

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.

PLAT SHOWING EXISTING "COUNTRY LANE" INGRESS/EGRESS EASEMENT, AND DEDICATION OF NEW PRIVATE "COUNTRY LANE" JOINT INGRESS/EGRESS/MAINTENANCE EASEMENT AND NEW JOINT ACCESS EASEMENT TO BENEFIT TAX PARCEL 24-42-00-001 (BEING THE PROPERTY OF THE CARSON GROUP LLC) (INST. #170022640)

NELSON DISTRICT
YORK COUNTY, VIRGINIA

DECEMBER 15, 2017 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 DEDICATION OF THE NEW PRIVATE "COUNTRY LANE", JOINT INGRESS/EGRESS/MAINTENANCE EASEMENT AND JOINT ACCESS EASEMENT HEREON SHOWN, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

PARCEL A-1

James Dodd
JAMES DODD
THE CARSON GROUP, LLC
MANAGING MEMBER
2-14-18
DATE

VARIABLE WIDTH JOINT ACCESS EASEMENT = 6,059 S.F./0.1391 AC.
PRIVATE INGRESS/EGRESS/MAINTENANCE EASEMENT = 17,400 S.F./0.3994 AC.

#7023 GEORGE WASHINGTON MEMORIAL HIGHWAY

OWNER: THE CARSON GROUP, LLC
#7023 GEORGE WASHINGTON MEM. HWY.
YORKTOWN, VA 23692
SITE LEGAL: PARCEL A-1, PROPERTY LINE VACATION BETWEEN THE PARCEL A, PARCEL C & LOT 2 (BEING THE PROPERTIES OF THE CARSON GROUP LLC) (INST. #170022640)
TAX PARCEL ID: 24-00-00-140
GPIN: R07a-1375-4665
ZONING: GB (GENERAL BUSINESS)
PLAT REFERENCE: INSTR. #170022640
F.I.R.M. ZONE: X
F.I.R.M. PANEL: 51199C0136D, DATED: JANUARY 16, 2015

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

CITY/COUNTY OF York TO WIT:
I, Margian B. Jipsett, 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 14 DAY OF February, 2018
MY COMMISSION EXPIRES: 5/31/2019

Margian B. Jipsett
MARGIAN B. JIPSETT
NOTARY PUBLIC
207599
REGISTRATION NO.

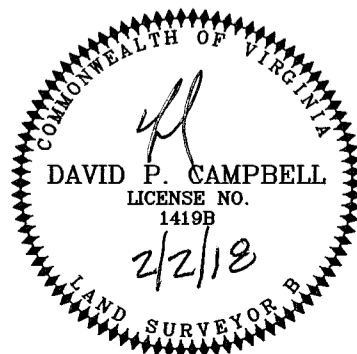
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS EASEMENT DEDICATION IS AS FOLLOWS:

PARCEL A-1 (TAX PARCEL #24-00-00-140) IS 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. INDIVIDUAL PARCELS COMBINED BY PLAT OF VACATION RECORDED AS INSTRUMENT No. 170022640.

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
2/2/18
DATE



APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Susan Kassel*
PLAT APPROVING AGENT

DATE: FEBRUARY 15, 2018

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 15th DAY OF February, 2018 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 180002961

TESTE: **KRISTEN M. NELSON, CLERK**
CLERK

BY: *Jimmy Logan DC*