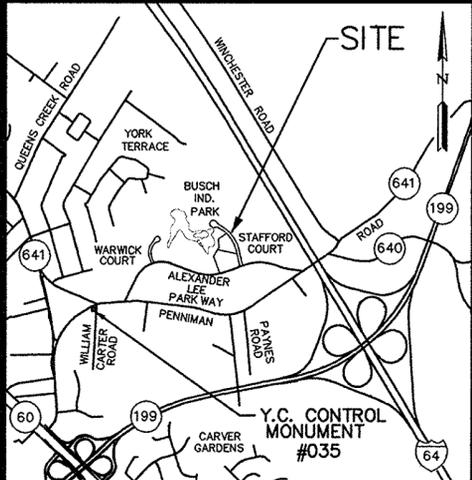


LR010020855



VICINITY MAP SCALE: 1" = 2000'

CURVE TABLE

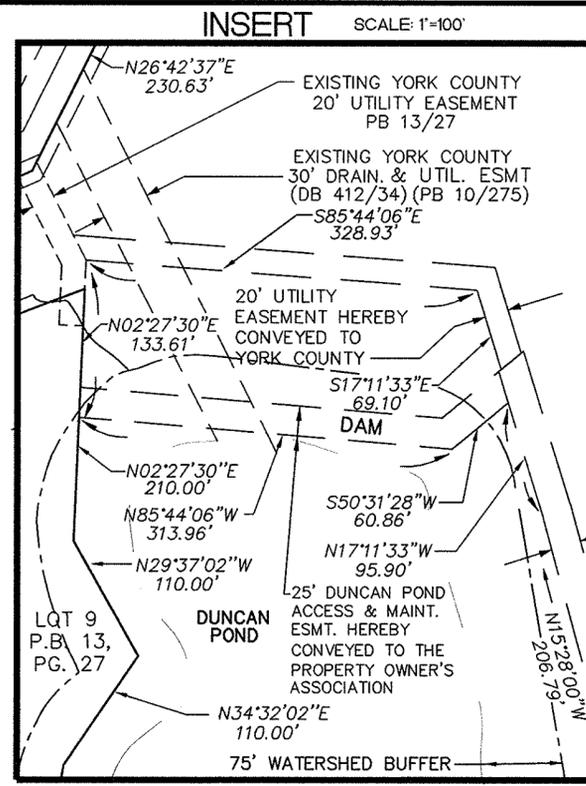
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C2	28°44'47"	785.24	393.97	201.22	389.85	N85°31'15"W
C3	86°49'13"	45.00	68.19	42.57	61.85	N56°29'03"W
C4	52°32'07"	625.00	573.07	308.45	553.21	N39°20'30"W
C5	43°29'46"	50.00	37.96	19.95	37.05	N43°51'40"W
C6	27°34'10"	60.00	286.71	56.16	82.00	S20°59'38"W
C7	51°15'44"	50.00	44.73	23.99	43.26	N89°43'55"E
C8	17°58'43"	575.00	180.43	90.96	179.69	S55°38'52"E
C9	6°20'34"	906.50	100.35	50.23	100.30	N73°02'31"E
C10	51°33'47"	575.00	517.47	277.74	500.18	S38°51'20"E
C11	33°35'04"	575.00	337.04	173.52	332.24	S29°51'58"E
C12	83°30'10"	45.00	65.58	40.17	59.93	S28°40'39"W
C13	3°07'03"	785.24	42.73	21.37	42.72	S68°52'12"W
C14	2°33'35"	906.50	40.50	20.25	40.49	S68°35'27"W
C15	9°40'38"	785.24	132.62	66.47	132.47	N75°16'02"E

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

LINE TABLE

LINE	LENGTH	BEARING
L1	120.23	S05°00'00"E
L2	173.10	S13°04'26"E
L3	230.73	S67°18'39"W
L4	83.07	S03°58'42"W
L5	107.06	S18°53'48"E
L6	51.28	S13°04'26"E

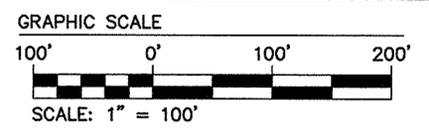
VA. STATE GRID BASED ON YORK COUNTY CONTROL MONUMENT #035



SUBDIVISION OF LOT 5A AND LOT 5B  
**BUSCH INDUSTRIAL PARK**  
 PHASE II  
 SCALE: 1"=100' JOB NO. 7804 AUGUST 24, 2001  
 BRUTON DISTRICT YORK COUNTY VIRGINIA

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

SHEET 1 OF 1



- LEGEND
- PROPERTY LINE
  - - - RIGHT-OF-WAY LINE
  - - - EASEMENT
  - MONUMENT FOUND
  - RIGHT OF WAY POINT
  - ROD SET
  - BSL BUILDING SETBACK LINE
  - ▨ 15' DRAINAGE EASEMENT

STATISTICAL TABLE

LOT 5A AREA	2.35 AC.±
LOT 5B AREA	1.41 AC.±
RIGHT OF WAY AREA (STAFFORD COURT)	124 AC.±
REMAINING AREA	77.45 AC.±
TOTAL SUBDIVIDED AREA	82.45 AC.±

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.

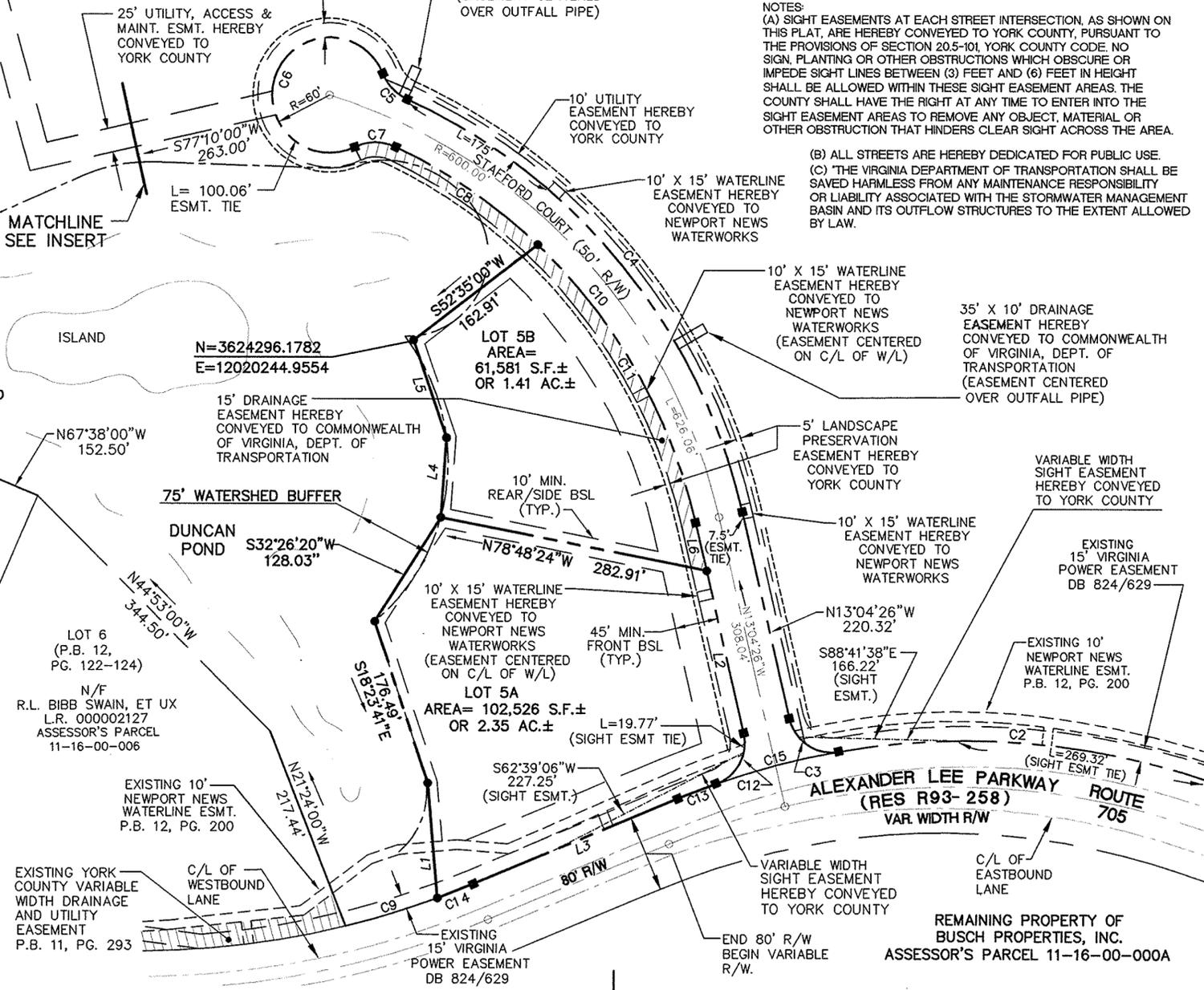
BUSCH PROPERTIES INCORPORATED, A DELAWARE CORPORATION  
*William F. Brown*  
 BY: WILLIAM F. BROWN TITLE: VICE-PRESIDENT  
 DATE: November 5, 2001

REMAINING PROPERTY OF BUSCH PROPERTIES, INC.  
 ASSESSOR'S PARCEL 11-16-00-000A (GPIN # H13a-0076-4610)

STAFFORD COURT HEREBY DEDICATED TO YORK COUNTY AREA= 53,342 S.F.± OR 1.22 AC.±

CERTIFICATE OF NOTARIZATION  
 STATE OF Ohio  
 CITY/COUNTY OF Columbus/Franklin  
 I, Cheryl Baker, 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 5 DAY OF November THIS 5 DAY OF November MY COMMISSION EXPIRES 8-27-05

*Cheryl Baker*  
 SIGNATURE  
 SURVEYOR'S STATEMENT



NOTES:  
 (A) 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 OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN (3) FEET AND (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.

(B) ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.  
 (C) THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES TO THE EXTENT ALLOWED BY LAW.

- NOTES:  
 (1) PROPERTY IS ZONED EO (ECONOMIC OPPORTUNITY) AND IS SUBJECT TO CONDITIONAL ZONING.  
 (2) 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.  
 (3) NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.  
 (4) THE TAX ASSESSOR'S PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 11-16-00-000A. (GPIN # H13a-0076-4610)  
 (5) 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.  
 (6) MINIMUM FRONT YARD (45'), SIDE YARD (10'), REAR YARD (10') PER REQUIREMENTS FOR PROPERTY ZONED EO (ECONOMIC OPPORTUNITY DISTRICT)

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.

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.*  
 G.T. WILSON, JR., C.L.S. DATE: 8/24/01



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 TO OTHERS 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.

APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS,  
 BY: *Al Maddalena* PLAT APPROVING AGENT  
 DATE: 12/5/01

STATE OF VIRGINIA COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 12 DAY OF December, 2001. THIS MAP PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, PLAT 2001 11:17 am  
 TESTE: *Lyon S. Jenkins* CLERK  
 BY: *Notalie C. Duvensieck*

10.19.01-13.57 780402p01.dwg