

VICINITY MAP  
SCALE: 1" = 2000'

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FLOOD ZONE NOTE:  
THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREAS OUTSIDE OF 500 YEAR FLOOD PLAIN), FLOOD ZONE X (AREAS OF 500 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD), FLOOD ZONE A (NO BASE FLOOD ELEVATION DETERMINED) AND FLOOD ZONE AE (ELEVATION 7'). FLOOD DESIGNATIONS AND INFORMATION ARE TAKEN FROM FEMA MAP NO. 510182-0030B, DATED DECEMBER 16, 1988.

PLAT SHOWING  
RESUBDIVISION  
OF WHITTAKERS MILL TRACT

BRUTON DISTRICT YORK COUNTY, VIRGINIA  
DATE: 05/28/98 SCALE: 1"=200'

SHEET 1 OF 6



**Langley and McDonald, P.C.**

Engineers · Surveyors · Planners  
Landscape Architects · Environmental Consultants

VIRGINIA BEACH WILLIAMSBURG

201 PACKETS COURT  
WILLIAMSBURG, VA 23185  
(804) 253-2975

AREA SUMMARY

PARCEL 1	119.0± ACRES
PARCEL 2	222.0± ACRES
PARCEL 3	269.0± ACRES
TOTAL	610.0± ACRES

GRAPHIC SCALE 1"=200'



NOTES:

1. THE BOUNDARY SURVEY DEPICTED ON THIS PLAT WAS BASED UPON A BOUNDARY SURVEY AND DRAWING PREPARED BY A.E.S. CONSULTING ENGINEERS ENTITLED PLAT OF SURVEY SHOWING VARIOUS PARCELS OWNED BY PLEASURAMA INC. DATED MAY 1992.
2. EXISTING BOUNDARY FIELD VERIFIED BY LANGLEY AND McDONALD P.C. NOVEMBER 1997.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
4. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
5. THE PROPERTY DEPICTED ON THIS PLAT IS COMPRISED OF THE FOLLOWING YORK COUNTY TAX PARCELS. 11-10C, 11-10D, 11-8-D1, 11-8D, 11-10-B, 11-10A, 11-132, 11-4-B, 11-132A, 11-4-A, 11-4-B1, 11-117, 11-134, 11-88, 11-8B
6. THE FOLLOWING DOCUMENTS WERE USED IN PREPARATION OF THIS PLAT. COUNTY TAX MAPS, PB. 8 PG. 496, PB. 663 PG. 582, PB. 11 PG. 426, PB. 7 PG. 165, PB. 4 PG. 100, PB. 10 PG. 192, PB. 11 PG. 247, PB. 8 PG. 374-375, PB. 10 PG. 3, PB. 8 PG. 443
7. THE OLD TAX PARCEL LINE METES AND BOUNDS DEPICTED ON THIS PLAT ARE BASED UPON OLD RECORDED PLAT MERIDIANS, AND MAY NOT MATCH PLAT DATUM.
8. YORK COUNTY DATUM REFERENCED ON THIS PLAT WAS ESTABLISHED FROM YORK COUNTY MONUMENTS 38RM3AZ & 38.
9. THE RMA AND RPA LINES DELINEATED ON THIS PLAT WERE TAKEN FROM COUNTY RECORD INFORMATION AND HAVE NOT BEEN FIELD VERIFIED
10. THE PROPERTY SHOWN HEREON IS ZONED EO (ECONOMIC OPPORTUNITY DISTRICT).

LEGEND

- MONUMENTS TO BE SET
- IRON PIPES TO BE SET
- MONUMENTS FOUND
- IRON PIPES FOUND
- — — — — PROPERTY LINE (EXISTING)
- — — — — PROPERTY LINE (PROPOSED)
- — — — — TIE LINE
- — — — — TAX PARCEL LINE
- — — — — EDGE OF WATER
- — — — — RIGHT-OF-WAY
- - - - - RPA (SEE NOTE 9) RESOURCE PROTECTION AREA
- - - - - RMA (SEE NOTE 9) RESOURCE MANAGEMENT AREA

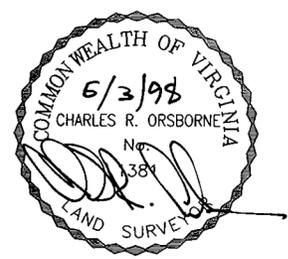
OWNER'S CERTIFICATE  
THE PLATTING OF LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S). IF ANY BUSCH ENTERTAINMENT CORPORATION A DELAWARE CORPORATION

BY: John D. Roberts  
JOHN D. ROBERTS, PRESIDENT  
DATE: June 10, 1998

CERTIFICATE OF NOTARIZATION  
STATE OF: VIRGINIA  
CITY/COUNTY OF James City  
I, (PRINT) David W. Dyer A NOTARY PUBLIC  
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO  
HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE  
SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED  
THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.  
GIVEN UNDER MY NAME THIS 10 DAY OF  
June 1998  
David W. Dyer  
(SIGNATURE)

MY COMMISSION EXPIRES 5/31/1999

SURVEYOR'S CERTIFICATE  
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS 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 SUBDIVISION IS IN THE NAME OF BUSCH ENTERTAINMENT CORPORATION, AND WAS ACQUIRED FROM PLEASURAMA/WILLIAMSBURG INC., BY SPECIAL WARRANTY DEED DATED MAY 29, 1992, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 663, PAGE 578. I CERTIFY THAT THE MONUMENTS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 7/30/98.



APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS  
BY: Al Maddalena 7/1/98  
PLAT APPROVING AGENT

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THIS 24 DAY OF July 1998 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12 PAGE 597 3:45

TESTE: Nancy B. Kang, Clerk  
BY: [Signature]