PROPERTY LINE VACATION BETWEEN LOTS 8A AND 8B

BUSCH INDUSTRIAL PARK

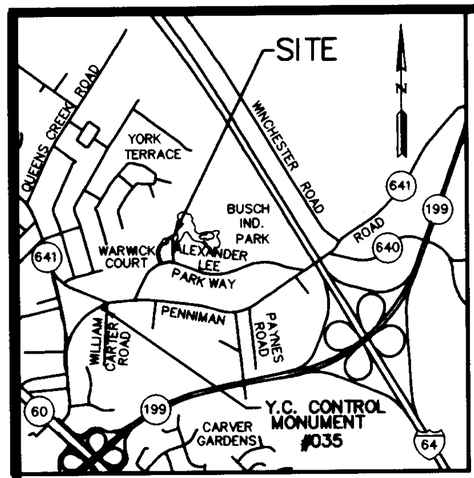
(P.B. 13, PG. 310)

SCALE: 1"=50' | JOB NO. 9446 | DATE: 5/10/2004

BRUTON DISTRICT | YORK COUNTY | VIRGINIA

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

SHEET 1 OF 1



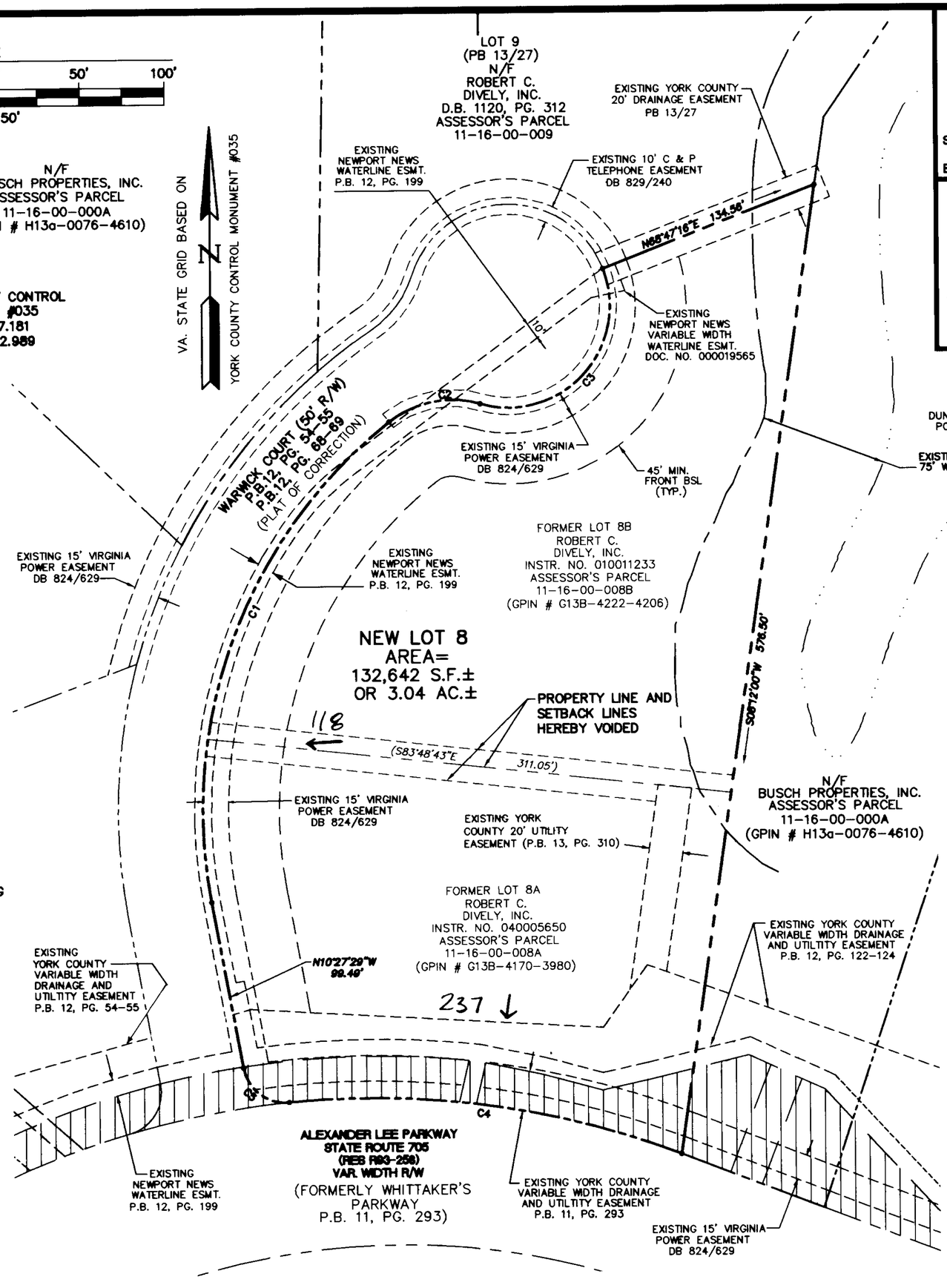
VICINITY MAP

SCALE: 1"= 2000'

GRAPHIC SCALE

50' 0' 50' 100'

SCALE: 1" = 50'



LEGEND

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

STATISTICAL TABLE

FORMER LOT 8A	AREA	1.35 AC.±
FORMER LOT 8B	AREA	1.69 AC.±
NEW LOT 8	AREA	3.04 AC.±

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 NUMBERS FOR THE SUBJECT PROPERTIES ARE 11-16-00-008A AND 11-16-00-008B.

(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)

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., A VIRGINIA CORPORATION

BY: ROBERT C. DIVELY TITLE: PRESIDENT

DATE: 9/10/04

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY

I, JOHN F. SLUSS, 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 JURISDICTION AFORESAID. GIVEN UNDER MY HAND

THIS 10th DAY OF SEPTEMBER 2004.

MY COMMISSION EXPIRES 7/31/05

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 SHOWN AS LOT 8A EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF ROBERT C. DIVELY, INC. AND WAS ACQUIRED FROM BUSCH PROPERTIES, INC. BY INSTRUMENT NUMBER 040005650, DATED FEBRUARY 25, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA. THE LAND SHOWN AS LOT 8B EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF ROBERT C. DIVELY, INC., AND WAS ACQUIRED FROM BUSCH PROPERTIES, INC., BY INSTRUMENT NUMBER 010011233, DATED JULY 3, 2001 AND 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., C.L.S. 9/10/04 DATE

COMMONWEALTH OF VIRGINIA
9/10/04
G.T. WILSON, JR.
No. 1183
LAND SURVEYOR

EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS.

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
C1	62°20'05"	291.65	317.30	176.40	301.88	N20°42'34"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

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddera PLAT APPROVING AGENT

DATE: 11/1/04

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 8th DAY OF November, 2004. THIS MAP PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, 11:57 AM INSTRUMENT NO. 040003397

POQUOSON

TESTE: Lynn S. Jenkins CLERK

BY: Anchale M Chinnaiah, DC

2004NOV -3 11:11:57

S:\Jobs\9446\09-DIVELY LOT 8A 8B BLA\dwg\Plats\7PGHBLA-LOTS8AB.DWG 7/21/2004 3:08:15 PM EST