

Retail Caroline County

Rogers Clark Blvd - Rt. 207
Caroline County, Virginia



PROPERTY HIGHLIGHTS

- **Half moon site:** 13± acres
- **Rt. 207 site:** 9± acres
- Zoned B-1
- Utilities, BMP
- Rt. 207/Rogers Clark Blvd. Curb Cut proposed
- Will divide

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	1,024	5,699	23,082
Average HH Income	\$58,546	\$73,782	\$85,630

TRAFFIC COUNTS

I-95 @ Rogers Clark Exit #104 94,000 VPD



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Caroline County, Virginia



Deed Book 974 Page 898

PLAT CABINET C. PAGE 281 B

OWNER'S CONSENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE BOUNDARY LINE ADJUSTMENT OF LAND ON THIS PLAT IS THE PROPERTY OF UNION BANK AND TRUST COMPANY, A CORPORATION ORGANIZED UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA, AND THAT THE BOUNDARY LINE ADJUSTMENT OF LAND ON THIS PLAT IS IN ACCORDANCE WITH THE DEEDS OF THE UNDEVELOPED OWNER, PROPRIETORS, AND TRUSTEES, IF ANY, THE INGRESS AND EGRESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO PUBLIC USE.

THE SAID 7,753.4 ACRES OF LAND HEREBY ADJUSTED HAVING BEEN CONVEYED TO UNION BANK AND TRUST COMPANY, A VIRGINIA BANKING CORPORATION BY WALTON MASON, SOLE ACTING TRUSTEE, BY DEED DATED MARCH 12, 1984 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAROLINE COUNTY, VIRGINIA, IN DEED BOOK 282 AT PAGE 71.

THE SAID 1,287.8 ACRES OF LAND HEREBY ADJUSTED HAVING BEEN CONVEYED TO UNION BANK AND TRUST COMPANY, A VIRGINIA BANKING CORPORATION BY BELMONT AT CARMEL CHURCH COMMERCIAL, L.L.C. BY DEED DATED MARCH 3, 2009 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAROLINE COUNTY, VIRGINIA, IN DEED BOOK 817 AT PAGE 42.

UNION BANK AND TRUST COMPANY

BY: William W. Webb, L.L.C. (SEAL)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF CAROLINE, TO-WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

WALTON MASON

THIS 24th DAY OF Sept, 2008

MY COMMISSION EXPIRES: 12-31-2010

REGISTRATION NO: 221373

NOTARY PUBLIC



GENERAL NOTES:

1. APPLICANT/OWNER: UNION BANK & TRUST CO. 10000 BOWLING GREEN VA. 22427
2. NO TITLE REPORT FURNISHED.
3. EASEMENTS NOT SHOWN ON PLAT MAY EXIST.
4. UNDERGROUND UTILITIES AND SUBSURFACE OR CONTAMINATED WASTE OR SOIL CONDITIONS NOT HAVE ANY OTHER THAN THOSE NOTED.
5. THIS SURVEY DOES NOT ADDRESS ALL WELLHEADS, RPA, TONGUE OR CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY OTHER THAN THOSE NOTED.
6. ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY - PANEL NO. 50249 DISD 5; DATED: AUGUST 15, 1989.
7. TAX MAP 82-(A)-(129 & 82-(A))-B3
8. BOUNDARY INFORMATION TAKEN FROM PLAT OF BOUNDARY LINE ADJUSTMENT PREPARED BY SULLIVAN, DONAHUE AND INGALLS, DATED OCTOBER 12, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAROLINE COUNTY, VIRGINIA, IN DEED BOOK 817 AT PAGE 42.
9. BOUNDARY INFORMATION TAKEN FROM PLAT OF BOUNDARY LINE ADJUSTMENT PREPARED BY SULLIVAN, DONAHUE AND INGALLS, DATED OCTOBER 6, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAROLINE COUNTY, VIRGINIA, IN DEED BOOK 817 AT PAGE 84 & 85.

DRAINAGE EASEMENT NOTE:

1. DRAINAGE EASEMENTS WILL BE MAINTAINED BY V.D.C.T. ONLY TO THE EXTENT NECESSARY TO SERVE ROUTINARY PURPOSES.

THE FOREGOING PLAT IS NOT APPROVED, UNTIL ALL SIGNATURES HAVE BEEN OBTAINED.

THIS PLAT SHALL BECOME NULL AND VOID AND BE OF NO FUTURE EFFECT UNLESS IT IS APPROVED BY THE CLERK OF THE CIRCUIT COURT OF CAROLINE COUNTY IN ACCORDANCE WITH SUBDIVISION ORDINANCE OF CAROLINE COUNTY WITHIN SIX (6) MONTHS OF THE DATE OF APPROVAL.

TABULATION:

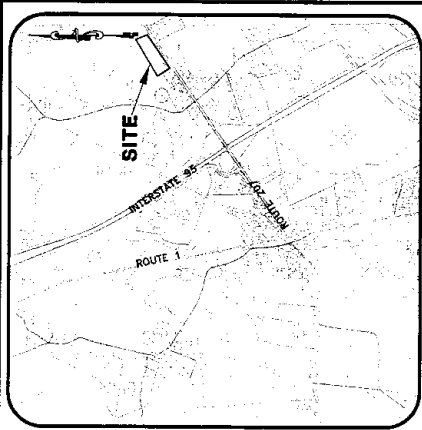
TAX PARCEL	AREA BEFORE ADJUSTMENT	AREA AFTER ADJUSTMENT
T.M. 82-(A)-(129)	7,753.4 ACRES	7,485.0 ACRES
T.M. 82-(A)-(B3)	1,287.8 ACRES	1,558.0 ACRES
TOTAL AREA	9,041.2 ACRES	9,043.0 ACRES

BOUNDARY LINE ADJUSTMENT APPROVED FOR RECORDATION CAROLINE COUNTY PLANNING DEPT.

DATE: Sept 24, 2008

BY: William W. Webb, L.L.C.

MUST BE RECORDED WITHIN 6 MONTHS FROM APPROVAL DATE OR BECOMES NULL AND VOID.



VICINITY MAP SCALE: 1" = 2,000'

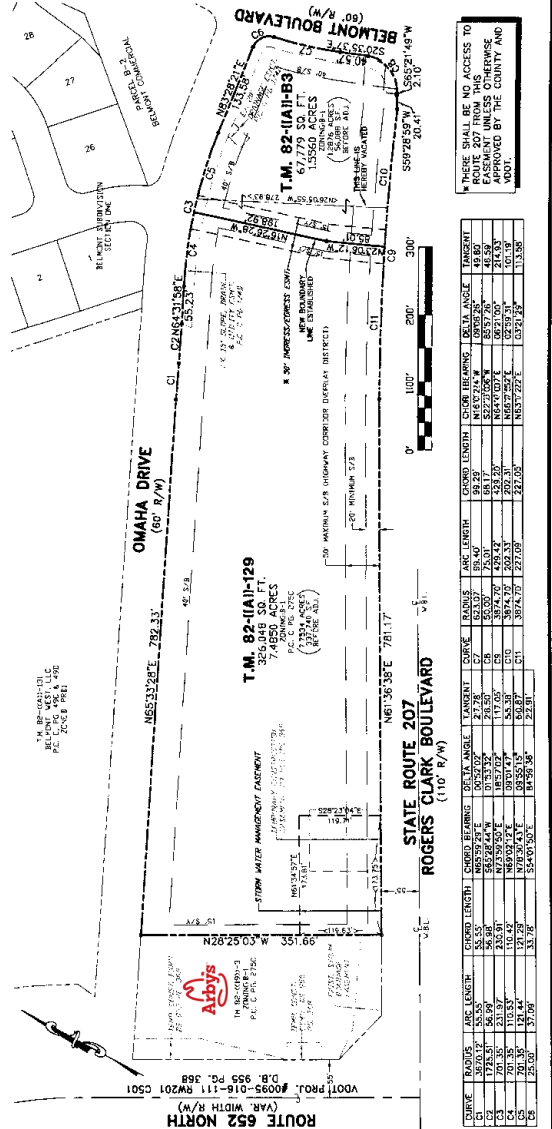
SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS OF CAROLINE COUNTY AND THE COMMONWEALTH OF VIRGINIA REGARDING THE PLATING OF SUBDIVISIONS HAVE BEEN COMPLIED WITH AND THE PLAT IS ACCURATE AND CORRECT AND THE PLACE OF RECORD OF THE LAST INSTRUMENT IN THE CHAIN OF TITLE IS AS FOLLOWS:

OWNER OF TAX MAP 82-(A)-(129) IS UNION BANK AND TRUST COMPANY WHO OBTAINED TITLE BY DEED DATED MARCH 3, 2009 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAROLINE COUNTY, VIRGINIA, IN DEED BOOK 817 AT PAGE 42. OWNER OF TAX MAP 82-(A)-(B3) IS UNION BANK AND TRUST COMPANY WHO OBTAINED TITLE BY DEED DATED MARCH 3, 2009 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAROLINE COUNTY, VIRGINIA, IN DEED BOOK 817 AT PAGE 84 & 85. I HEREBY CERTIFY THAT THE PLAT OF WHICH THIS CERTIFICATE IS A PART WAS MADE ACCORDING TO ONLY ONE SOURCE OF TITLE OR IN THE EVENT THAT MORE THAN ONE SOURCE OF TITLE WAS USED, THE CHAIN OF TITLE, THE OUTLINES OF THE SEVERAL TRACTS ARE INDICATED ON THIS PLAT.

GIVEN UNDER MY HAND THIS JUN DAY OF SEPTEMBER, 2008.

WILLIAM W. WEBB, L.L.C. LIC. NO. 1302



DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	SHEET NO.	TOTAL SHEETS
SEPT. 10, 2008	1" = 100'	T.M. 82-(A)-(129) AND T.M. 82-(A)-(B3)	DCW	SPL	1	1

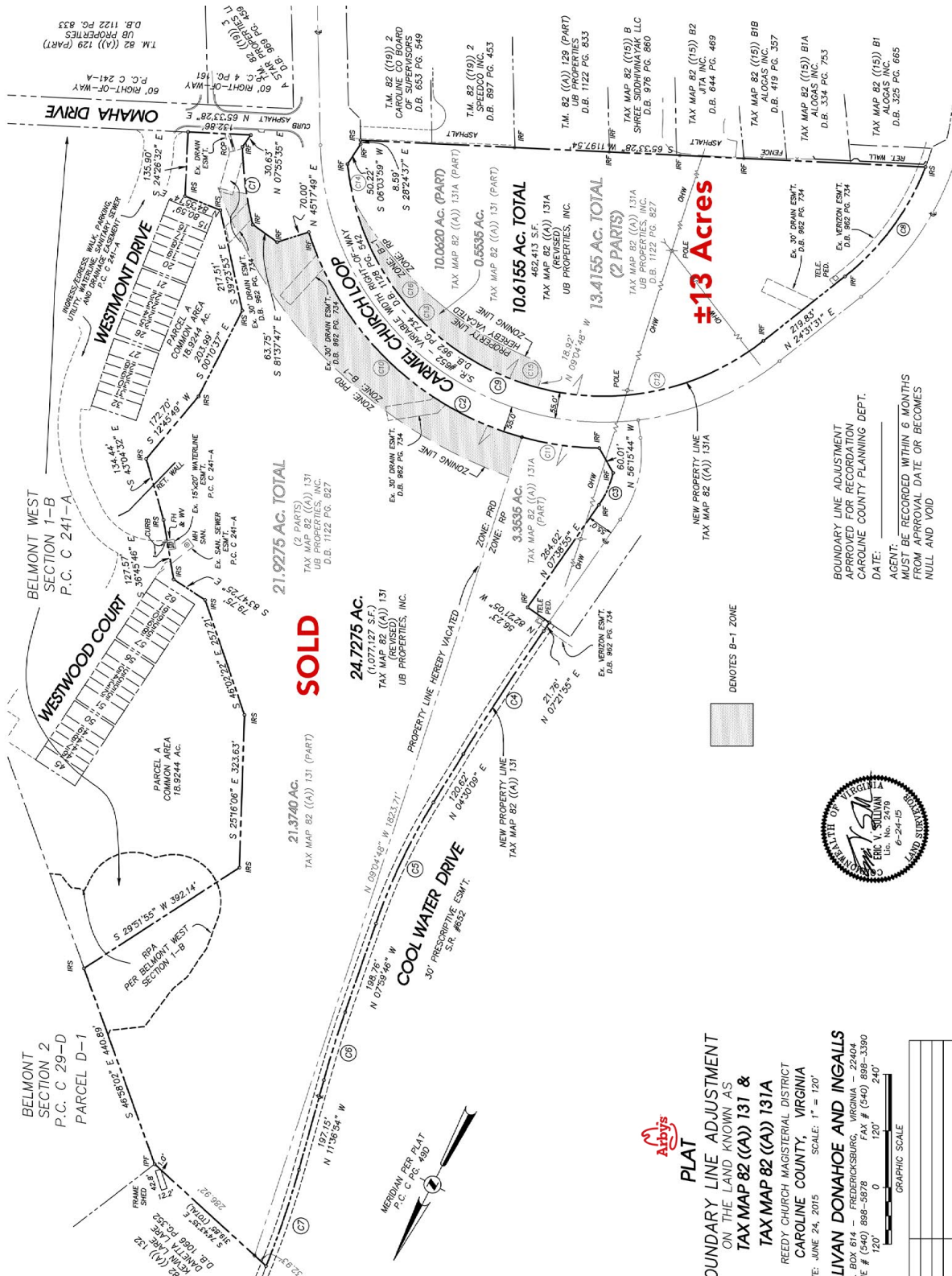
BOUNDARY LINE ADJUSTMENT BETWEEN T.M. 82-(A)-(129) AND T.M. 82-(A)-(B3)
REEDY CHURCH MAGISTERIAL DISTRICT CAROLINE COUNTY, VA
WEBB AND ASSOCIATES
11903 BOWMAN SUITE 108
FREDERICKSBURG, VA. 22408
(540)371-1238 • FAX (540)371-4850



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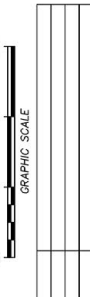
Rogers Clark Blvd - Rt. 207
Caroline County, Virginia



SOLD

PLAT
BOUNDARY LINE ADJUSTMENT
ON THE LAND KNOWN AS
**TAX MAP 82 (A) 131 &
TAX MAP 82 (A) 131A**
REEDY CHURCH MAGISTERIAL DISTRICT
CAROLINE COUNTY, VIRGINIA

JUNE 24, 2015
LIVAN DONAHOE AND INGALLS
3, BOY BLA - FREDERICKSBURG, VIRGINIA 22404
TE: (540) 898-5828 FAX: (540) 898-3390



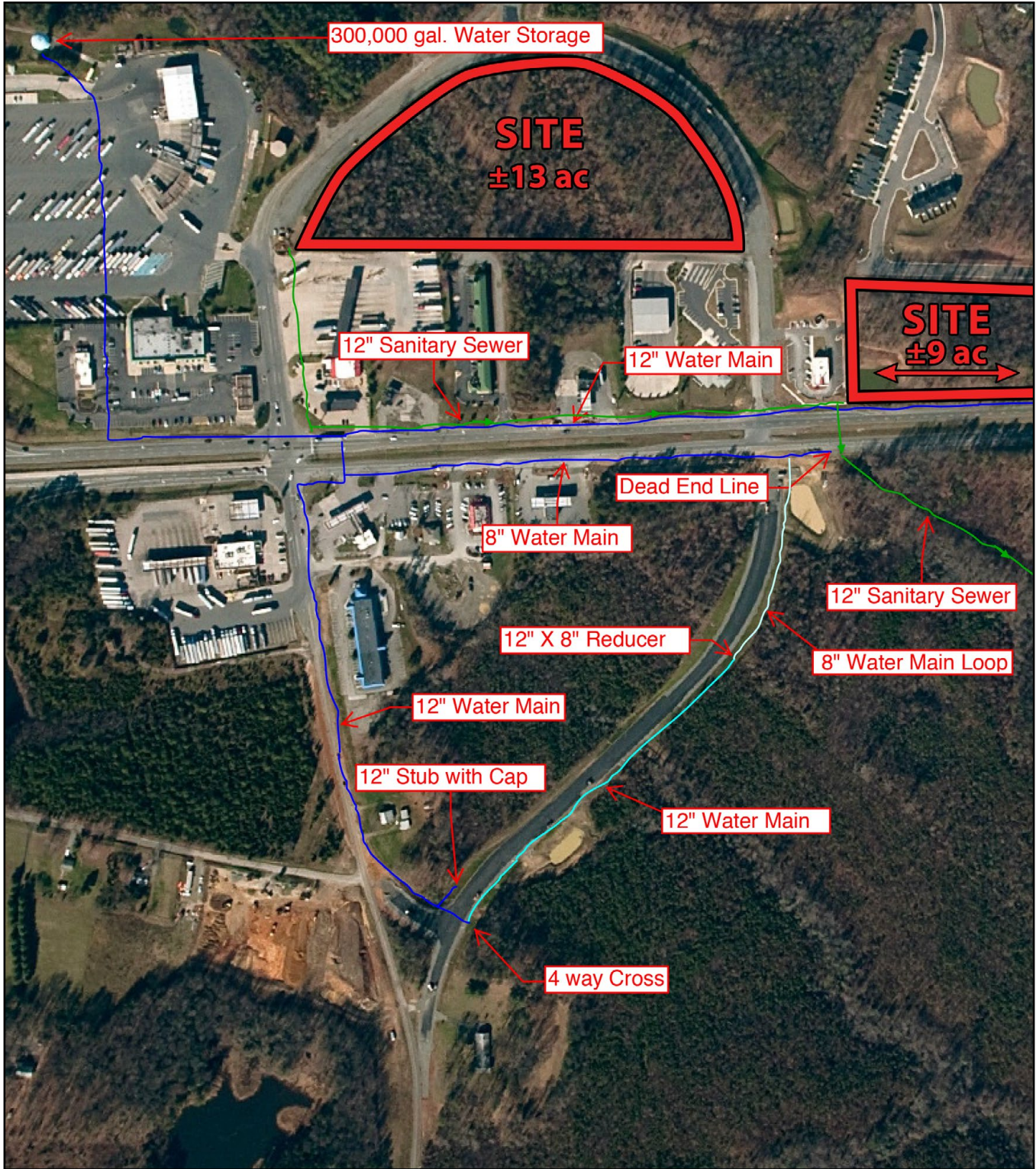
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BOUNDARY LINE ADJUSTMENT
APPROVED FOR RECORDATION
CAROLINE COUNTY PLANNING DEPT.
DATE: _____
AGENT: _____
MUST BE RECORDED WITHIN 6 MONTHS
FROM APPROVAL DATE OR BECOMES
NULL AND VOID

±13 Acres

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