

# EXISTING INGRESS EGRESS EASEMENT TO BE VACATED

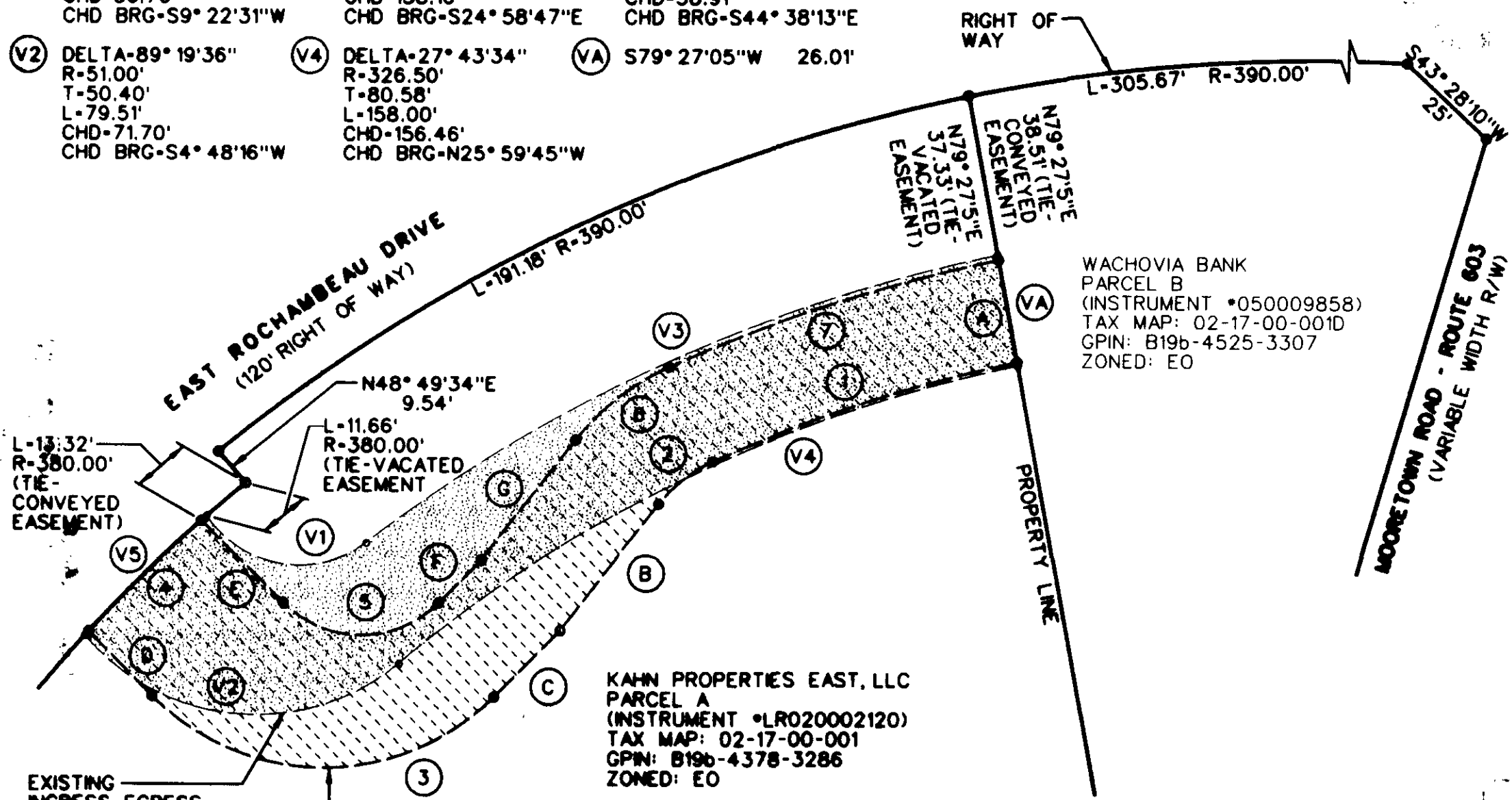
- (V1) DELTA-94° 38'14"  
R-25.00'  
T-27.11'  
L-41.29'  
CHD-36.76'  
CHD BRG-S9° 22'31"W
- (V2) DELTA-89° 19'36"  
R-51.00'  
T-50.40'  
L-79.51'  
CHD-71.70'  
CHD BRG-S4° 48'16"W
- (V3) DELTA-25° 55'39"  
R-352.50'  
T-81.15'  
L-159.51'  
CHD-158.16'  
CHD BRG-S24° 58'47"E
- (V4) DELTA-27° 43'34"  
R-326.50'  
T-80.58'  
L-158.00'  
CHD-156.46'  
CHD BRG-N25° 59'45"W
- (V5) DELTA-5° 52'12"  
R-380.00'  
T-19.48'  
L-38.93'  
CHD-38.91'  
CHD BRG-S44° 38'13"E
- (VA) S79° 27'05"W 26.01'

VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983)



# CONVEYED INGRESS EGRESS EASEMENT

- (1) DELTA-12° 47'07"  
R-327.50'  
T-36.69'  
L-73.08'  
CHD-72.95'  
CHD BRG-N18° 30'31"W
- (2) DELTA-27° 28'24"  
R-33.00'  
T-8.07'  
L-15.82'  
CHD-15.67'  
CHD BRG-N38° 38'16"W
- (3) DELTA-90° 00'00"  
R-55.00'  
T-55.00'  
L-86.39'  
CHD-77.78'  
CHD BRG-N0° 01'20"W
- (4) DELTA-5° 25'49"  
R-380.00'  
T-18.02'  
L-36.01'  
CHD-36.00'  
CHD BRG-S44° 40'02"E
- (5) DELTA-90° 00'00"  
R-25.00'  
T-25.00'  
L-39.27'  
CHD-35.36'  
CHD BRG-S0° 01'20"E
- (6) DELTA-27° 28'27"  
R-57.00'  
T-13.93'  
L-27.33'  
CHD-27.07'  
CHD BRG-S38° 38'18"E
- (7) DELTA-12° 53'33"  
R-351.50'  
T-39.71'  
L-79.09'  
CHD-78.93'  
CHD BRG-S18° 27'18"E



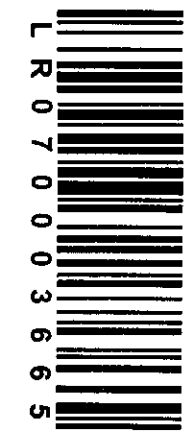
WACHOVIA BANK  
PARCEL B  
(INSTRUMENT \*050009858)  
TAX MAP: 02-17-00-001D  
GPIN: B19b-4525-3307  
ZONED: EO

KAHN PROPERTIES EAST, LLC  
PARCEL A  
(INSTRUMENT \*LR020002120)  
TAX MAP: 02-17-00-001  
GPIN: B19b-4378-3286  
ZONED: EO

EXISTING INGRESS EGRESS EASEMENT (INSTRUMENT \*040025558) TO BE VACATED  
6196.1919 SQ FT.  
0.1422 ACRE

INGRESS EGRESS EASEMENT CONVEYED TO WACHOVIA BANK FOR PARCEL B  
6362.0138 SQ FT.  
0.1461 ACRE

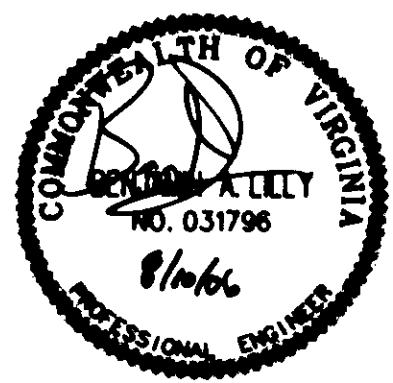
- (A) S79° 27'05"W 24.01'
- (B) N52° 22'30"W 36.55'
- (C) N45° 01'20"W 21.29'
- (D) N44° 58'40"E 20.55'
- (E) S44° 58'40"W 26.32'
- (F) S45° 01'20"E 13.75'
- (G) S52° 22'30"E 35.01'



*Al Maddalena*  
1/26/07

GRAPHIC SCALE: 1"=30'  
0 30 60

Filed in the Clerk's Office of York County, Virginia  
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Tolson: John S. Jordan, Clerk 12:47 p.m.  
*John S. Jordan*



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PROJECT TITLE				
<b>THE SHOPS AT CEDAR VALLEY</b> BRUTON DISTRICT, YORK COUNTY, VIRGINIA				
SHEET TITLE: PLAT SHOWING VACATION OF EXISTING INGRESS/EGRESS EASEMENT AND AN INGRESS/EGRESS EASEMENT CONVEYED TO WACHOVIA BANK FOR PARCEL B ACROSS KAHN PROPERTIES EAST, LLC, PARCEL A				
PLA PROJ NO	DATE	SCALE	REF DWG NO	ADDED NO
5016.03	08-10-06	1"=30'		
				REVISION NO
				ING/ECR-1