

# Retail Caroline County

Rogers Clark Blvd - Rt. 207  
Caroline County, Virginia



## PROPERTY HIGHLIGHTS

- **Half moon site:** 10.6± 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



**John Jay Schwartz, MCR, RPA**  
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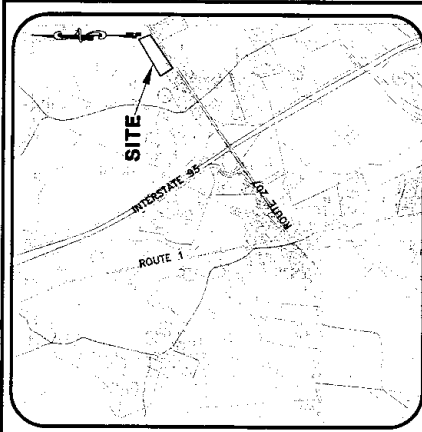


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Caroline County, Virginia



PLAT CABINET C. PAGE 281 B



VICINITY MAP SCALE: 1" = 2,000'

**GENERAL NOTES:**

1. APPLICANT/OWNER: UNION BANK & TRUST CO. 1000 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 HAD 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 OCT. 6, 2008 AND PREPARED BY SULLIVAN, DONAHUE AND INGALLS, DATED OCT. 6, 2008 AND BY STATE HIGHWAY PLANS RECORDED IN STATE HIGHWAY PLAT BOOK 8 AT PAGE 84 & 85.
9. 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 RECORDED 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	1,287.6 ACRES	1,558.0 ACRES
TOTAL AREA	9,041.0 ACRES	9,043.0 ACRES

Deed Book 974 Page 898

**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 VIRGINIA BANKING CORPORATION BY WALTON MAISON, SOLE AGING 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.

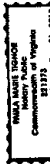
THE SAID 7,753.4 ACRES OF LAND HEREBY ADJUSTED HAVING BEEN CONVEYED TO UNION BANK AND TRUST COMPANY, A VIRGINIA BANKING CORPORATION BY WALTON MAISON, SOLE AGING TRUSTEE, BY DEED DATED MARCH 12, 1984 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAROLINE COUNTY, VIRGINIA, IN DEED BOOK 282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

UNION BANK AND TRUST COMPANY

BY: William W. Webb, Jr. (SEAL)

COMMONWEALTH OF VIRGINIA, TO-WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

WALTON MAISON, DATE 20.08, DAY OF Sept, 2008.  
MY COMMISSION EXPIRES: 12.31.2010  
REGISTRATION NO: 2213.73  
NOTARY PUBLIC



**BOUNDARY LINE ADJUSTMENT APPROVED FOR RECORDATION**  
CAROLINE COUNTY PLANNING DEPT.  
DATE: 20.08.08  
MUST BE RECORDED WITHIN MONTHS FROM APPROVAL DATE OR BECOMES NULL AND VOID

**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 PLACE OF RECORD OF THE LAST INSTRUMENT IN THE CHAIN OF TITLE IS AS FOLLOWS:

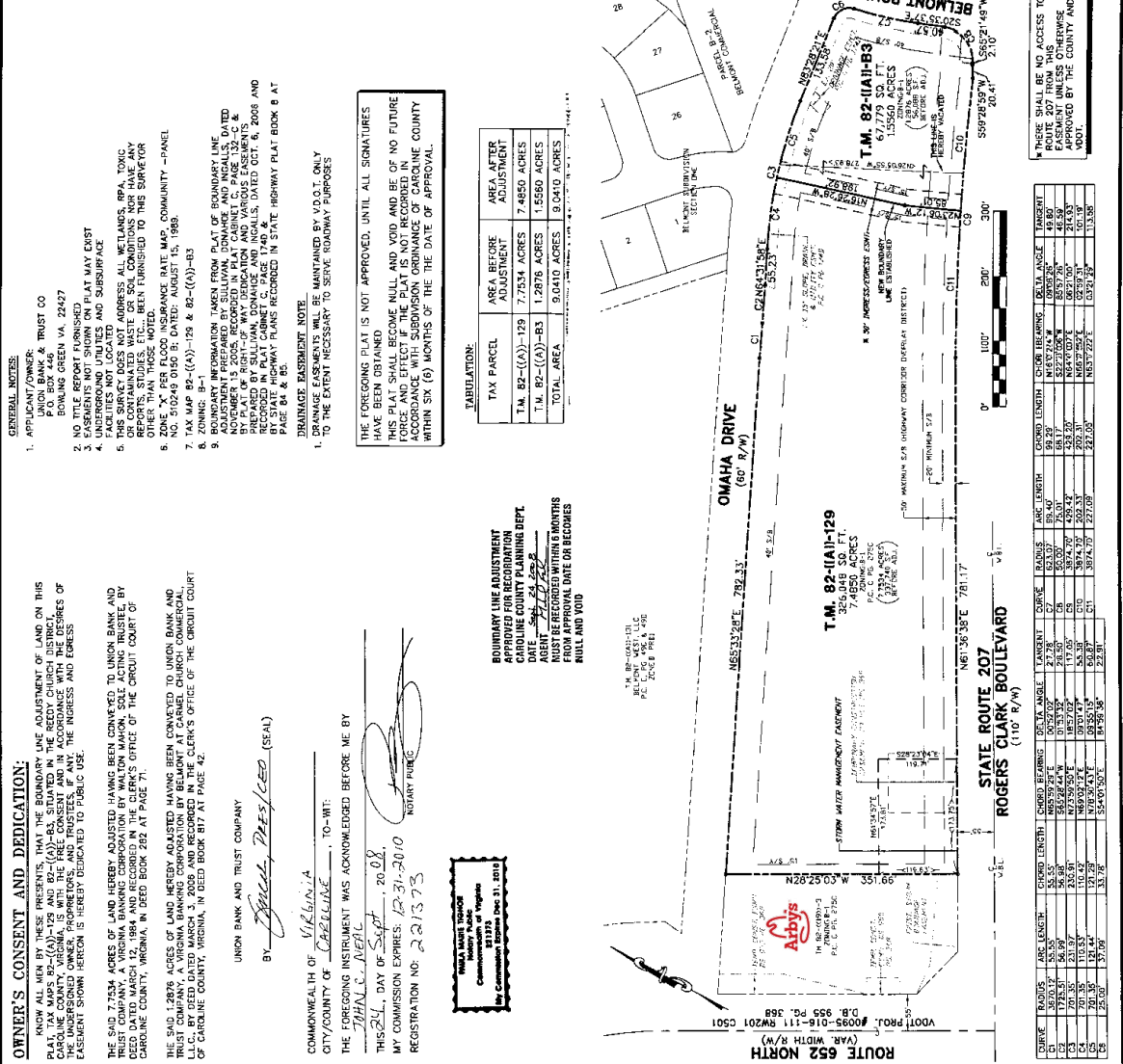
OWNER OF TAX MAP 82-(A)-129 & 82-(A)-B3 IS UNION BANK AND TRUST COMPANY WHO OBTAINED TITLE BY DEED DATED MARCH 12, 1984 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAROLINE COUNTY IN DEED BOOK 282, PAGE 71. THE RECORD OWNED TITLE BY DEED DATED MARCH 3, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAROLINE COUNTY. I FURTHER CERTIFY THAT THE PLAT OF WHICH THIS CERTIFICATE IS A PART WAS MADE ACCORD TO ONLY ONE SOURCE OF TITLE OR IN THE EVENT THAT MORE THAN ONE SOURCE OF TITLE IS SHOWN IN THE CHAIN OF TITLE, THE OUTLINES OF THE SEVERAL TRACTS ARE INDICATED ON THIS PLAT.

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

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

**BOUNDARY LINE ADJUSTMENT**  
DATE: SEPT. 10, 2008  
SCALE: 1" = 100'  
DESIGNED BY: DCW  
DRAWN BY: SPL  
CHECKED BY: HWK  
SHEET NO. 1  
OF 1 SHEETS

**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, SUITE 108  
FREDERICKSBURG, VA. 22408  
(540)371-1238 - FAX (540)371-4850



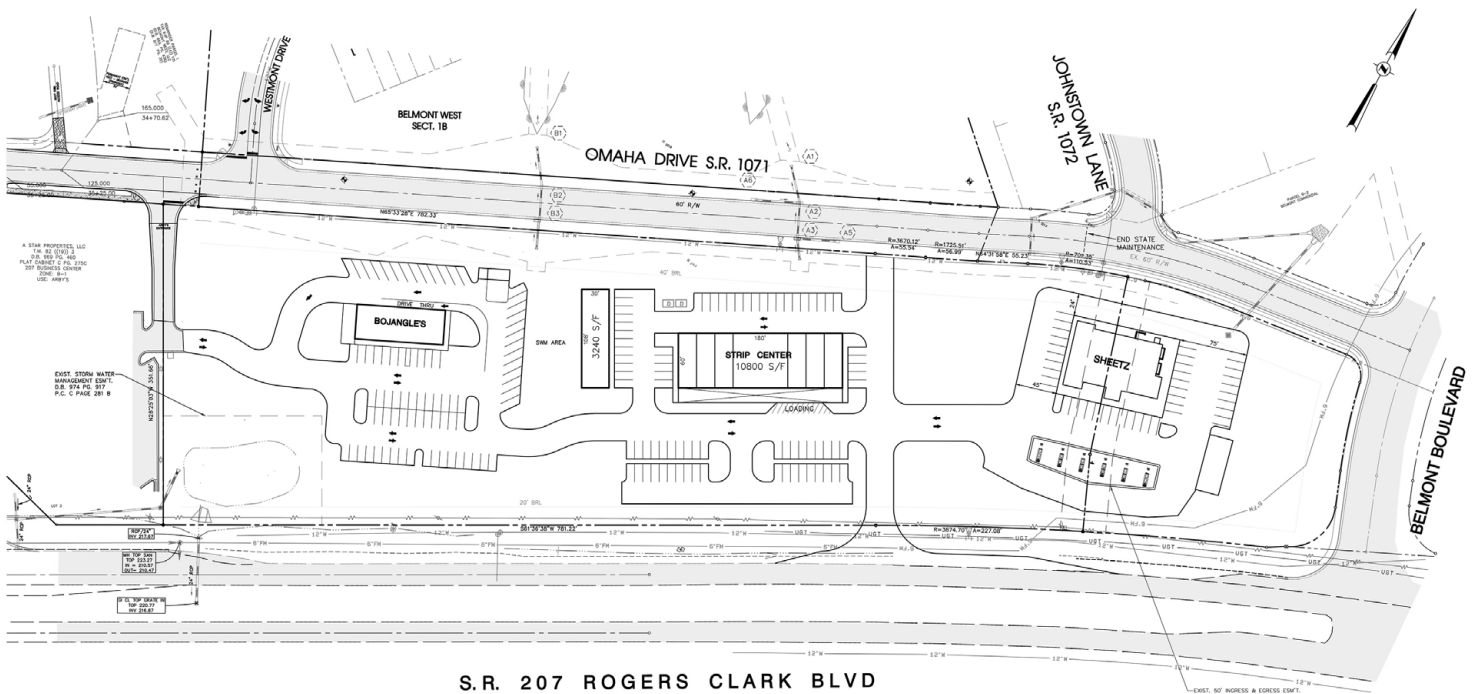
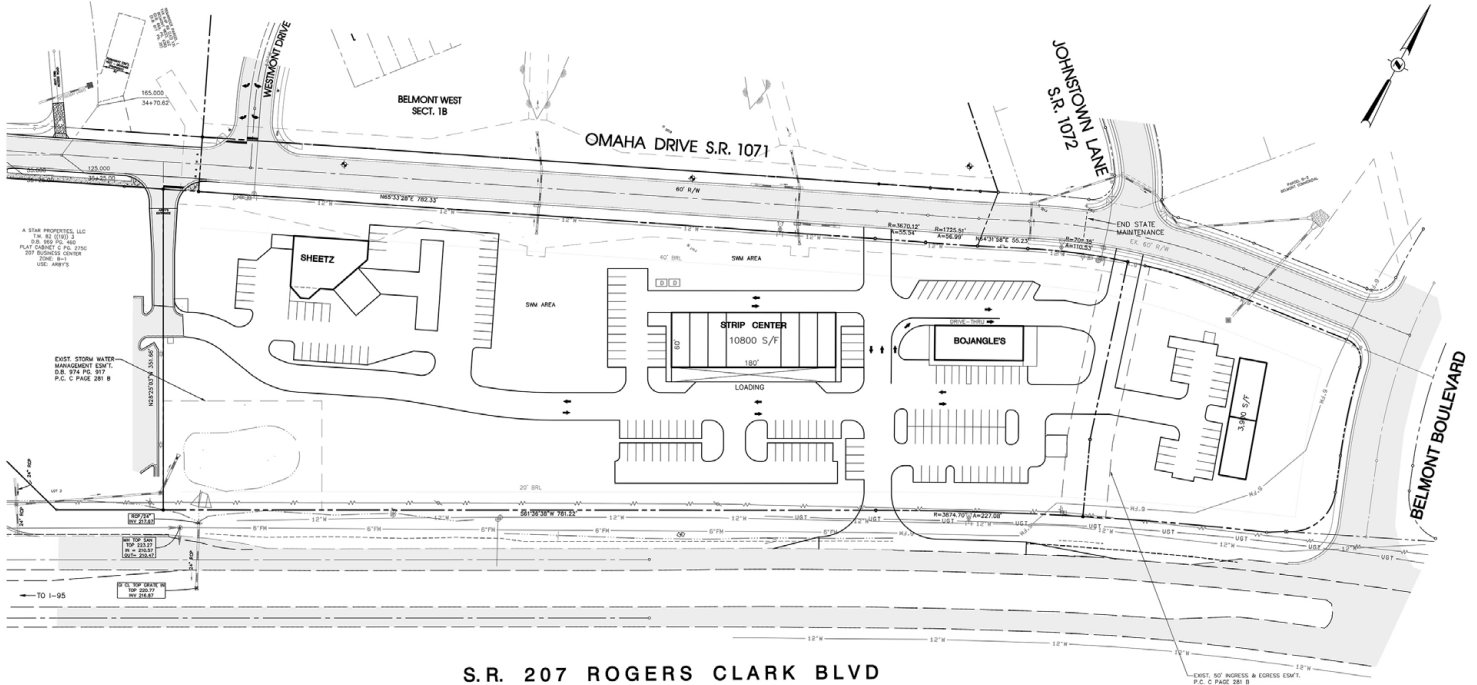
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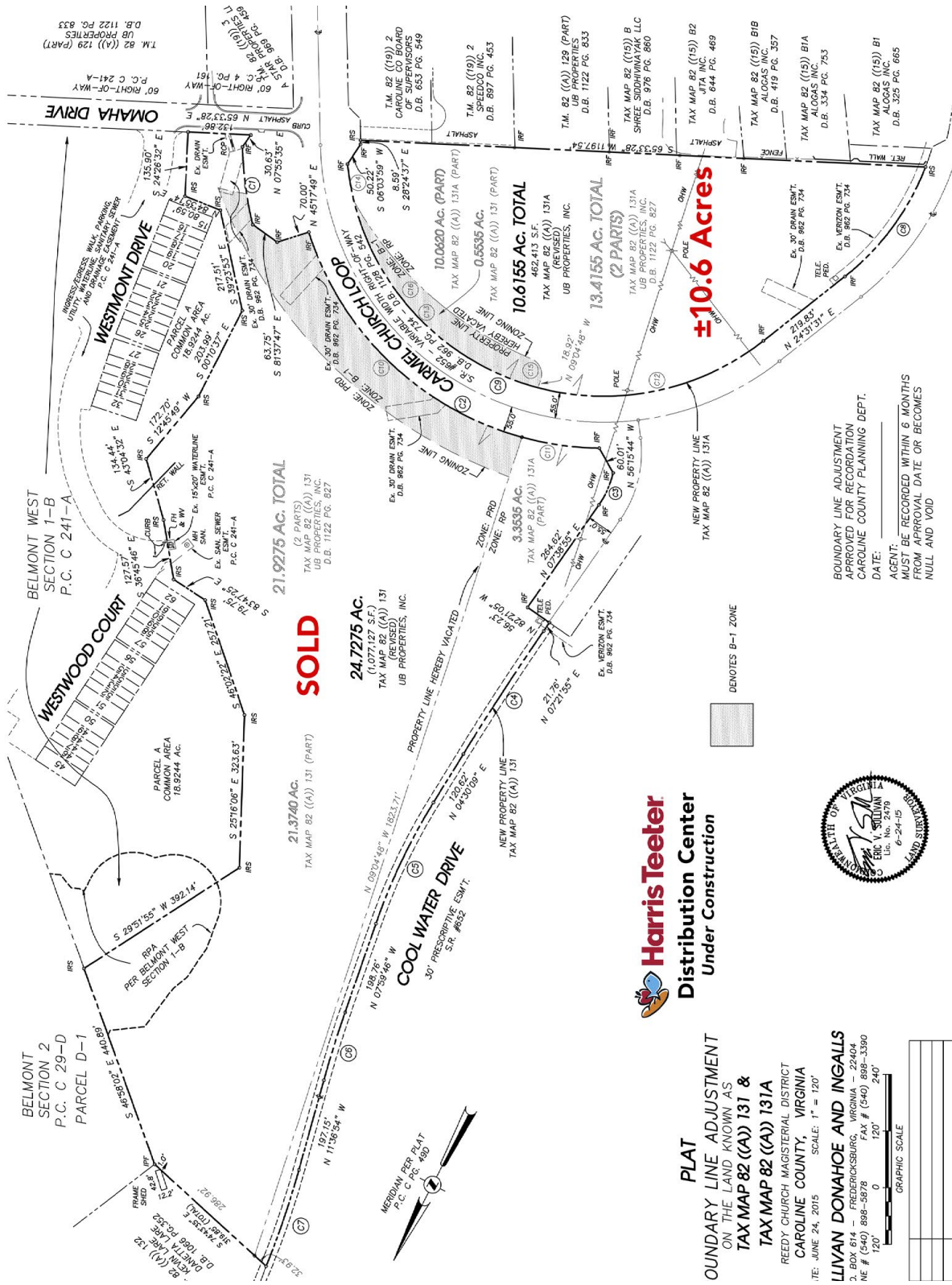
## CONCEPTUAL DEVELOPMENT PLANS



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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

**Harris Teeter**  
Distribution Center  
Under Construction



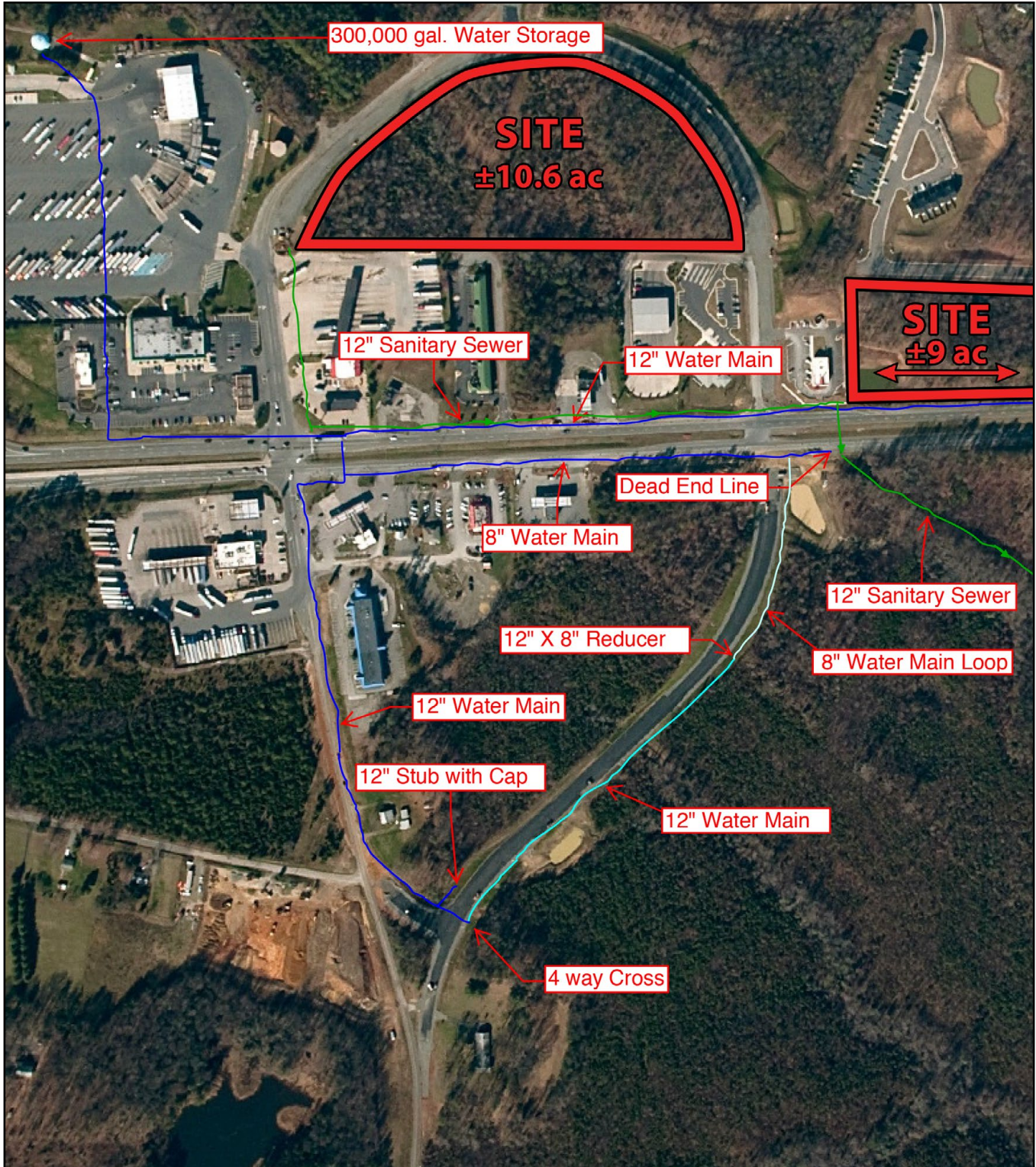
**PLAT**  
BOUNDARY LINE ADJUSTMENT  
ON THE LAND KNOWN AS  
**TAX MAP 82 ((A)) 131 &  
TAX MAP 82 ((A)) 131A**  
REEDY CHURCH MAGISTERIAL DISTRICT  
CAROLINE COUNTY, VIRGINIA  
JUNE 24, 2015 SCALE: 1" = 120'  
**LIVAN DONAHOE AND INGALLS**  
3 BOY BLA - FREDERICKSBURG, VIRGINIA 22404  
NE # (540) 898-5828 FAX # (540) 898-3390  
120' 0 120' 240'  
GRAPHIC SCALE

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