

**VALUABLE PROPERTY FOR SALE**  
**405 Premier Circle**  
**Charlottesville (Albemarle County) Virginia**

**3.75 FLAT ACRES**

Valuable land in the heart of Charlottesville's and Albemarle County's growth area

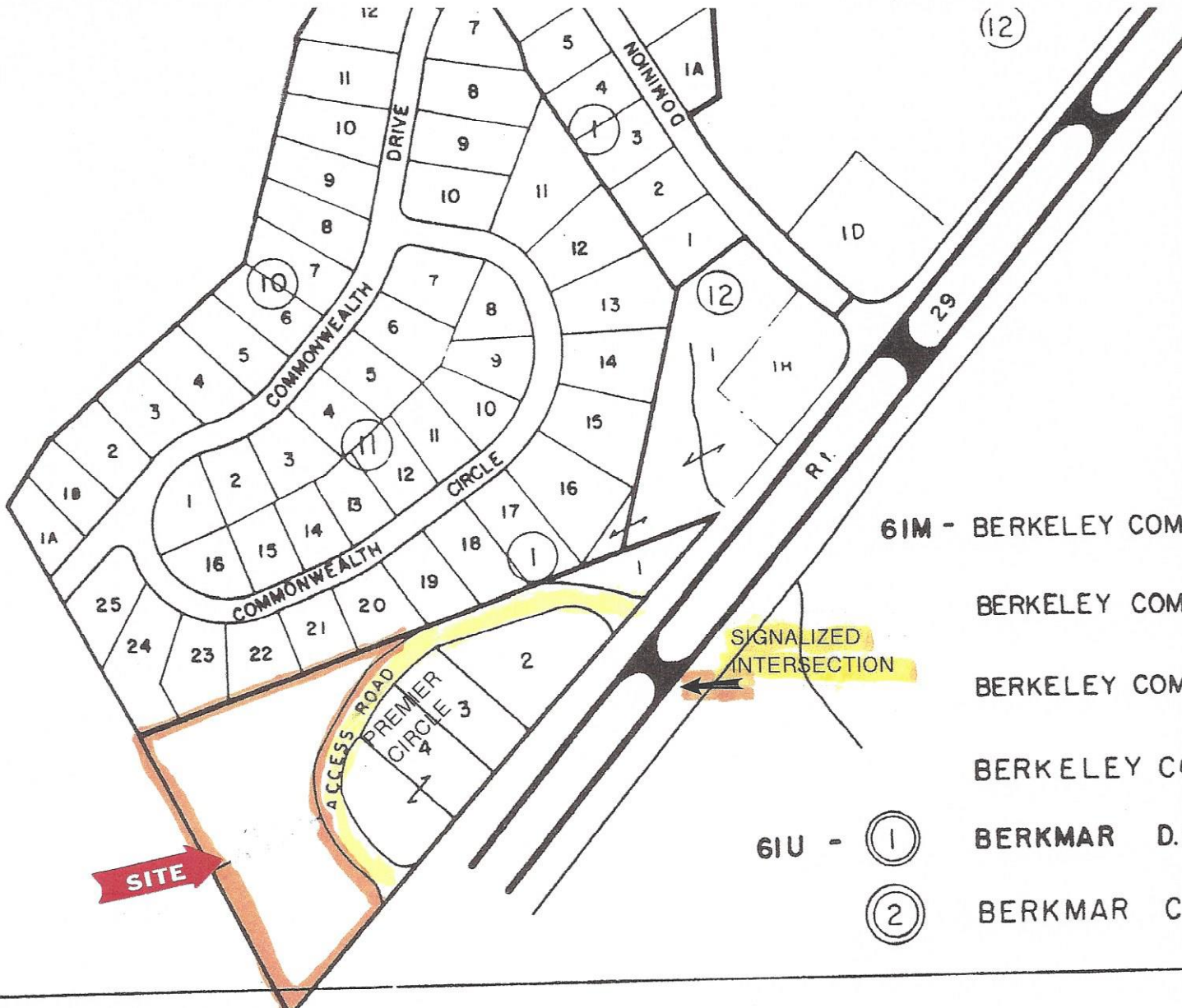
Over 55,000 vehicles per day

Signalized intersection both northbound and southbound on Route 29

Secondary ingress and egress at the site



**Offered by Lebo Commercial Properties, Inc. 434 973-1977**  
**Email: [chuck@leboproperties.com](mailto:chuck@leboproperties.com)**



- 61M - BERKELEY COM
- BERKELEY COM
- BERKELEY COM
- BERKELEY C
- 61U - ① BERKMAR D.
- ② BERKMAR C

**SITE** →

SIGNALIZED INTERSECTION

500 800

CHARLOTTESVILLE DISTRICT

SIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES, ALL ROADS AND STREETS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF February 9 1980 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE, AFORESAID, GIVEN UNDER MY HAND THIS 11<sup>th</sup> DAY OF January 1980. MY COMMISSION EXPIRES 18<sup>th</sup> August 1981.  
*Diagnosia K. P. ...* N. P.

*Mary Patricia Marinos Brown*

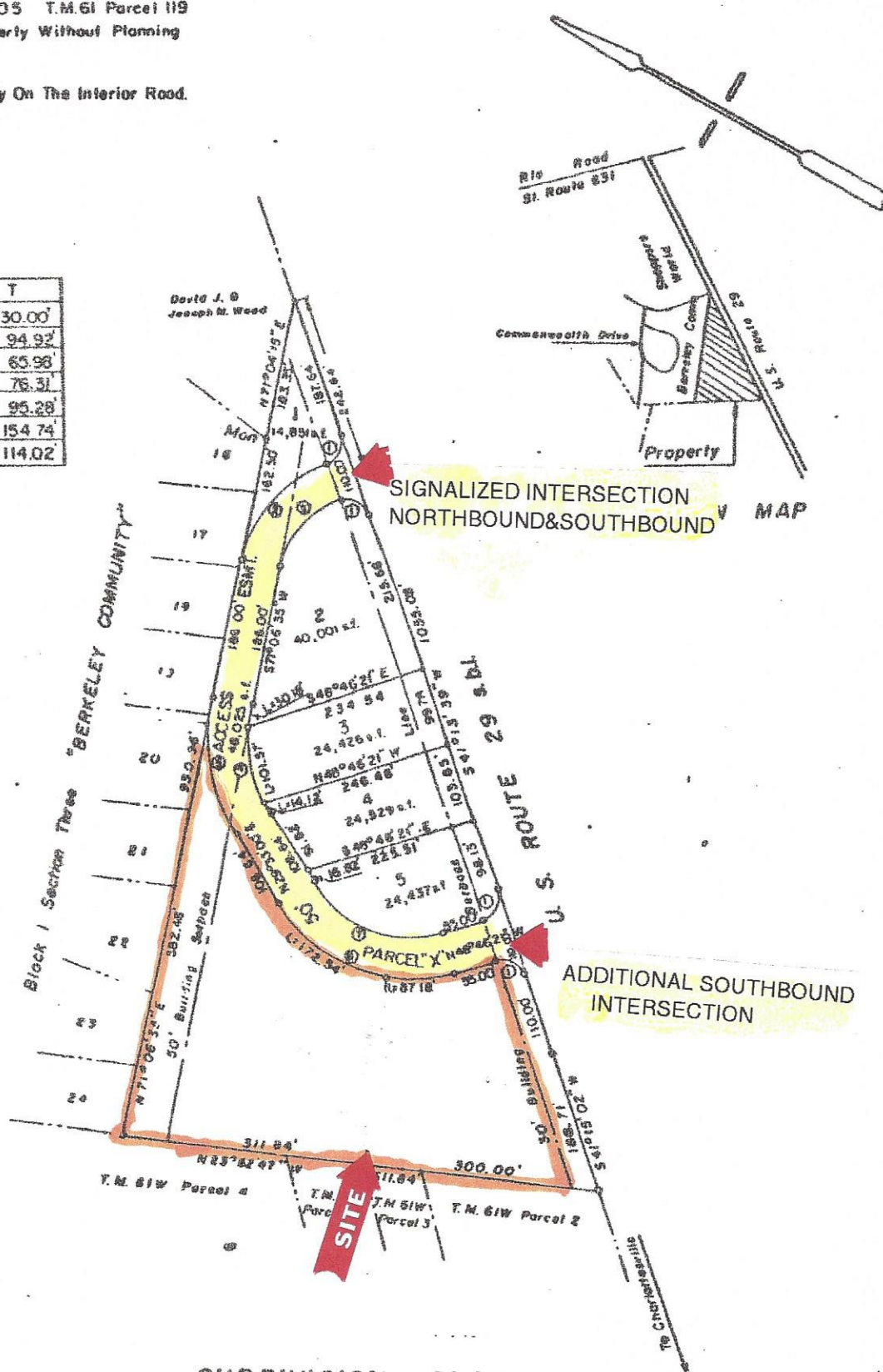
OWNER: Mary Patricia Marinos Brown  
 SOURCE OF TITLE: D.B. 252 p.205 T.M.61 Parcel 119  
 a Further Division of This Property Without Planning Commission Approval.

—○— Denotes Iron Pins

All Lots Shall Have Access Only On The Interior Road.

CURVE DATA

Δ	R	L	T
90°00'00"	30.00	47.12'	30.00'
60°07'04"	154.01'	172.09'	94.92'
60°07'04"	114.01'	119.62'	65.98'
41°33'34"	201.10'	145.87'	76.31'
41°33'34"	251.10'	181.14'	95.28'
78°19'21"	190.00'	259.72'	154.74'
78°19'21"	140.00'	191.38'	114.02'



**SUBDIVISION PLAT**  
**LOTS 1-7 & PARCEL "X"**  
**A DIVISION OF PARCEL 119 TAX MAP 61**  
**NEAR CHARLOTTESVILLE**  
**CHARLOTTESVILLE MAGISTERIAL DISTRICT**