



THE PLATTING OF LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES IF ANY. WAWA, INCORPORATED, A NEW JERSEY CORPORATION

Joseph Losak
 JOSEPH LOSAK (VICE PRESIDENT) 6/24/04
 DATE

STATE OF PENNSYLVANIA
 CITY/COUNTY OF Delaware, TO WIT:

I, Matthew C. Lain, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT JOSEPH LOSAK, VICE PRESIDENT, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 4th DAY OF FEBRUARY, 2003 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 24th DAY OF June, 2004.

Matthew C. Lain MY COMMISSION EXPIRES: 9/18/06
 NOTARY PUBLIC

Notarial Seal
 Matthew C. Lain, Notary Public
 Chester Heights Boro, Delaware County
 My Commission Expires Sep. 18, 2006
 Member, Pennsylvania Association of Notaries

GEODETIC CONTROL MONUMENTS

032 COORDINATES - U.S. SURVEY FEET
 N 3,628,504.685
 E 12,012,447.908

033 COORDINATES - U.S. SURVEY FEET
 N 3,626,085.282
 E 12,014,512.443

UTILITY NOTES:

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF WILLIAMSBURG, VIRGINIA.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VIRGINIA.

DRWN. BY MAS
 CHK'D. BY MRS DATE 01/06/04

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 RESUBDIVISION IS IN THE NAME OF: WAWA, INC., A NEW JERSEY CORPORATION, AND WAS ACQUIRED AS FOLLOWS:

GPIN #F14D-3714-0574 WAS ACQUIRED FROM RICHARD A. BAKER, TRUSTEE OF THE RICHARD A. BAKER TRUST, FRANCES B. BAKER, TRUSTEE OF THE FRANCIS B. BAKER TRUST, AND JANE GIRTEN BINGLEY & ELLIS SIDNEY BINGLEY, III, CO-TRUSTEES OF THE JANE BINGLEY REVOCABLE TRUST BY DEED DATED NOVEMBER 11, 2002, AND DULY RECORDED AS INSTRUMENT #LR020025588

GPIN #F14D-3465-0525 WAS ACQUIRED FROM JANE GIRTEN BINGLEY & ELLIS SIDNEY BINGLEY, III, CO-TRUSTEES OF THE JANE BINGLEY REVOCABLE TRUST BY DEED DATED NOVEMBER 11, 2002, AND DULY RECORDED AS INSTRUMENT #LR020025589

GPIN #F14D-3347-0610 WAS ACQUIRED FROM FRANCES B. BAKER, TRUSTEE OF THE FRANCIS B. BAKER TRUST BY DEED DATED NOVEMBER 11, 2002, AND DULY RECORDED AS INSTRUMENT #LR020025590

GPIN #F14D-3621-0684 WAS ACQUIRED FROM FRANCES B. BAKER, TRUSTEE OF THE FRANCIS B. BAKER TRUST AND JANE GIRTEN BINGLEY & ELLIS SIDNEY BINGLEY, III BY DEED DATED NOVEMBER 11, 2002, AND DULY RECORDED AS INSTRUMENT #LR020025591

GPIN #F14D-3569-0821 WAS ACQUIRED FROM FRANCES B. BAKER, SOLE SURVIVING TRUSTEE OF THE BINGLEY FAMILY TRUST BY DEED DATED NOVEMBER 11, 2002, AND DULY RECORDED AS INSTRUMENT #LR020025592

GPIN #F14D-3572-0545 & F14D-3481-0732 WAS ACQUIRED FROM FRANCES B. BAKER, TRUSTEE OF THE FRANCIS B. BAKER TRUST AND JANE GIRTEN BINGLEY & ELLIS SIDNEY BINGLEY, III BY DEED DATED NOVEMBER 11, 2002, AND DULY RECORDED AS INSTRUMENT #LR020025593

GPIN #F14D-3410-0883 & F14D-3384-1000 & F14D-3397-0943 WAS ACQUIRED FROM RICHARD A. BAKER, TRUSTEE OF THE RICHARD A. BAKER TRUST, FRANCES B. BAKER, TRUSTEE OF THE FRANCIS B. BAKER TRUST AND JANE GIRTEN BINGLEY & ELLIS SIDNEY BINGLEY, III CO-TRUSTEES OF THE JANE BINGLEY REVOCABLE TRUST BY DEED DATED NOVEMBER 11, 2002, AND DULY RECORDED AS INSTRUMENT #LR020025594

GPIN #F14D-3659-0555 WAS ACQUIRED FROM RICHARD A. BAKER, TRUSTEE OF THE RICHARD A. BAKER TRUST, FRANCES B. BAKER, TRUSTEE OF THE FRANCIS B. BAKER TRUST AND JANE GIRTEN BINGLEY & ELLIS SIDNEY BINGLEY, III CO-TRUSTEES OF THE JANE BINGLEY REVOCABLE TRUST BY DEED DATED NOVEMBER 11, 2002, AND DULY RECORDED AS INSTRUMENT #LR020025595

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JANUARY 1, 2005.

Jeffrey J. Werrether
 JEFFREY J. WERREETHER
 No. 2308
 6-25-04
 LAND SURVEYOR

NOTES:

1. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182 0030 B, EFFECTIVE DATE: DECEMBER 16, 1998.
 FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
2. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANGEMENT AREA.
3. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
4. DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE (i) THE RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN, AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
5. THE PROPERTY SHOWN HEREON IS ZONED GB (GENERAL BUSINESS). THE BUILDING SETBACKS FOR THE ZONE ARE AS FOLLOWS:
 FRONT: 45'
 SIDE: 10'
 REAR: 10'
6. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
7. THE PROPERTY SHOWN HEREON IS IDENTIFIED BY THE FOLLOWING TAX MAP & GPIN NUMBERS:

TAX MAP	GPIN
10-07-00-001	F14d-3714-0574
10-07-00-002	F14d-3659-0555
10-12-00-000A	F14d-3347-0610
10-12-00-000A1	F14d-3481-0732
10-12-00-000A2	F14d-3572-0545
10-12-00-000A3	F14d-3465-0525
10-12-00-000B	F14d-3621-0684
10-12-00-000C	F14d-3569-0821
10-12-00-000D	F14d-3410-0883
10-11-00-001	F14d-3384-1000
10-11-00-002	F14d-3397-0943

PARCEL	SF	AC
PARCEL A	38,892 SF	0.893 AC
PARCEL B	47,995 SF	1.102 AC
PARCEL C	130,874 SF	3.004 AC
DEDICATION	6,039 SF	0.139 AC
TOTAL	223,800 SF	5.138 AC

RESUBDIVISION OF
THE BINGLEY ESTATE

YORK COUNTY, VIRGINIA
 BRUTON DISTRICT
 FEBRUARY 4, 2003

MSA, P.C.
 Landscape Architecture • Planning • Surveying
 Engineering • Environmental Sciences
 5033 ROUSE DRIVE, VIRGINIA BEACH, VA 23462-3708
 PHONE (757) 490-9264 • FAX (757) 490-0634

50' 0' 50' 100'
 GRAPHIC SCALE
 1" = 50'

SHEET 1 OF 2

LEGEND

- IRON PIN/PIPE FOUND - PIN(F), PIPE(F)
- IRON PIN SET - PIN(S)
- MONUMENT FOUND - MON(F)
- MONUMENT SET - MON(S)

▨ DENOTES VARIABLE WIDTH STRIP HEREBY DEDICATED TO THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION FOR RIGHT-OF-WAY PURPOSES AREA=6,039 SQUARE FEET OR 0.139 ACRES

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
 PLAT APPROVING AGENT

DATE: 7/16/04

STATE OF VIRGINIA
 COUNTY OF YORK, POQUOSON, VA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, ON THE 21st DAY OF JULY, 2004, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 040015536 1:17 p.m.

TESTE: *Lynn S. Jenkins*, CLERK.

BY: *William Conrad D.C.*