

**GENERAL NOTES**

- ZONE: LB (LIMITED BUSINESS)  
SETBACK REQUIREMENTS FOR MAIN BUILDINGS:  
FRONT: 40'  
SIDE: 10'  
REAR: 10'  
MAXIMUM BUILDING HEIGHT = 35'
- THE PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0280C, EFFECTIVE DATE: JUNE 16, 2009; MAP REVISED JANUARY 16, 2015, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0152D.
- THE CPIN NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE T03a-0626-3859 & T03a-1138-4079.
- THE REAL ESTATE SHOWN HEREON DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER APPLICABLE COUNTY ORDINANCES.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS LOCATED ON THIS PROPERTY.
- TOTAL AREA PARCEL ONE & PARCEL TWO = 7.9112 ACRES, (344,610 S.F.)

**LEGAL REFERENCES**

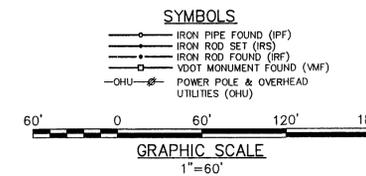
D.B.815 PG.589  
D.B.309 PG.772  
D.B.273 PG.131  
INST. #090017418  
D.B.263 PG.330 (PLAT)  
INST. #090011218  
INST. #090011219  
D.B.247 PG.11  
P.B.10 PG.224  
P.B.10 PG.132  
P.B.5 PG.243  
P.B.8 PG.485  
INST. #060008850  
S.H.P.B.4 PGS.549-554, 568-570

**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N71°25'32"W	29.14'
L2	N49°42'05"W	76.94'
L3	N40°43'44"W	43.14'
L4	S08°34'59"W	12.60'
L5	S67°02'11"W	100.18'
L6	N01°50'01"W	27.72'

**CURVE DATA TABLE**

NUMBER	ARC LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD DIRECTION	DELTA ANGLE
C1	14.92'	7,741.44'	7.46'	14.92'	S73°54'36"W	00°06'38"
C2	153.59'	7,754.44'	76.80'	153.59'	S71°02'15"W	01°08'05"



**LEGAL DESCRIPTION**

PARCEL ONE: ALL THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN BETHEL MAGISTERIAL DISTRICT, COUNTY OF YORK, VIRGINIA, AS SHOWN ON THAT CERTAIN PLAT ENTITLED, "PLAT OF THE PROPERTY OF LOUIS A. PARKER, 4.693 ACRES, BETHEL DISTRICT, YORK COUNTY, VIRGINIA", MADE BY T.J. SAVAGE, JR., C.L.S., DATED FEBRUARY 26, 1974, A COPY OF WHICH IS ATTACHED TO THAT CERTAIN DEED OF EASEMENT AND SALE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 273, PAGE 131, TO WHICH REFERENCE IS MADE.

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND TAKEN BY THE STATE HIGHWAY AND TRANSPORTATION COMMISSIONER OF VIRGINIA BY CERTIFICATE OF TAKE DATED FEBRUARY 6, 1979, RECORDED IN DEED BOOK 324, PAGE 737, AS SHOWN ON PLAT RECORDED IN STATE HIGHWAY PLAT BOOK 4, PAGE 551, CONFIRMED BY ORDER RECORDED IN DEED BOOK 343, PAGE 728.

FURTHER LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONVEYED TO TABB LAKES, LTD. BY DEED DATED MARCH 28, 1986 RECORDED IN DEED BOOK 440, PAGE 221, AND SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 224.

IT BEING THE SAME PROPERTY CONVEYED TO H.R. ASHE BY DEED FROM CONRAD G. ASHE, SR. AND JANE M. ASHE, HUSBAND AND WIFE, DATED DECEMBER 28, 1977, RECORDED JANUARY 23, 1978 IN DEED BOOK 309, PAGE 772 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA.

TOTAL AREA PARCEL ONE = 2.3213 ACRES (101,113 S.F.)

PARCEL TWO: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN BETHEL MAGISTERIAL DISTRICT, COUNTY OF YORK, VIRGINIA, CONTAINING 30 ACRES, BE THE SAME MORE OR LESS, LOCATED ON THE NORTHERLY OR NORTHEASTERLY SIDE OF VIRGINIA STATE ROUTE 134 AND BEING A PART OF GREENLAND.

LESS AND EXCEPT A PARCEL OF LAND TRIANGULAR IN SHAPE AND CONTAINING 0.48 ACRE AND IS LOCATED AT THE SOUTHERLY CORNER OF THE ABOVE DESCRIBED PROPERTY AND FRONTING ON SAID ROUTE NO. 134 A DISTANCE OF 175' AND IS DELINEATED AND DESCRIBED ON A PLAT WHICH IS ATTACHED TO THAT CERTAIN DEED FROM MAYWOOD HUDGINS AND WIFE TO TABB ENTERPRISES, LTD., WHICH PLAT IS RECORDED IN DEED BOOK 262, PAGE 165, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA, SAID PLAT BEING ENTITLED, "PLAT OF THE PROPERTY OF MAYWOOD HUDGINS, YORK COUNTY, VIRGINIA, MADE BY JOHN W. LAWSON, C.L.S., DATED MARCH 8, 1968; THE SAME TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES, BEING EXPRESSLY EXCLUDED FROM THIS CONVEYANCE AND THE SAME IS SHOWN ON THE ATTACHED TO SAID DEED AS "20,773 Sq. Ft. - 0.48 ACRE".

FURTHER LESS AND EXCEPT THAT PARCEL OF LAND TAKEN BY THE STATE HIGHWAY AND TRANSPORTATION COMMISSIONER OF VIRGINIA BY CERTIFICATE NO. C-29464 DATED FEBRUARY 23, 1979, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 325, PAGE 401.

FURTHER LESS AND EXCEPT LOTS 1 THROUGH 37 AS SHOWN ON THAT CERTAIN PLAT MADE BY JOHNSON, BAIRD AND ASSOCIATES, DATED NOVEMBER 11, 1986 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN PLAT BOOK 10, PAGE 344 TO WHICH REFERENCE IS HERE MADE.

IT BEING THE SAME PROPERTY CONVEYED TO H.R. ASHE, HOME SOLE BY DEED FROM HENRY L. FREEMAN AND ESTHER H. FREEMAN, HIS WIFE, WILLIAM T. ROBERTS, III AND HANNAH H. ROBERTS, HUSBAND AND WIFE, NATHANIEL VILLARE AND SONJA A. VILLARE, HIS WIFE, RANDALL DAVIS AND MARY DAVIS, HIS WIFE, ROBERT G. GRAY AND MARTHA GRAY, HIS WIFE, DATED AUGUST 24, 1994, RECORDED SEPTEMBER 23, 1994 IN DEED BOOK 815, PAGE 589 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA.

TOTAL AREA PARCEL TWO = 5.5899 ACRES (243,497 S.F.)

Filed in the Clerk's Office, Circuit Court,  
York County - Poquoson, VA  
the 1 day of July, 2015  
Taste: Kriston H. Hanson, Clerk 9:00am  
By: *Donald W. Davis*

JOB LOCATION: #543 HAMPTON HIGHWAY - S.R. 134  
#3500 VICTORY BOULEVARD - S.R. 171

PLAT OF THE PROPERTY OF:

**H.R. ASHE**

**ALTA/ACSM LAND TITLE SURVEY**  
**TWO PARCELS OF LAND**  
CONTAINING  
**7.9112 ACRES**  
BETHEL MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA  
D.B. 309, PG. 772; D.B. 273, PG. 131, D.B. 815, PG. 589  
S.H.P.B. 4, PGS. 549-554, 568-570

CODE: 14-0005 DWN: TH SCALE: 1"=60' TO: ASHE DATE: FEB. 18, 2014

**SURVEYOR'S CERTIFICATION**

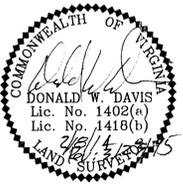
I, DONALD W. DAVIS, A PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, CERTIFY TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, BRANCH BANKING & TRUST COMPANY AND YORK AL INVESTORS, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, THAT THIS SURVEY MADE UNDER MY SUPERVISION ON JANUARY 27, 2014, CORRECTLY SHOWS (i) A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND LEGALLY DESCRIBED HEREON (PROPERTY); (ii) THE RELATION OF THE BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES; (iii) THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS, STRUCTURES, OR IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING LANDS, NOR ENCROACHMENTS ONTO THE PROPERTY OF BUILDINGS, STRUCTURES, OR IMPROVEMENTS LOCATED ON ADJOINING LANDS, EXCEPT AS SHOWN, NOTED AND DESCRIBED ON THIS SURVEY; (iv) THE LOCATION AND DIMENSIONS OF ALL EASEMENTS, ALLEYS, STREETS, ROADS, RIGHTS-OF-WAY, BUILDING RESTRICTIONS AND SETBACK LINES AND OTHER MATTERS (WITH APPLICABLE INSTRUMENT, BOOK AND PAGE NUMBER INDICATED AS SHOWN); (v) THAT THE PROPERTY HAS ACCESS TO DEDICATED PUBLIC STREETS ABUTTING THE PROPERTY AS SHOWN ON THIS PLAT.

THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED MARCH 23, 2015, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY. TOGETHER WITH APPROPRIATE REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED, THE PROPERTY SHOWN AND DESCRIBED ON THE SURVEY IS THE SAME PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORDANCE WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 8, 11(a), 13, 14 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 18, 2014 AND REVISED ON MAY 21, 2015

LENDERS TITLE COMMITMENT NUMBER IS : 4663026  
EFFECTIVE DATE: MARCH 23, 2015  
NAME OF INSURER PROVIDING TITLE WORK (RECORD DOCUMENTS) TO THE SURVEYOR: FIDELITY NATIONAL TITLE INSURANCE COMPANY.

*Donald W. Davis* DATE: 2/18/14  
DONALD W. DAVIS  
REGISTRATION NO. 1402a & 1418b - VIRGINIA  
Rev: 3/23/15



**DAVIS & ASSOCIATES, P.C.**  
SURVEYORS - PLANNERS  
3630 GEORGE WASHINGTON  
MEMORIAL HIGHWAY  
YORKTOWN, VIRGINIA 23693  
(757) 867-8583

**REVISIONS**

MAY 21, 2015: PER TITLE COMMITMENT #4663026, DATED 3/23/2015