

SUBDIVISION OF LOT 8A AND 8B BUSCH INDUSTRIAL PARK

SCALE: 1"=200' JOB NO. 7804 APRIL 19, 2000
BRUTON DISTRICT YORK COUNTY VIRGINIA



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

SHEET 1 OF 1

REVISION DATE 8/21/2000
REVISED PLAT TO SHOW LOTS 8A AND 8B AND ADDRESS YORK COUNTY COMMENTS

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- MONUMENT FOUND
- MONUMENT SET
- ROD SET
- BSL BUILDING SETBACK LINE

STATISTICAL TABLE

LOT 8A AREA	1.35 AC.±
LOT 8B AREA	1.69 AC.±
REMAINING AREA	82.45 AC.±
TOTAL SUBDIVIDED AREA	85.49 AC.±

- NOTES:
- PROPERTY IS ZONED EO (ECONOMIC OPPORTUNITY) AND IS SUBJECT TO CONDITIONAL ZONING.
 - SETBACKS SHOWN ARE PER YORK COUNTY ZONING ORDINANCE. FOR ADDITIONAL RESTRICTIONS, PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF BUSCH INDUSTRIAL PARK-WILLIAMSBURG ASSOCIATION, SEE D.B.781, PG.778.
 - NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
 - THE TAX ASSESSOR'S PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 11-(16)-A. (GPIN # H13a-0076-4610)
 - 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.

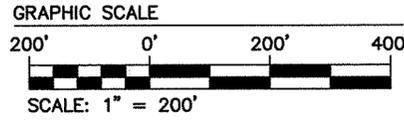
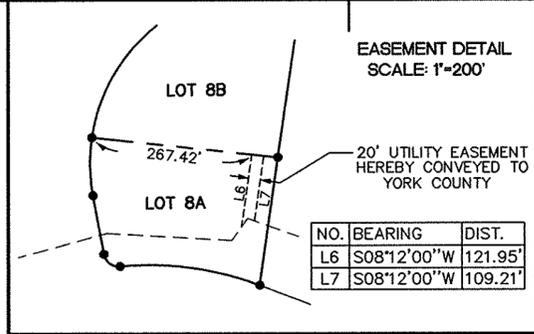
THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT OF PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena PLAT APPROVING AGENT
DATE: 6/13/01

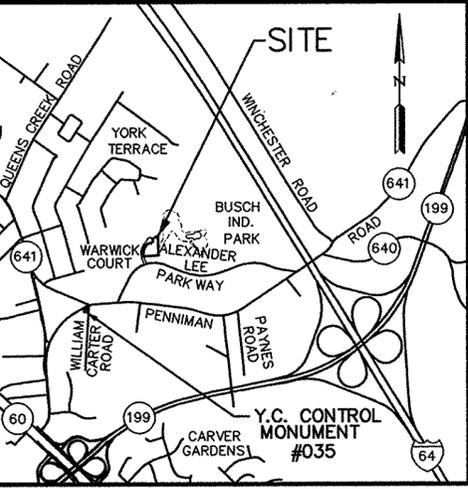
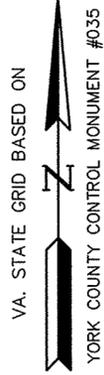
STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 26 DAY OF JUNE, 2001. THIS MAP PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, PLAT BOOK 13 PAGE 310.

TESTE: Lynn S. Jenkins CLERK
BY: Natalie C. Owens



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



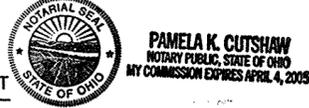
OWNER'S CONSENT AND DEDICATION

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
BY: William F. Brown
BY: WILLIAM F. BROWN TITLE: VICE-PRESIDENT
DATE: 2/9/01

CERTIFICATE OF NOTARIZATION

STATE OF Ohio
CITY/COUNTY OF Franklin
I, Pamela K. Cutshaw, 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 9th DAY OF February, 2001.
MY COMMISSION EXPIRES 4-4-2005
Pamela K. Cutshaw
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 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 765, PAGE 99. I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THE PLAT ARE SET.

G.T. Wilson, Jr. 4/17/00
G.T. WILSON, JR., C.L.S. DATE



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.

DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
C1	43°19'31"	291.65	220.54	115.84	215.32	N30°12'51"E
C2	54°36'01"	60.00	57.18	30.97	55.04	N79°10'37"E
C3	127°41'22"	60.00	133.72	122.18	107.71	N42°37'57"E
C4	26°20'43"	513.77	236.24	120.24	234.16	N82°12'05"W
C5	84°54'57"	25.00	37.05	22.87	33.75	N52°54'57"W
C6	19°00'34"	291.65	96.76	48.83	96.32	N00°57'11"W

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N68°47'16"E	134.56'
L2	S08°12'00"W	361.56'
L3	S83°48'43"E	311.05'
L4	S08°12'00"W	214.94'
L5	N10°27'29"W	99.49'

PENNIMAN ROAD RT.641

U.S. GOVT. CHEATHAM ANNEX R.R. R/W

