

MONUMENT #035
X=12017812.989
Y=3622967.181
ELEV.=87.84
(1929 DATUM)

VA. STATE GRID BASED ON
YORK COUNTY CONTROL MONUMENT #035

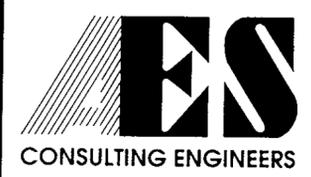
CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	34°08'38"	402.74'	240.00'	123.68'	236.47'	S68°24'07"W
C2	13°19'52"	402.74'	93.71'	47.07'	93.49'	S33°55'23"W
C3	39°37'56"	513.77'	355.38'	185.13'	348.34'	S47°04'25"W
C4	07°05'11"	513.77'	63.54'	31.81'	63.50'	S70°25'59"W
C5	84°26'03"	25.00'	36.84'	22.68'	33.60'	N31°45'33"E
C6	25°21'44"	341.65'	151.23'	76.88'	150.00'	N02°13'23"E
C7	34°31'03"	341.65'	205.82'	106.41'	202.73'	N32°09'47"E
C8	38°29'08"	60.00'	40.30'	20.94'	39.55'	N36°59'12"E
C9	268°44'00"	60.00'	281.42'	---	85.79'	S27°53'22"E
C10	25°21'44"	60.00'	57.18'	30.97'	55.04'	S79°10'37"W
C11	62°20'05"	291.65'	317.30'	176.40'	301.88'	S20°42'34"W
C12	84°54'57"	25.00'	37.05'	22.87'	33.75'	S52°54'57"E
C13	10°39'00"	513.77'	95.50'	47.89'	95.36'	S79°18'04"W
C14	10°54'26"	536.92'	102.21'	51.26'	102.06'	S71°10'43"W

REMAINING PROPERTY OF
BUSCH PROPERTIES, INC.

AREA = 99.964 Ac.±
TAX PARCEL NO. 11-27

SUBDIVISION OF LOTS 10A AND 14
BUSCH INDUSTRIAL PARK
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
SCALE: 1" = 100'
JOB NO. 7804
FEBRUARY 8, 1994
BRUTON DISTRICT
YORK COUNTY
VIRGINIA



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

SHEET 2 OF 2

LOCATION MAP SCALE: 1"=2000'

OWNER'S CONSENT AND DEDICATION
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETORS.

BUSCH PROPERTIES INCORPORATED, A DELAWARE CORPORATION.
RICHARD P. LINTZ PRESIDENT
DATE: 3/1/94

STATE OF VIRGINIA TO WIT:
I, JANEY FERGUSON KLAMER, A NOTARY PUBLIC IN AND FOR THE CITY OF ST. LOUIS, MISSOURI DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 1st DAY OF March, 1994.
Janey Ferguson Klammer
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 10, 1995.

SURVEYOR'S STATEMENT
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'.

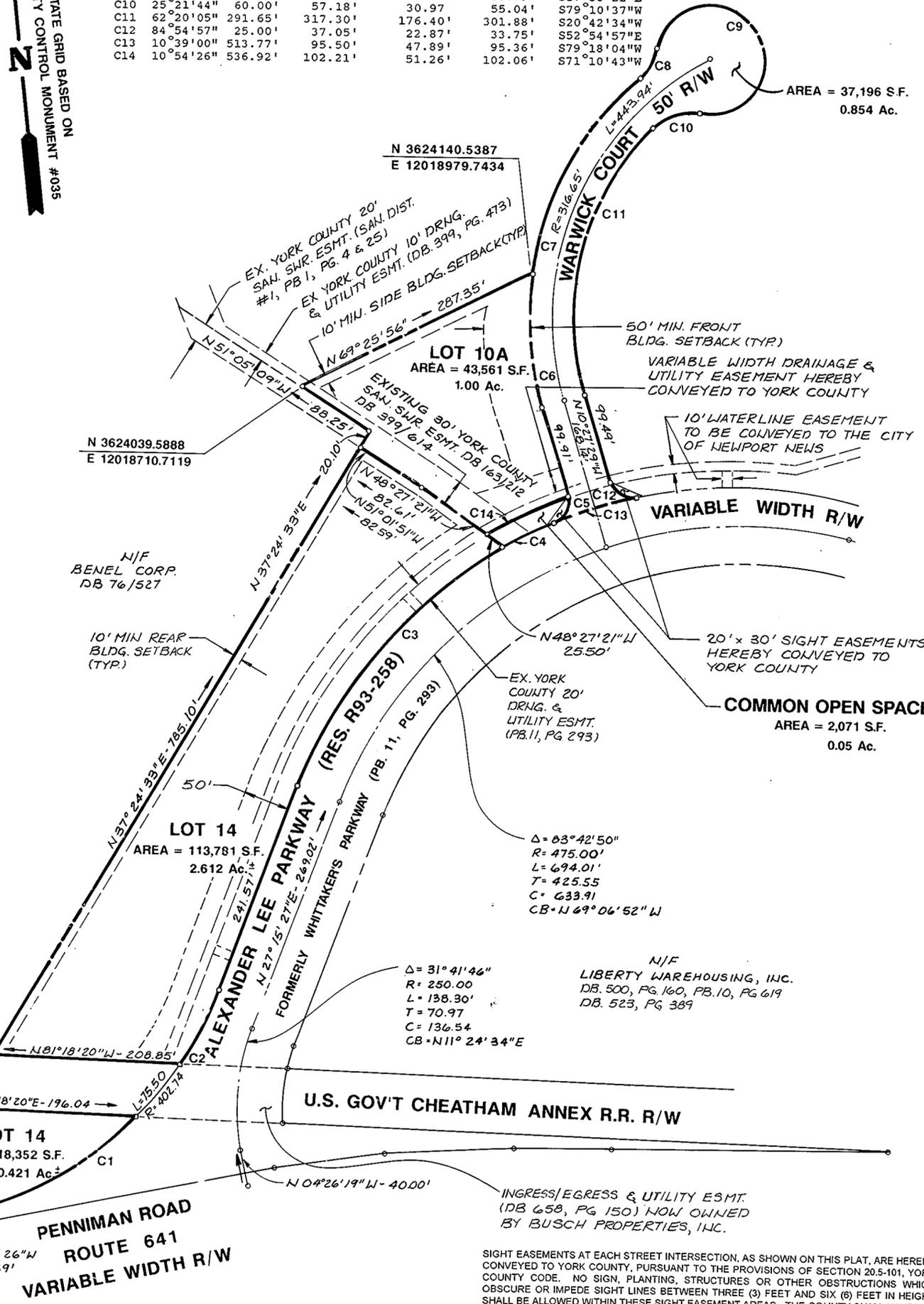
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF BUSCH PROPERTIES INCORPORATED, AND WAS ACQUIRED FROM BUSCH ENTERTAINMENT CORPORATION BY DEED DATED DEC. 2, 1993 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 782 ON PAGE 162. I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THE PLAT WILL BE SET ON OR BEFORE JUNE 1, 1994.



G. T. WILSON, JR., C.L.S.
TIE
N 37° 23' 39" E
68.40'

EACH LOT WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
EACH LOT WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

PENNIMAN ROAD
ROUTE 641
VARIABLE WIDTH R/W



LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT
- MONUMENT FOUND
- MONUMENT SET
- PIPE FOUND
- PIPE SET

STATISTICAL TABLE

LOT 10A AREA	1.000 Ac. ±
LOT 14 AREA	3.033 Ac. ±
ROAD RIGHT-OF-WAY	0.854 Ac. ±
COMMON OPEN SPACE	0.05 Ac. ±
RESIDUAL AREA	99.964 Ac. ±
TOTAL SUBDIVIDED AREA	104.901 Ac. ±

NOTE:
NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
NOTE:
THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER F.I.R.M. #510182-0030B, DATED 12/16/88.
NOTE:
ALL COMMON OPEN SPACE TO BE OWNED BY THE BUSCH INDUSTRIAL PARK - WILLIAMSBURG ASSOCIATION.

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND 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.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: [Signature] PLAT APPROVING AGENT
DATE: May 6, 1994

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 19 DAY OF May, 1994 THIS MAP PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, PLAT BOOK 12 PAGE 66
TEST: NANCY B. KANE, CLERK
BY: [Signature]

SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.