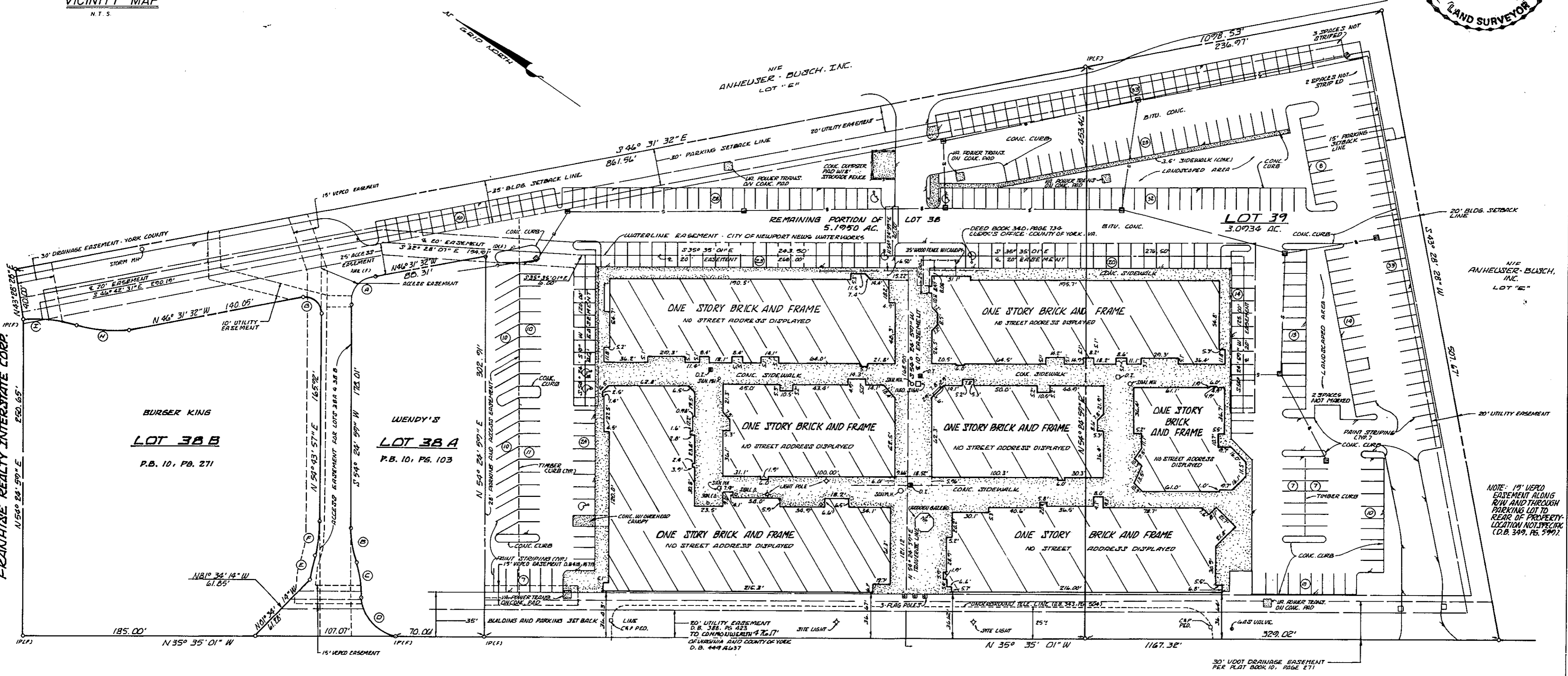
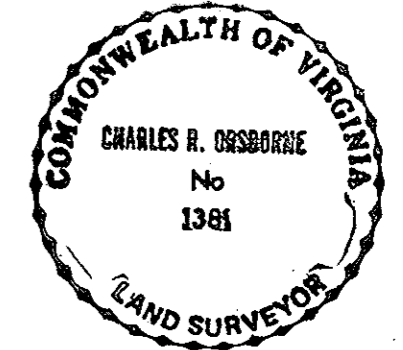


VICINITY MAP
N.T.S.

THIS SURVEY IS BASED ON A PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN PLAT BOOK 27 AT PAGE 260.
 THIS IS TO DECLARE THAT I ON 5/28/95 SURVEYED THE PROPERTY SHOWN HEREON, AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN ON THIS PLAT. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.
 THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SURVEY APPEARS TO LIE WITHIN FLOOD ZONE X COTHERE AREAS ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NUMBER 870185 DATED 12-9-88.
 THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON. AND DOES NOT NECESSARILY GUARANTEE TO ALTA SURVEYORS.
 THE EXISTENCE OF: HAZARDOUS WASTES, VEGETATED WETLANDS, OR TIDAL WETLANDS, WAS NOT INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.

Charles R. Osborne 5/28/95



FRANCHISE REALTY INTERSTATE CORP.
N 54° 24' 59" E
E 20.65'

BURGER KING
LOT 38B
P.B. 10, P. 271

WENDY'S
LOT 38A
P.B. 10, P. 103

LOT 39
3.09734 AC.

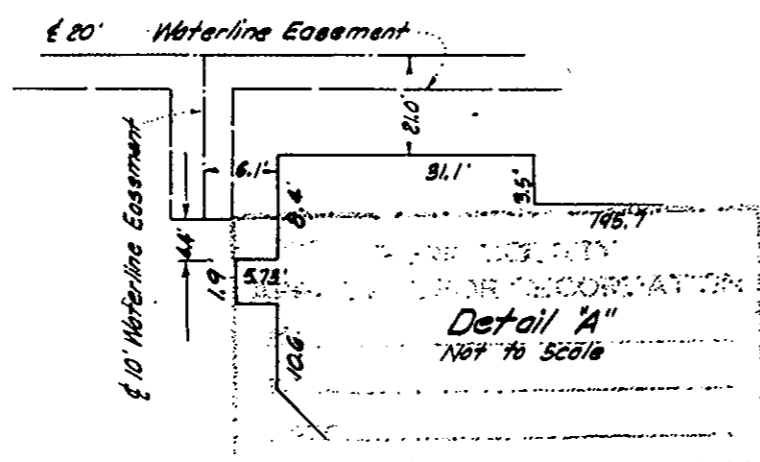
U. S. ROUTE 60
(R/W VARIES)

NO.	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
A	75°03'14"	19.50'	16.09'	26.90'	24.82'	S86°03'16"E
B	16°15'36"	99.50'	14.21'	28.24'	28.14'	N46°17'11"E
C	16°15'36"	100.50'	14.36'	28.52'	28.43'	N46°17'11"E
D	73°02'39"	34.50'	25.55'	43.98'	41.06'	N17°53'39"E
E	10°50'53"	100.50'	9.54'	19.03'	19.00'	S65°45'21"W
F	16°15'19"	99.50'	28.23'	14.21'	28.15'	S62°32'47"W
G	100°57'31"	12.50'	22.03'	15.16'	19.29'	S03°56'27"W
H	32°51'54"	75.00'	43.02'	22.12'	42.43'	S30°05'46"E
I	32°51'54"	75.00'	43.02'	22.12'	42.44'	S30°05'46"E

NOTE: A 10' WIDE UTILITY, DRAINAGE AND IMPROVEMENTS EASEMENT IS RESERVED ALONG ALL PROPERTY LINES OF LOTS 38 AND 39 EXCEPT ALONG PROPERTY LINES BETWEEN LOTS 38 AND 39 AND BETWEEN LOT 38 AND LOT 38A AND BETWEEN LOT 38 AND LOT 38B.

YORK COUNTY
APPROVED FOR RECORDATION
BY: *[Signature]*
TITL: CHIEF OF PLAN REVIEW
DATE: MAY 25, 1995

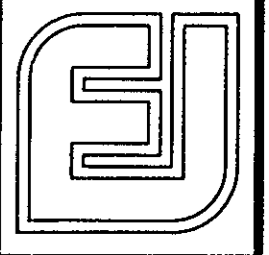
- LEGEND**
- CURBING
 - EDGE OF ASPHALT
 - R/W LIMIT
 - PROPERTY LINE
 - EASEMENT LINE
 - SAN — SANITARY SEWER
 - S — STORM SEWER
 - BUILDING WALL
 - CURB DROP INLET
 - YARD DROP INLET
 - IP(F) — IRON PIN FOUND



Filed in the Clerk's Office, Circuit Court, York Co., VA.
 on 25 day of May, 1995
[Signature]
 Nancy B. Lane, Clerk



Langley and McDonald, P.C.
 Engineers • Surveyors • Planners
 Landscape Architects • Environmental Consultants
 VIRGINIA BEACH



DES. DEW
 DWN. 447B
 CHK. CRO
 DATE 4/28/95

PHYSICAL SURVEY OF
LOT 38
 AND REMAINING PORTION OF LOT 39
 SIXTY EAST ASSOCIATES
 PLAT BOOK 9, PAGE 260
 YORK COUNTY, VIRGINIA

SHEET / OF /
 DISK
 PROJ. NO. 05006-11
 DWG. 564B