

NOW OR FORMERLY
**B. STEPHEN BOWMER, III
& JUDY H. BOWMER**
(D.B.331, P.309; D.B.392, P.393;
D.B.505, P.284; P.B.9, P.629)

PHYSICAL SURVEY
OF PARCEL A-1,
SUBDIVISION PLAT OF
PARCEL "A"

FOR
DR. NORMAN BISHOP
BRUTON DISTRICT - COUNTY OF YORK, VIRGINIA
SCALE 1" = 30' SEPTEMBER 9, 1995



THE SIRINE GROUP, LTD.
SURVEYORS • ENGINEERS • PLANNERS
4794 GEORGE WASHINGTON MEMORIAL HIGHWAY
U.S. ROUTE 17
P.O. BOX 450
WHITE MARSH, VIRGINIA 23183

STATISTICAL DATA:

THE PROPERTY EMBRACED WITHIN PARCEL A-1 WAS CONVEYED TO JEFFERSON AVENUE PARTNERS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY JIM GRIFFITH BUILDER, INC., A VIRGINIA CORPORATION, AND CJE PROPERTIES, INC. A VIRGINIA CORPORATION, BY DEED DATED JUNE 13, 1995 AND RECORDED IN DEED BOOK 850 PAGE 285 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA.

ZONING CLASSIFICATION OF PARCEL A-1 IS GB
FRONT YARD SETBACK: 45'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 10'
PARKING REQUIRED = 41 SPACES
PARKING PROVIDED = 42 SPACES

THIS PROPERTY IS LOCATED IN ZONE X, (WHITE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0030 B, DECEMBER 16, 1988.

LEGAL DESCRIPTION PARCEL A-1

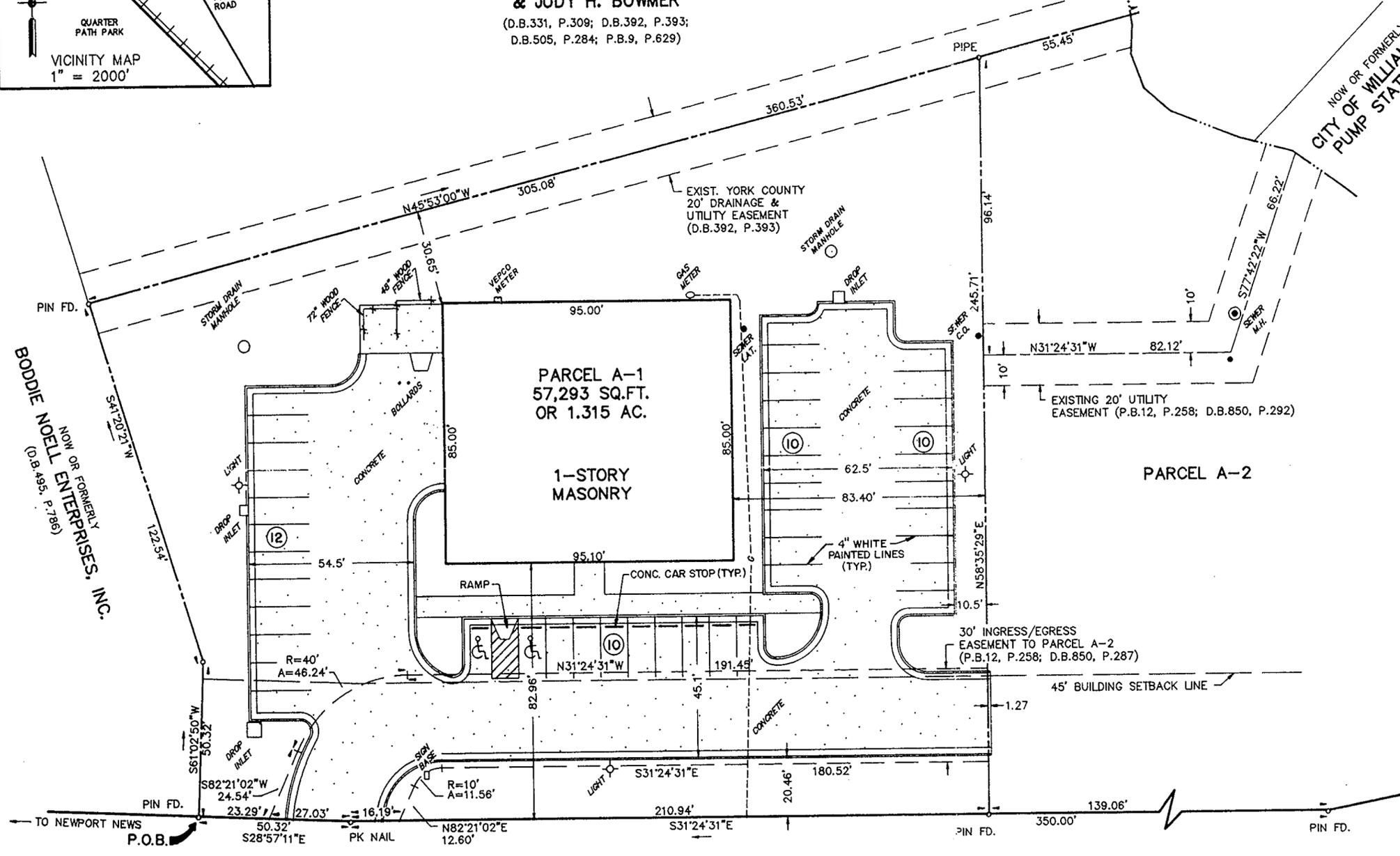
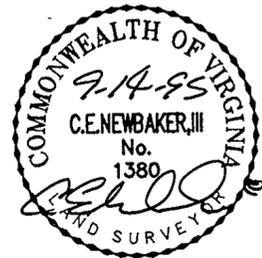
BEGINNING AT A PIN ON THE WESTERN RIGHT-OF-WAY OF MERRIMAC TRAIL (STATE ROUTE 143), SAID PIN BEING 300'± NORTH OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 162, THENCE RUNNING S61°02'50"W 50.32 FEET TO A POINT; THENCE S41°20'21"W 122.54 FEET TO A PIN; THENCE N45°53'00"W 305.08 FEET TO A PIPE; THENCE N58°35'29"E 245.71 FEET TO A PIN ON THE WESTERN RIGHT-OF-WAY LINE OF MERRIMAC TRAIL; THENCE RUNNING ALONG THE WESTERN RIGHT-OF-WAY LINE OF MERRIMAC TRAIL S31°24'31"E 210.94 FEET TO A PK NAIL IN CONCRETE; THENCE S28°57'11"E 50.32 FEET TO A PIN, THE POINT OF BEGINNING, SAID PARCEL CONTAINING 57,293 SQUARE FEET OR 1.315 ACRES AS SHOWN AS PARCEL A-1 ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION PLAT OF PARCEL "A" THE PROPERTY OF JIM GRIFFITH BUILDER, INC., A VIRGINIA CORPORATION AND CJE PROPERTIES INC., A VIRGINIA CORPORATION" DATED NOVEMBER 4, 1994 AND RECORDED IN THE CLERK'S OFFICE FOR THE COUNTY OF YORK, VIRGINIA IN PLAT BOOK 12, PAGE 258.

STATE OF VIRGINIA
COUNTY OF YORK
TO: PROTECTIVE LIFE INSURANCE COMPANY AND
DR. NORMAN BISHOP, OWNER

I, C.E. NEWBAKER, III A LICENSED LAND SURVEYOR IN THE STATE OF VIRGINIA OF THE FIRM OF THE SIRINE GROUP, LTD., WHITE MARSH, VIRGINIA, (804)-693-9548, HEREBY CERTIFY THAT THE PREMISES SHOWN HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY DESCRIBED HEREON; THAT THE BUILDINGS THEREON ARE LOCATED WITH RESPECT TO PROPERTY BOUNDARIES AS SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES, (EXCLUDING THOSE WHICH SERVE THE PREMISES ONLY), OR STRUCTURES OR SUPPORTS THEREFORE ON OR OVER SAID PREMISES EXCEPT AS SHOWN; THAT ALL RIGHT-OF-WAY, EASEMENTS OR JOINT DRIVES OVER OR ACROSS SAID PREMISES VISIBLE ON THE SURFACE ARE SHOWN; THAT THE PREMISES SURVEYED DO NOT ENCR OACH ON THE ADJOINING PROPERTY AND THAT THE ADJOINING PROPERTY DOES NOT ENCR OACH ON THE PREMISES SURVEYED EXCEPT AS SHOWN; I FURTHER CERTIFY THAT I HAVE CONSULTED FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AS ARE CURRENTLY AVAILABLE AND HAVE FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

WITNESS MY HAND THIS THE 9TH DAY OF SEPTEMBER, 1995.

C.E. Newbaker, III
C.E. NEWBAKER, III
VIRGINIA LICENSE NO. 1380



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Filed in the Clerk's Office, Circuit Court, York Co., Va.
the 17 day of October 19 95

Teste:
Nancy B. Kane, Clerk
Rechal D. Darius D.C.