

VICINITY MAP

SCALE: 1"=2,000'

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Signature: William S. Wells, Jr. 4/30/10
WELLS ICE & COLD STORAGE, INC. DATE:
A VIRGINIA CORPORATION
WILLIAM S. WELLS, JR., PRESIDENT

Signature: William S. Wells, Jr. 4/30/10
SEAFORD SCALLOP COMPANY, INC., DATE:
A VIRGINIA CORPORATION
WILLIAM S. WELLS, JR., PRESIDENT

NOTARY PUBLIC FOR SEAFORD SCALLOP COMPANY, INC. AND WELLS ICE & COLD STORAGE, INC. - WILLIAM S. WELLS, JR. PRESIDENT

STATE OF VIRGINIA TO WIT:

I, Kathy Thornton, A NOTARY PUBLIC IN AND FOR THE County of York DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 30th DAY OF April, 2010.

Signature: Kathy K. Thornton 302160
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 9/30/2010

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/ 20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF:

TAX MAP #25-00-00-027B: SEAFORD SCALLOP COMPANY, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM WILLIAM S. WELLS, JR. BY DEED DATED AUGUST 8, 2002 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT IN INSTRUMENT #020017950.

TAX MAP #25-00-00-026: WELLS ICE & COLD STORAGE, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM SEAFORD SCALLOP COMPANY, INC., A VIRGINIA CORPORATION, BY DEED DATED APRIL 25, 2002, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT IN INSTRUMENT #020008641.

TAX MAP #25-00-00-026A: WELLS ICE & COLD STORAGE, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM WELLS ICE & COLD STORAGE, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED MAY 19, 1994, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT IN DEED BOOK 796, PAGE 608.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 31, 2010.

Signature: Donald W. Davis 3/09/10
DONALD W. DAVIS, C.L.S. DATE

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 080 - COORDINATES-U.S.SURVEY FEET- 12,086,804.102(E), 3,602,837.683(N)
082 - COORDINATES-U.S.SURVEY FEET- 12,085,344.032(E), 3,601,420.369(N)

TRUSTEES FOR SEAFORD SCALLOP COMPANY, INC.

Signature: Vernon H. Page DATE: 5/13/10
Signature: Joseph H. Latchum, Jr. DATE: 5/13/10

TRUSTEES- VERNON H. PAGE & JOSEPH H. LATCHUM, JR., FOR FULTON BANK, N.A. BY DEED DATED DECEMBER 21, 2009 AND RECORDED AS INSTRUMENT #090030340

NOTARY PUBLIC FOR TRUSTEES (SEAFORD SCALLOP COMPANY, INC.) STATE OF VIRGINIA TO WIT:

I, Tami M. Tucker, A NOTARY PUBLIC IN AND FOR THE City of Newport News DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 12th DAY OF May, 2010.

Signature: Tami M. Tucker
NOTARY PUBLIC REGISTRATION NO. 244928
MY COMMISSION EXPIRES: 244928

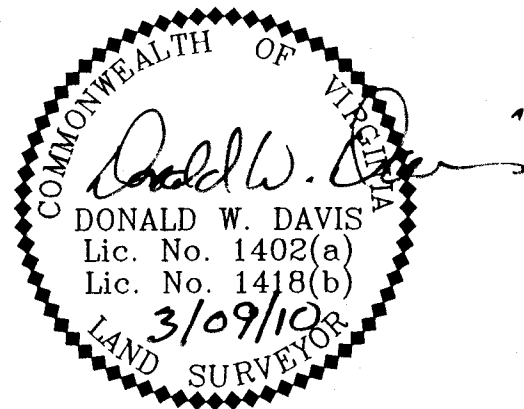
TRUSTEES FOR WELLS ICE & COLD STORAGE, INC.

Signature: James H. Hudson, III DATE: 5/12/10
TRUSTEES- JAMES H. HUDSON, III, SOLE ACTING TRUSTEE FOR CITIZENS AND FARMERS BANK BY DEED DATED JUNE 3, 2005 AND RECORDED AS INST. #050013104

NOTARY PUBLIC FOR TRUSTEES (WELLS ICE & COLD STORAGE, INC.) STATE OF VIRGINIA TO WIT:

I, Patricia O. Garnett, A NOTARY PUBLIC IN AND FOR THE County of Middlesex DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 12 DAY OF May, 2010.

Signature: Patricia O. Garnett 148329
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 1-31-2012



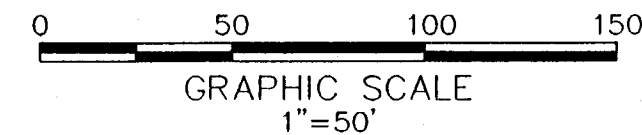
NOTES:

- 1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES AE(9') & VE(10') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0210C EFFECTIVE DATE: JUNE 16, 2009.
2. THE PROPERTIES SHOWN HEREON ARE ZONED: RR- RURAL RESIDENTIAL DISTRICT (CONDITIONAL--SEE NOTE 8.) THE MINIMUM SETBACKS ARE AS FOLLOWS: FRONT : 50'(FEET) SIDE : 20'(FEET) REAR : 50'(FEET)
WCI- WATER-ORIENTED COMMERCIAL/INDUSTRIAL DISTRICT THE MINIMUM SETBACKS ARE AS FOLLOWS: FRONT : 45'(FEET) SIDE : 20'(FEET) REAR : 50'(FEET)
3. THE TAX MAP PARCEL NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: 25-00-00-027B, 25-00-00-026 & 25-00-00-026A.
4. THE GPIN NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE U09b-3826-4688, U09b-4081-4672 & U09b-4002-4909.
5. UTILITY NOTES: WATER : EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS. SEWER : EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
6. THE SUBJECT PROPERTY IS WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS (CBPA). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE. THE LIMITS OF THE CBPA HAVE NOT BEEN INVENTORIED OR FIELD VERIFIED.
7. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HEREWITH SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY WELLS ICE & COLD STORAGE, INC. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO ORDINANCE NO. 10-5, APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON MARCH 16, 2010, AND THE PROFFER STATEMENT, DATED FEBRUARY 3, 2010.
9. NO LAND IN THIS BOUNDARY LINE ADJUSTMENT SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, RELOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTURALLY ALTERED WITHIN THE FLOODPLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.

BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF SEAFORD SCALLOP COMPANY, INC. AND WELLS ICE & COLD STORAGE, INC.

GRAFTON MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA SCALE: 1"=50' DATE: MARCH 9, 2010 SHEET 1 OF 2

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



- SYMBOLS -

- 30' --- DENOTES MINIMUM BUILDING SETBACK LINE
---o--- DENOTES IRON PIPE FOUND
---.--- DENOTES IRON ROD FOUND
---.--- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
---o--- DENOTES CONCRETE MONUMENT FOUND
---.--- DENOTES CONCRETE MONUMENT TO BE SET
RPA DENOTES RESOURCE PROTECTION AREA
RMA DENOTES RESOURCE MANAGEMENT AREA

APPROVED YORK COUNTY BOARD OF SUPERVISORS
BY: U. Maddalena PLAT APPROVING AGENT
DATE: 5/20/10

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 16th DAY OF June 2010, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 10009930

TESTE: Lynn E. Mendibur CLERK

BY: Linda S. Higgins DC.

2010 JUN 16 AM 11:09