville, Virginia 24590

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of ONE MILLION ONE
HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$1,195,000.00),
cash in hand paid, the receipt of which is hereby acknowledged, the
Grantor does hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL
WARRANTY and ENGLISH COVENANTS OF TITLE unto the Grantees, husband
and wife, as tenants by the entirety with full rights of
survivorship as at common law and not as tenants in common, all
that certain tract or parcel of land, situated on State Route 6 in
Albemarle County, Virginia, containing 159.31 acres, more or less,
being the 204.31 acres shown on a plat made by T.W. Saunders,
Surveyor, dated May 3, 1962 and recorded in the Clerk's Office of
the Circuit Court of Albemarle County, Virginia in Deed Book 378,
page 241, SAVE AND EXCEPT Parcel X containing 45 acres shown on
plat made by Roger W. Ray & Assoc., Inc., dated May 17, 2005,
attached hereto, recorded along with, and made a part of this deed.
This property is a portion of the property which was conveyed to
the Grantor herein by deed of Ferdinand B. Shafer, dated February

23, 1988 and recorded in the Clerk's Office aforesaid in Deed Book 987, page 499.

This conveyance is subject to all easements, reservations, restrictions, conditions and other encumbrances contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the above-described property which have not expired by a time limitation contained therein or have not otherwise become ineffective.

WITNESS the following signature and seal:

John H. Layne (SEAL)
John H. Layne

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Charlottesville, to-wit:

The foregoing Deed was acknowledged before me by JOHN H. LAYNE this 24th day of June, 2005.

My commission expires: June 30, 2007.

Glenn Probst
Notary Public

THE LAND USE NOTES SHOWN ON THIS PLAT ARE IMPOSED AT THE REQUEST OF THE DIRECTOR OF PLANNING. BY PLACING HIS/HER SIGNATURE ON THIS PLAT HE/SHE HAS DEEMED THAT THEY ARE CORRECT AND IN ACCORDANCE WITH THE ALBEMARLE COUNTY ZONING ORDINANCE IN EFFECT THIS DATE. THESE NOTES ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH. ANY REFERENCE TO FUTURE DEVELOPMENT RIGHTS SHOWN HEREON IS THEORETICAL.

A. PROPERTY ZONED RA.
B. ONE DEVELOPMENT RIGHT IS BEING ADDED WITH PARCEL X. WHEN USED IT SHALL NOT TOTAL MORE THAN 6.2 ACRES AND SHALL BE WITHIN ITS DECEMBER 1980 BOUNDARIES.
C. THE RESIDUE OF T.M. 130-17 RETAINS FOUR DEVELOPMENT RIGHTS. WHEN USED THEY SHALL NOT TOTAL MORE THAN 24.8 ACRES.
D. ACCORDING TO THE ALBEMARLE COUNTY YEAR 2000 DIGITAL ORTHOPHOTOGRAPHY THE RESIDUE OF T.M. 130-17 HAS A MINIMUM OF 30,000 S.F. OF AREA WITH SLOPES LESS THAN 25%.
E. THE STREAM BUFFER SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE WATER PROTECTION ORDINANCE OF ALBEMARLE COUNTY.

NOTES:

1. OWNERS ADDRESS- JOHN H. LAYNE
8038 LANSDORNE ROAD
SCOTTSDALE, VA 24590
2. TOTAL ACREAGE IN T.M. 130-17 BEFORE ADJUSTMENT= 204.31 +/- ACRES.
3. THE BOUNDARY DATA SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.
4. SHOULD AN OFFICIAL DETERMINATION OF PARCELS OF RECORD REVEAL THAT ADDITIONAL PARCELS AND/OR DEVELOPMENT RIGHTS EXIST, THE INTENT OF THIS PLAT IS NOT TO COMBINE THESE PARCELS OR EXTINGUISH DEVELOPMENT RIGHTS.
5. T.M. 130-17 SUBJECT TO EASEMENTS TO VIRGINIA TELEPHONE & TELEGRAPH COMPANY (D.B. 499-245, D.B. 502-227 & D.B. 281-363).

THE DIVISION OF LAND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, 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 BEST OF MY KNOWLEDGE.

John H. Layne
JOHN H. LAYNE

CITY/COUNTY OF *Charlottesville*
STATE OF *VA*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *27* DAY OF *May* 20 *05* BY

JOHN H. LAYNE

NOTARY PUBLIC *Ann Day* 9-30-00
MY COMMISSION EXPIRES : _____

APPROVED FOR RECORDATION :

V. Wayne Culmborg 5/27/05
DIRECTOR OF PLANNING 86A DATE

Deed Book 3014 pg. 522



A.R.D.

PLAT SHOWING
SURVEY OF PARCEL X
BEING ADDED TO AND COMBINED WITH TAX MAP 130 PARCEL 17
THE PROPERTIES OF JOHN H. LAYNE
LOCATED ON STATE ROUTE 626 & STATE ROUTE 6
SCOTTSDALE DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1" = 300' DATE: MAY 17, 2005

FOR
JOHN H. LAYNE

ROGER W. RAY & ASSOC., INC.
1717-18 ALLIED STREET
CHARLOTTESVILLE, VA 22903
TELEPHONE 434-293-3195

DENOTES APPROX. AREA LOCATED IN ZONE A (100 YEAR FLOOD PLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS. EFFECTIVE DATE FEBRUARY 4, 2005 (COMMUNITY PANEL 510006 0525 D).

T.M. 130-1A
J.D. & NANCY T. CATLETT
D.B. 2429-470
D.B. 1290-703 PLAT

T.M. 130-5
141.32 +/- ACRES
JOHN H. LAYNE
D.B. 608-327
D.B. 175-455 DESCRIPTION
D.B. 152-21 PLAT

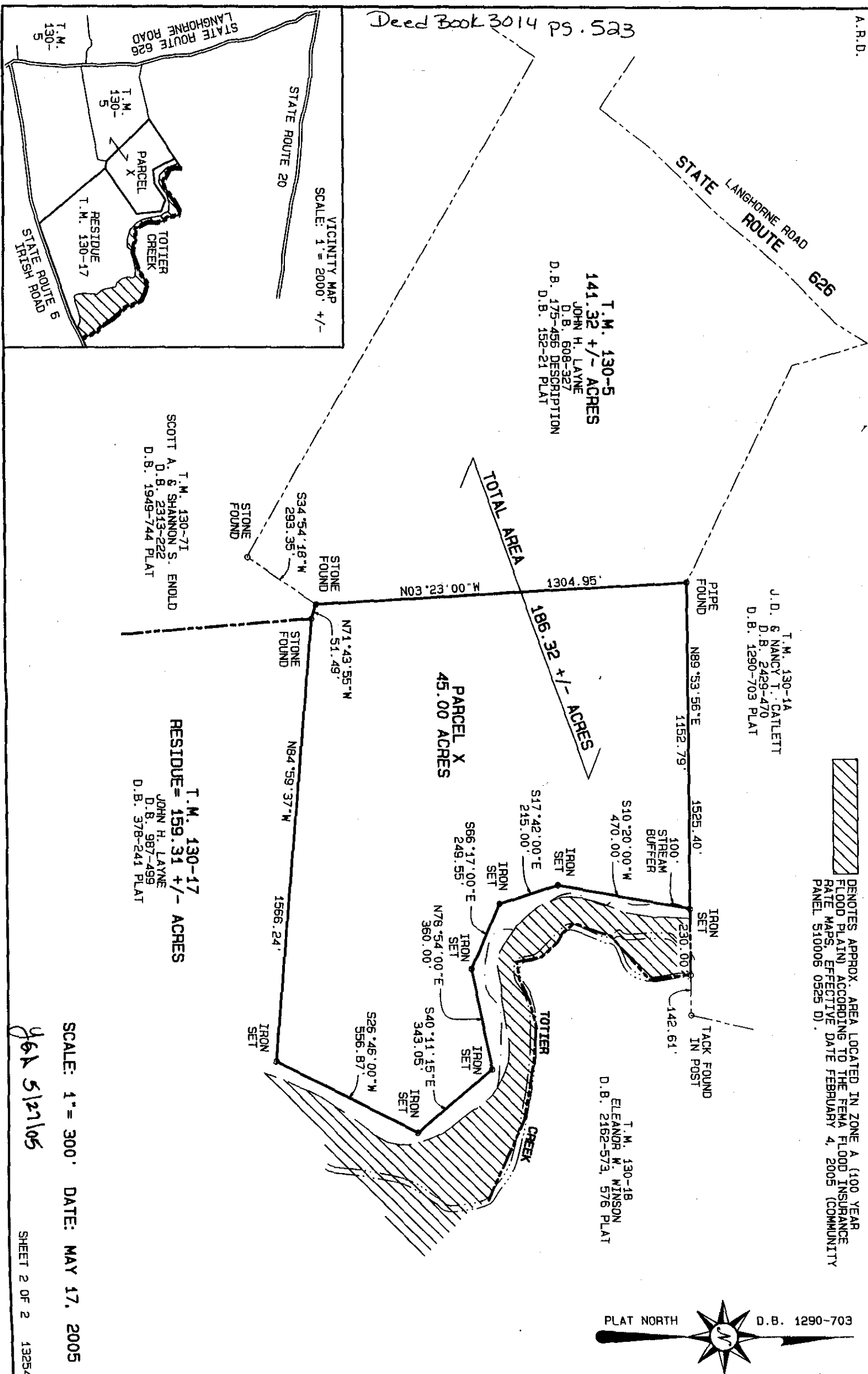
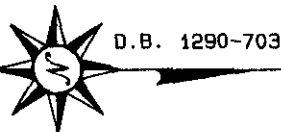
T.M. 130-1B
ELEANOR W. WINSON
D.B. 2162-573, 576 PLAT

T.M. 130-71
SCOTT A. & SHANNON S. ENOLD
D.B. 2313-222
D.B. 1949-744 PLAT

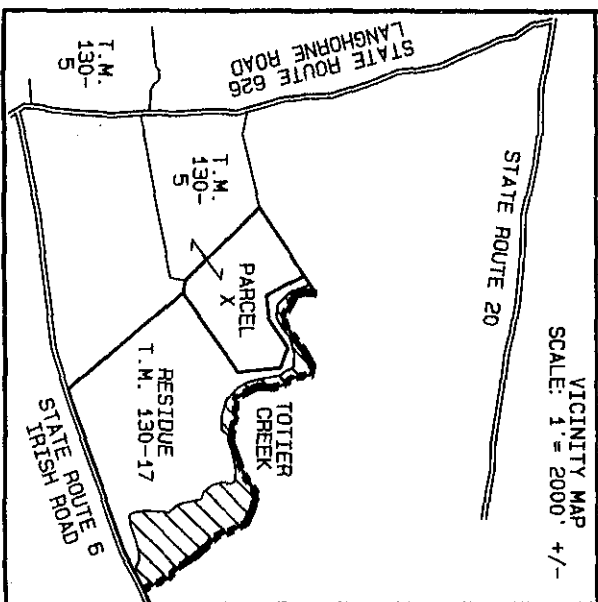
T.M. 130-17
RESIDUE = 159.31 +/- ACRES
JOHN H. LAYNE
D.B. 987-499
D.B. 378-241 PLAT

PLAT NORTH

D.B. 1290-703

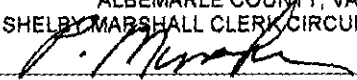


VICINITY MAP
SCALE: 1" = 2000' +/-



SCALE: 1" = 300' DATE: MAY 17, 2005

46A 5/27/05

RECORDED IN CLERKS OFFICE OF
ALBEMARLE ON
July 01, 2005 AT 10:17:36 AM
\$1,195.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE §58.1-802
STATE: \$597.50 LOCAL: \$597.50
ALBEMARLE COUNTY, VA
SHELBY MARSHALL CLERK CIRCUIT COURT
 DC