

ALTA/NSPS LAND TITLE SURVEY

OF PROPERTY TO BE CONVEYED TO
YORK COUNTY, VIRGINIA

BEING

LOT 7, PLAT SHOWING PART OF THE PROPERTY OF

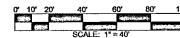
JOHN T. BROOKS ESTATE

INCLUDING PART OF NANNIE BROOKS

LOCATED: GRAFTON MAGISTERIAL DISTRICT
YORK COUNTY, VIRGINIA

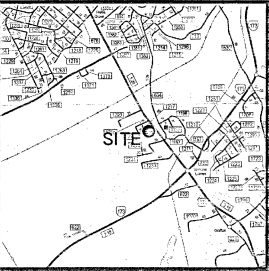
DATE: JUNE 30, 2017 SCALE: 1" = 40'

MITCHELL LAND SURVEYING, LLC
LAND SURVEYING AND LAND PLANNING
P.O. BOX 565
SHACKLEFORDS, VIRGINIA 23156
(804) 241-5385



LEGEND

- IRS - 5/8" IRON ROD SET
- IP/IR/IF IRON PIPE/IRON ROD FOUND
- ⊙ MH - SANITARY SWER MANHOLE
- ⊕ CD - SANITARY SEWER CLEANOUT
- TUB - TEL. JUNCTION BOX
- PP - UTILITY POLE W/OWERHEAD LINES (OHL)
- DG - DOWN GUY
- BOUNDARY LINE
- B.S.L. - BUILDING SETBACK LINE
- DRAINAGE & UTILITY EASEMENT
- VEP/C & CASP TEL. EASEMENT
- - - EXISTING DITCH



VICINITY MAP

TABLE "A"

1. MONUMENTS PLACED OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERRED BY EXISTING MONUMENTS OR WITNESS)

AS SHOWN ON SURVEY
2. ADDRESSES OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS, PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK

#110 GEORGE WASHINGTON MEMORIAL HIGHWAY
3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DESCRIBED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY

THE ENTIRE PARCEL OF LAND IS IN FLOOD ZONE "1", PER COMMUNITY PANEL NO. SH99C2342 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE 1-6-2005.

4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
LOT 7 = 50,133.23 S.F. OR 1.15 AC

5. (A) CURRENT ZONING CLASSIFICATION
ZONING PER YORK COUNTY GIS MAPPING: GB - GENERAL BUSINESS

6. (B) CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION.

BUILDING SETBACKS FOR YORK CO. ZONING ORDINANCE
FRONT = 42'; SIDE = 10' & REAR = 10'

MAXIMUM BUILDING HEIGHT = 30' PER YORK CO. ZONING ORDINANCE
FLOOR SPACE AREA RESTRICTIONS - NONE PROVIDED

7. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED UNDER SECTION 5 ABOVE) SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC.

AS SHOWN ON SURVEY - NO BUILDING IS LOCATED ON PROPERTY

8. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY:

OBSERVED EVIDENCE

AS SHOWN ON SURVEY

9. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS.

AS SHOWN ON SURVEY

10. DISTANCE TO THE NEAREST INTERSECTING STREET.

THE PROPERTY IS LOCATED 346 FEET +/- NORTH OF THE INTERSECTION OF COUNTRY LANE AND U.S. ROUTE NO. 17, GEORGE WASHINGTON MEMORIAL HIGHWAY

11. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

NONE EVIDENT & NO BUILDINGS EXIST ON THE PROPERTY

12. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.

EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

NO CHANGES IN STREET RIGHT OF WAY LINES OBSERVED, NO EVIDENCE OF STREET REPAIRS AND NO SIDEWALKS EVIDENT

13. IF THERE HAD BEEN A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, THE SURVEYOR SHALL LOCATE ANY DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, AND SHOW THEM ON THE FACE OF THE PLAT OR MAP.

IF NO MARKERS WERE OBSERVED, THE SURVEYOR SHALL SO STATE. NONE OBSERVED OR OBSERVED.

14. INCLUDE ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY PURSUANT TO SECTIONS 6 & 8 AND APPLICABLE TO SECTION 4 (A) ITEMS).

EASEMENTS AS SHOWN ON SURVEY.

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EASEMENTS AS SHOWN ON SURVEY.

NF
7109 GEORGE WASHINGTON MEMORIAL HIGHWAY, LLC
GPM# R07A-1018-4558
INSTR # 08000540
PLAT IN DB 200, PG. 54
ZONED: GB

NF
LOT 7
FW, LLC
GPM# R07A-1018-4558
INSTR # 10000548
PLAT IN DB 399, PG. 286
PLAT IN DB 200, PG. 54, 59 & 64
AREA = 50,133.23 S.F.
OR 1.15 ACRES +/-
ZONED: GB
ADDRESS: #7119

NF
YORKTOWN INDUSTRIES, INC
GPM# R07A-0725-4939
DB 391, PG. 228
PLAT IN DB 200, PG. 54
ZONED: GB

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GPM# R07A-0725-4939
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ZONED: GB

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PLAT IN DB 200, PG. 54
ZONED: GB

CURVE TABLE

#	DELTA	R	LEN	TAN	CH	CB
01	147°28'27"	185.38	172.77	182.80	186.64	184°54'29"E
02	37°27'27"	193.46	143.80	53.67	162.72	182°14'15"E

Attached to
PLAT INSTRUMENT # 17000346

Filed in the Clerk's Office, Circuit Court,
York County, Virginia, VA
On 27th day of July 2017
Teste: James M. Mitchell, Clerk
By: [Signature]

CERTIFICATION

THE PLAT OF AN ALTA/NSPS LAND TITLE SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.B.

TO: COUNTY OF YORK, VIRGINIA AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.4, 6(A) & 6(B), 8, 11, 13, 14, AND 16-19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 19, 2017.

DATE OF PLAT : JUNE 30, 2017

JAMES E. MITCHELL, L.S. DATE
VIRGINIA LICENSE# NO. 14529



U. S. ROUTE NO. 17
GEORGE WASHINGTON MEMORIAL HIGHWAY
VARIABLE WIDTH ROW (SOUTH BOUND LANES)