

VICINITY MAP
SCALE: 1"=2000'

CHESAPEAKE BAY NOTE:

PROPERTY IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.

WMP NOTE:

THIS PROPERTY LIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AND LIES WITHIN THE 200' AND 500' WATERSHED MANAGEMENT AND PROTECTION BUFFER STRIPS.

#7031 GEORGE WASHINGTON MEMORIAL HIGHWAY

OWNER: THE CARSON GROUP, LLC
#7023 GEORGE WASHINGTON MEM. HWY.
YORKTOWN, VA 23692
SITE LEGAL: PARCEL C - BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF VNM HOLDINGS, LLC, BEING LOT 2 AND PARCEL B
INSTR. #080020892 & INSTR. #080020893 (PLAT)
TAX PARCEL ID: 24-42-00-002
ZONING: GB (GENERAL BUSINESS)
DEED REFERENCE: INSTR. #040016611
F.I.R.M. ZONE: X
F.I.R.M. PANEL: 51199C0136D, DATED: JANUARY 16, 2015

#7009 GEORGE WASHINGTON MEMORIAL HIGHWAY

OWNER: THE CARSON GROUP, LLC
#7023 GEORGE WASHINGTON MEM. HWY.
YORKTOWN, VA 23692
SITE LEGAL: PARCEL A - BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF VNM HOLDINGS, LLC, BEING LOT 2 AND PARCEL B
INSTR. #080020892 & INSTR. #080020893 (PLAT)
TAX PARCEL ID: 24-71-00-000A
ZONING: GB (GENERAL BUSINESS)
DEED REFERENCE: INSTR. #040016611
F.I.R.M. ZONE: X
F.I.R.M. PANEL: 51199C0136D, DATED: JANUARY 16, 2015

#7023 GEORGE WASHINGTON MEMORIAL HIGHWAY

OWNER: THE CARSON GROUP, LLC
#7023 GEORGE WASHINGTON MEM. HWY.
YORKTOWN, VA 23692
SITE LEGAL: LOT 2 - BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF VNM HOLDINGS, LLC, BEING LOT 2 AND PARCEL B
INSTR. #080020892 & INSTR. #080020893 (PLAT)
TAX PARCEL ID: 24-00-00-140
ZONING: GB (GENERAL BUSINESS)
DEED REFERENCE: INSTR. #040016611
F.I.R.M. ZONE: X
F.I.R.M. PANEL: 51199C0136D, DATED: JANUARY 16, 2015

PROPERTY LINE VACATION BETWEEN THE PARCEL A, PARCEL C & LOT 2 (BEING THE PROPERTIES OF THE CARSON GROUP LLC) (INST. #080020892)

NELSON DISTRICT
YORK COUNTY, VIRGINIA
AUGUST 22, 2016 SCALE: 1"=100'
CAMPBELL LAND SURVEYING, INC.
P.O. BOX 855
YORKTOWN, VIRGINIA 23692
(757) 890-0837

SHEET 1 OF 2

OWNER'S/TRUSTEE CONSENT

THE VACATION OF THE PROPERTY LINES HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

LOT 2, PARCEL A AND PARCEL C

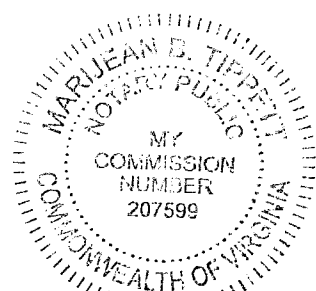
Jamie Dodd
JAMIE DODD
THE CARSON GROUP, LLC
MANAGING MEMBER

10-30-2017
DATE

**NOTARY PUBLIC FOR: THE CARSON GROUP, LLC
STATE OF VIRGINIA**

CITY/COUNTY OF York TO WIT:
I, Marijean B. Tippitt, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 30 DAY OF October, 2017
MY COMMISSION EXPIRES: 5/31/2019

Marijean B. Tippitt 207599
NOTARY PUBLIC REGISTRATION NO.



TOTAL AREA OF PROPERTY = 252,445 S.F./5.7953 AC.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PROPERTY LINE VACATION IS AS FOLLOWS:

LOT 2 (TAX PARCEL #26D-02-00-009), PARCEL A (TAX PARCEL #24-71-00-000A) AND PARCEL C (TAX PARCEL #24-00-00-140) ARE IN THE NAME OF THE CARSON GROUP, LLC A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM VNM HOLDINGS, LLC A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 4, 2008 AND DULY RECORDED ON SEPTEMBER 5, 2008 AS INSTRUMENT No. 080020892.

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

David P. Campbell
DAVID P. CAMPBELL 1419B

10/16/17
DATE



GB (GENERAL BUSINESS)
MINIMUM BUILDING SETBACKS

FRONT: 45'
SIDE: 10'
REAR: 10'

MINIMUM LOT AREA = 20,000 S.F.
MINIMUM LOT FRONT = 100' @ BSL

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Susan Kassel*
PLAT APPROVING AGENT

DATE: NOVEMBER 30, 2017

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 30th DAY OF November, 2017 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 170027640 *10:18am*

TESTE: *Kristen N. Nelson, Clerk*
CLERK

BY: *David W. Phillips D.L.*