



YORK COUNTY CONTROL MONUMENT #035
N=3622967.181
E=12017812.989

VICINITY 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

William F. Brown
BY: WILLIAM F. BROWN TITLE: VICE-PRESIDENT
DATE: July 30, 2004

CERTIFICATE OF NOTARIZATION

STATE OF Ohio
CITY/COUNTY OF Franklin
I, Cheryl Butler, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 30th DAY OF July, 2004.
MY COMMISSION EXPIRES 8-27-05
Cheryl Butler
SIGNATURE



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 RESUBDIVISION IS AS FOLLOWS: TAX PARCEL #11-16-00-00A IS IN THE NAME OF BUSCH PROPERTIES INCORPORATED, AND WAS ACQUIRED FROM BUSCH ENTERTAINMENT CORPORATION BY DEED DATED DEC. 2, 1993, IN DEED BOOK 785, PAGE 99; AND TAX PARCEL #11-16-00-009 (LOT 9) IS IN THE NAME OF ROBERT C. DIVELY, INC. AND WAS ACQUIRED FROM BUSCH PROPERTIES INC. BY DEED DATED AUGUST 18, 1999, IN DEED BOOK 1120, PG. 312. BOTH DEEDS ARE DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA. I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THE PLAT ARE SET.

G.T. Wilson, Jr.
G.T. WILSON, JR., L.S. DATE: 3/1/04



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 WATER WORKS.

OWNER'S CONSENT AND DEDICATION (LOT 9)

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES. (INSTRUMENT NO. 990020897, DATED DECEMBER 15, 1999, AND AMENDED IN INSTRUMENT NO. 010016262, DATED OCTOBER 2, 2001)

WACHOVIA BANK N.A. - BENEFICIARY

Brian K. Skinner
BY: BRIAN K. SKINNER TITLE: SR. VICE-PRESIDENT
DATE: 8-4-04

NEW SALEM OF VIRGINIA, INC. A VIRGINIA CORPORATION - TRUSTEE

Brian K. Skinner
BY: BRIAN K. SKINNER TITLE: VICE-PRESIDENT
DATE: 8-4-04

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.

ROBERT C. DIVELY, INC.

Robert C. Dively
BY: ROBERT C. DIVELY TITLE: PRESIDENT
DATE: 8/3/04

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF James City
I, Brittany C. Mengold, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 3 DAY OF August, 2004.
MY COMMISSION EXPIRES June 30 2007
Brittany C. Mengold
SIGNATURE

**STATISTICAL TABLE
COMMON OPEN SPACE**

COMMON OPEN SPACE #1	18,352 S.F.±	0.421 ACRES±
COMMON OPEN SPACE #2	2,071 S.F.±	0.05 ACRES±
COMMON OPEN SPACE #3	828,282 S.F.±	19.01 ACRES±
COMMON OPEN SPACE #4	4,617 S.F.±	0.106 ACRES±
TOTAL COMMON OPEN SPACE	853,322 S.F.±	19.59 ACRES±

**STATISTICAL TABLE
(LOT 9)**

OLD AREA OF LOT 9	128,997 S.F.±	2.96 ACRES±
AREA ADDED TO LOT 9	96,725 S.F.±	2.22 ACRES±
NEW AREA OF LOT 9	225,722 S.F.±	5.18 ACRES±

**STATISTICAL TABLE
(TOTAL AREA)**

TOTAL COMMON OPEN SPACE	853,322 S.F.±	19.59 ACRES±
NEW AREA OF LOT 9	225,722 S.F.±	5.18 ACRES±
REMAINING PARCEL (GPIN #H13A-0076-4610)	1,786,928 S.F.±	41.02 ACRES±
REMAINING PARCEL (GPIN #H13A-0466-3439)	657,110 S.F.±	15.085 ACRES±
TOTAL SUBDIVIDED AREA	3,523,082 S.F.±	80.88 ACRES±

SUBTRACT PREVIOUSLY SUBDIVIDED AREA		
OLD AREA OF LOT 9	128,997 S.F.±	2.96 ACRES±
COMMON OPEN SPACE #1	18,352 S.F.±	0.421 ACRES±
COMMON OPEN SPACE #2	2,071 S.F.±	0.05 ACRES±

TOTAL PREVIOUSLY SUBDIVIDED AREA 149,420 S.F.± 3.43 ACRES±

EQUALS SUBDIVIDED AREA (NEW) 3,373,662 S.F.± 77.45 ACRES±

CERTIFICATE OF NOTARIZATION

STATE OF VA
CITY/COUNTY OF Newport News
I, James K. Lewis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 4th DAY OF August, 2004.
MY COMMISSION EXPIRES 3-31-2008
James K. Lewis
SIGNATURE

**PLAT SHOWING RESUBDIVISION OF LOT 9
AND VARIOUS PARCELS OF
COMMON OPEN SPACE**

BUSCH INDUSTRIAL PARK

BRUTON DISTRICT YORK COUNTY VIRGINIA

DATE: 3/17/04 SCALE: NONE DRAWN: JFS



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 263-0040
Fax (804) 220-8994

JOB NO. 7804

SHEET 1 OF 2

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- MONUMENT FOUND
- RIGHT OF WAY POINT
- ROD SET
- BSL BUILDING SETBACK LINE
- RPA RESOURCE PROTECTION AREA
- RMA RESOURCE MANAGEMENT AREA

NOTES:

- (1) PROPERTY IS ZONED EO (ECONOMIC OPPORTUNITY) AND IS SUBJECT TO CONDITIONAL ZONING.
 - (2) SETBACKS ARE PER ADDITIONAL RESTRICTIONS, PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF BUSCH INDUSTRIAL PARK-WILLIAMSBURG ASSOCIATION, SEE D.B. 781, PG. 778.
 - (3) ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHEESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND SECTION 241-372 OF THE YORK COUNTY ZONING ORDINANCE.
 - (4) THE TAX ASSESSOR'S PARCEL NUMBERS FOR THE SUBJECT PROPERTIES ARE 11-16-00-000A, (GPIN # H13A-0076-4610) AND 11-16-00-009 (GPIN GRB-4254-4390)
 - (5) THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER FIRM #91082-00308, DATED 12/16/88.
 - (6) MINIMUM FRONT YARD (45'), SIDE YARD (10'), REAR YARD (10') PER REQUIREMENTS FOR PROPERTY ZONED EO (ECONOMIC OPPORTUNITY DISTRICT)
 - (7) ALL COMMON OPEN SPACE AREAS ARE TO BE CONVEYED TO THE PROPERTY OWNERS ASSOCIATION.
 - (8) THE PARCELS IDENTIFIED AS COMMON OPEN SPACE #1 AND COMMON OPEN SPACE #2 WERE PREVIOUSLY PLATTED AND RECORDED AT P.B. 12, PG. 54-55 AND P.B. 12, PG. 68-69 AND ARE INCLUDED WITHIN THE TOTAL AREA SHOWN TO THE LEFT.
 - (9) THIS SUBDIVISION IS LOCATED IN A WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AND IS SUBJECT TO THE PROVISIONS OF SECTION 241-378 OF THE ZONING ORDINANCE.
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY ROBERT C. DIVELY, INC. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS
BY: *Ol. Maddalena* PLAT APPROVING AGENT
DATE: 8/31/04

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK - POQUOSON THE 31st DAY OF August, 2004. 11:52 AM

THIS MAP PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 040018660

TESTE: *Lynn S. Jenkins* CLERK
BY: *Ornelia M. Chismarovich, DC*

2004 AUG 31 11:52 AM