

# SUBDIVISION PLAT FOR THE SHOPPES AT MERRIMAC CENTER

BRUTON DISTRICT YORK COUNTY VIRGINIA  
Date: 01/11/23 Scale: 1" = 50' Proj. No.: W10517-02 Proj. Contacts: SJB/JFS



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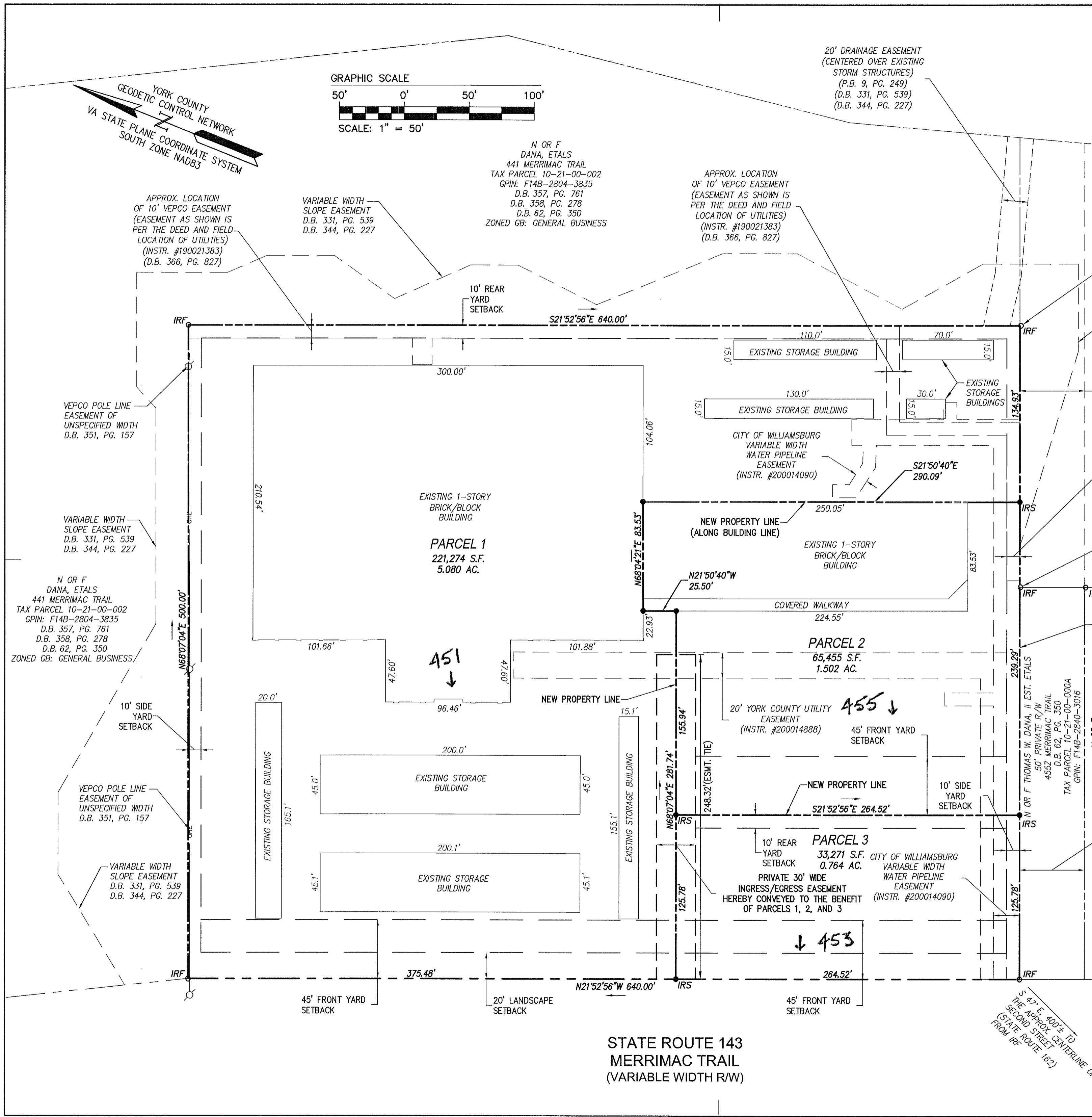
Hampton Roads | Central Virginia | Middle Peninsula

SHEET 2 OF 2



N OR F  
AUTOZONE, INC. #2026  
501 MERRIMAC TRAIL  
TAX PARCEL 10-21-00-001  
GPIN: F14B-3176-2712  
D.B. 1042, PG. 348  
ZONED GB: GENERAL BUSINESS

LEGEND	
● IRS	IRON ROD SET
○ IRF	IRON ROD FOUND
●	PROPERTY CORNER
- - - - -	EX. EASEMENT
- - - - -	PROPOSED EASEMENT
- - - - -	RIGHT-OF-WAY
- - - - -	PARCEL LINE
- - - - -	ADJACENT PROPERTY LINE
— OHE —	OVERHEAD ELECTRIC
⊙	POWER POLE
BSL	BUILDING SETBACK LINE
N OR F	NOW OR FORMERLY



IRF S30°08'30"E 0.81' FROM THE PROPERTY CORNER

VARIABLE WIDTH SLOPE EASEMENT D.B. 331, PG. 539 D.B. 344, PG. 227

50' INGRESS/EGRESS EASEMENT FOR TAX PARCEL 010-21-02 (P.B. 12, PG. 614)

APPROX. LOCATION OF 10' VEPCO EASEMENT (EASEMENT AS SHOWN IS PER THE DEED AND FIELD LOCATION OF UTILITIES) (INSTR. #190021383) (D.B. 366, PG. 827)

IRF S20°00'34"E 0.46' FROM THE PROPERTY CORNER

S68°07'04"W 500.00' (TOTAL)

50' INGRESS/EGRESS EASEMENT D.B. 331, PG. 539

APPROVED:  
BY YORK COUNTY BOARD OF SUPERVISORS  
BY: *Juan Kassel* PLAT APPROVING AGENT  
DATE: MARCH 8, 2023

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 09<sup>th</sup> DAY OF March, 2023  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 230003523  
TESTE: *Kristen Nelson* CLERK  
BY: *Kevin Fisher, DC*

S 47° E 400 ± TO THE APPROX. CENTERLINE OF STATE ROUTE 102 FROM IRF

E:\JCS\W10517-Shoppe at Merrimac\10517-02\_Subdivisor Plat.dwg, 1/27/2023 3:06:28 PM, hank.davis