

SUBDIVISION CERTIFICATE
THE RE-SUBDIVISION OF LAND HEREON DESIGNATED AS **RESUBDIVISION OF LOT 1, WAWA PLACE** IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND TRUSTEES. ALL EASEMENTS, STRIPS AND ROADS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO THE CITY OF PETERSBURG FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS EXCEPT AS NOTED ON THIS PLAT AS OF THE TIME OF RECORDATION. THE DEDICATION OF EASEMENTS TO THE CITY OF PETERSBURG INCLUDES GRANTING THE RIGHT TO MAKE REASONABLE USE OF ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF ALL EASEMENTS SHOWN HEREIN. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND AND OVERHEAD UTILITIES, EXCEPT AS RESTRICTED IN USE AS SHOWN ON THIS PLAT. (NO EASEMENTS SHOWN ON THIS PLAT)

GIVEN UNDER OUR HANDS THIS 20 DAY OF Jan., 2005.

Joseph C. Kosak
OWNER

COMMONWEALTH OF ^{Pennsylvania} VIRGINIA }
County of Delaware } TO WIT

I, Michael A. Baiocco A NOTARY PUBLIC IN AND FOR THE County OF Delaware COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT Joseph C. Kosak WHOSE NAMES ARE SIGNED TO THE SUBDIVISION CERTIFICATE HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY presence AND COMMONWEALTH AFORESAID GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF Jan., 2005.

Michael A. Baiocco NOTARY PUBLIC
Oct. 22, 2006 MY COMMISSION EXPIRES

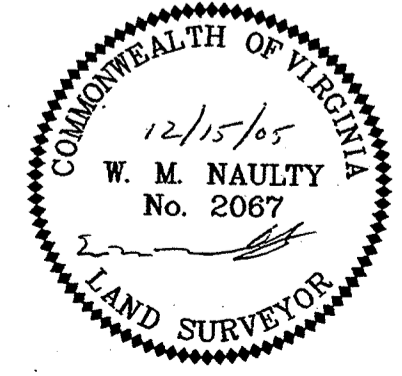
APPROVED BY CITY OF PETERSBURG

2/19/06 DATE
HC Jantzen CHAIRMAN OF PLANNING COMMISSION
2/10/2006 DATE
Michael W. Wallace DIRECTOR OF PUBLIC WORKS
2/10/2006 DATE
Leonard C. Moore DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

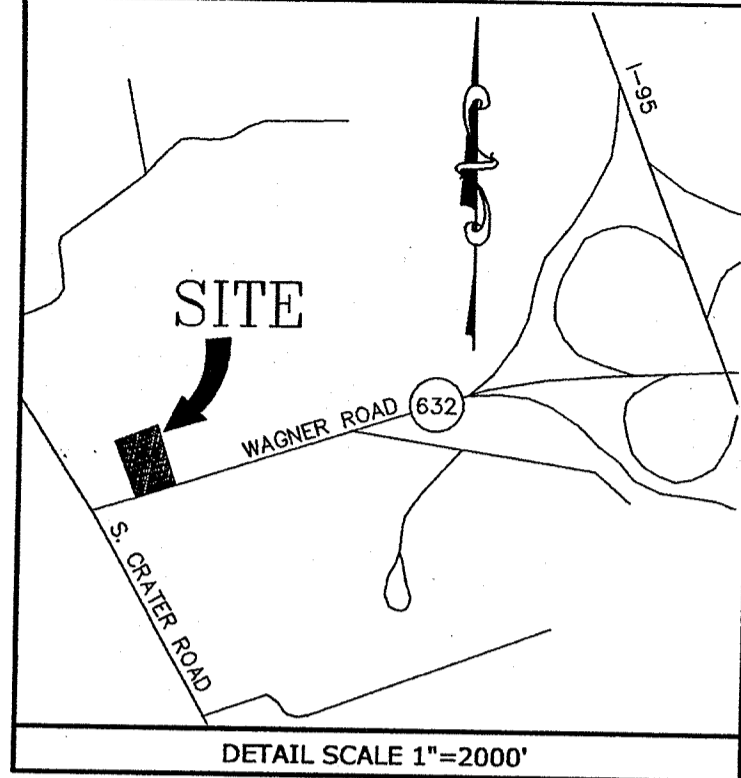
SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING SUBDIVISION PLATS FOR RECORDATION IN CITY OF PETERSBURG HAVE BEEN COMPLIED WITH.

W.M. Naulty
W.M. NAULTY, LS., NO. 2067



RECORDED BY: RLG
INSTRUMENT #06000761
RECORDED IN THE CLERK'S OFFICE OF PETERSBURG ON FEBRUARY 14, 2006 AT 02:21PM
BENJAMIN O. SCOTT, CLERK



GENERAL NOTES

ZONING: B2
WATER SYSTEM: PUBLIC
SEWER SYSTEM: PUBLIC
USE: COMMERCIAL
TAX MAP: 081-05-0008
DRAINAGE: CURB & GUTTER
TOTAL LOTS: 2
AREA IN LOTS: 1.966 ACRES

BUILDING SETBACKS TO CONFORM TO CITY OF PETERSBURG ZONING ORDINANCE.

BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS IN ZONE "A,B&C" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #510112 0004 B DATED 3/16/81.

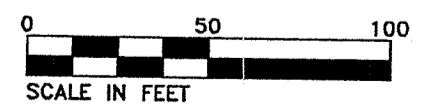
SOURCE OF TITLE

THE LAND EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO WAWA, INC., A NEW JERSEY CORPORATION FROM TEDESCO, LTD.-PETERSBURG, A VIRGINIA LIMITED PARTNERSHIP BY DEED DATED MAY 4, 2001 AND RECORDED MAY 7, 2001 AS INSTRUMENT #010000196, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF PETERSBURG, VIRGINIA.

W.M. Naulty
W.M. NAULTY, LS., NO. 2067

PB 6 p. 6
RESUBDIVISION OF
LOT 2, WAWA PLACE
FORMING
LOTS 3 & 4, WAWA PLACE
PETERSBURG, VIRGINIA

LINE	DIRECTION	DISTANCE
L1	N 84°14'28" E	24.30'



DATE: December 15, 2005	SCALE: 1"=50'
SHEET 1 OF 1	J.N.:22389-903
DRAWN BY: JNL	CHECK BY: WMN

YOUR VISION ACHIEVED THROUGH OURS.
Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP