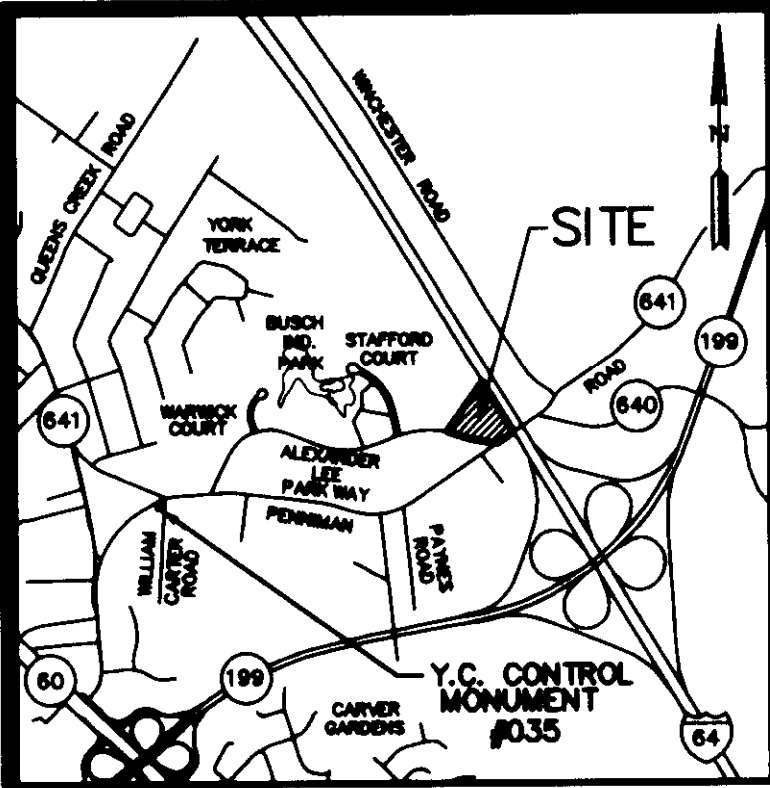
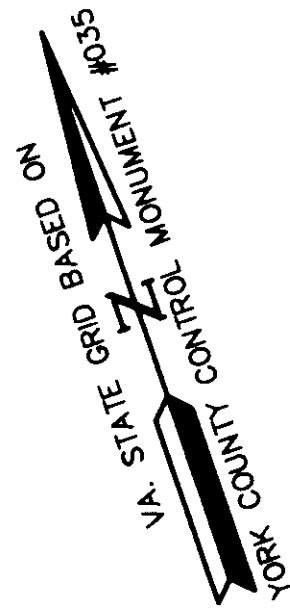


2007 FEB -2 AM 10: 44



VICINITY MAP
SCALE: 1" = 2000'

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



**SUBDIVISION OF LOT 1A
BUSCH INDUSTRIAL PARK,
PHASE II**

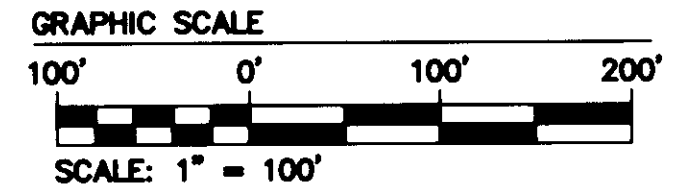
BRUTON DISTRICT YORK COUNTY VIRGINIA

DATE: 7-4-06 SCALE: 1"=100' DRAWN: MCM

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

CONSULTING ENGINEERS JOB NO. 7804-04

1	11/30/06	REVISED PER 10/02/06 YORK CO. COMMENTS	AWP
NO.	DATE	REVISION/COMMENT/NOTE	BY



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: John C. Martz, Jr.
DATE: December 4, 2006

CERTIFICATE OF NOTARIZATION

STATE OF MISSOURI
CITY/COUNTY OF ST. LOUIS
I, Suzanne M. Busby, 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 4 DAY OF DECEMBER 2006.
MY COMMISSION EXPIRES 5-22-2008
Suzanne M. Busby
SIGNATURE

Suzanne M. Busby
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI, ST. LOUIS COUNTY
MY COMMISSION EXPIRES 05-22-08

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, A DELAWARE CORPORATION AND WAS ACQUIRED FROM BUSCH ENTERTAINMENT CORPORATION, A DELAWARE 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 785, PAGE 99. I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THE PLAT ARE SET.

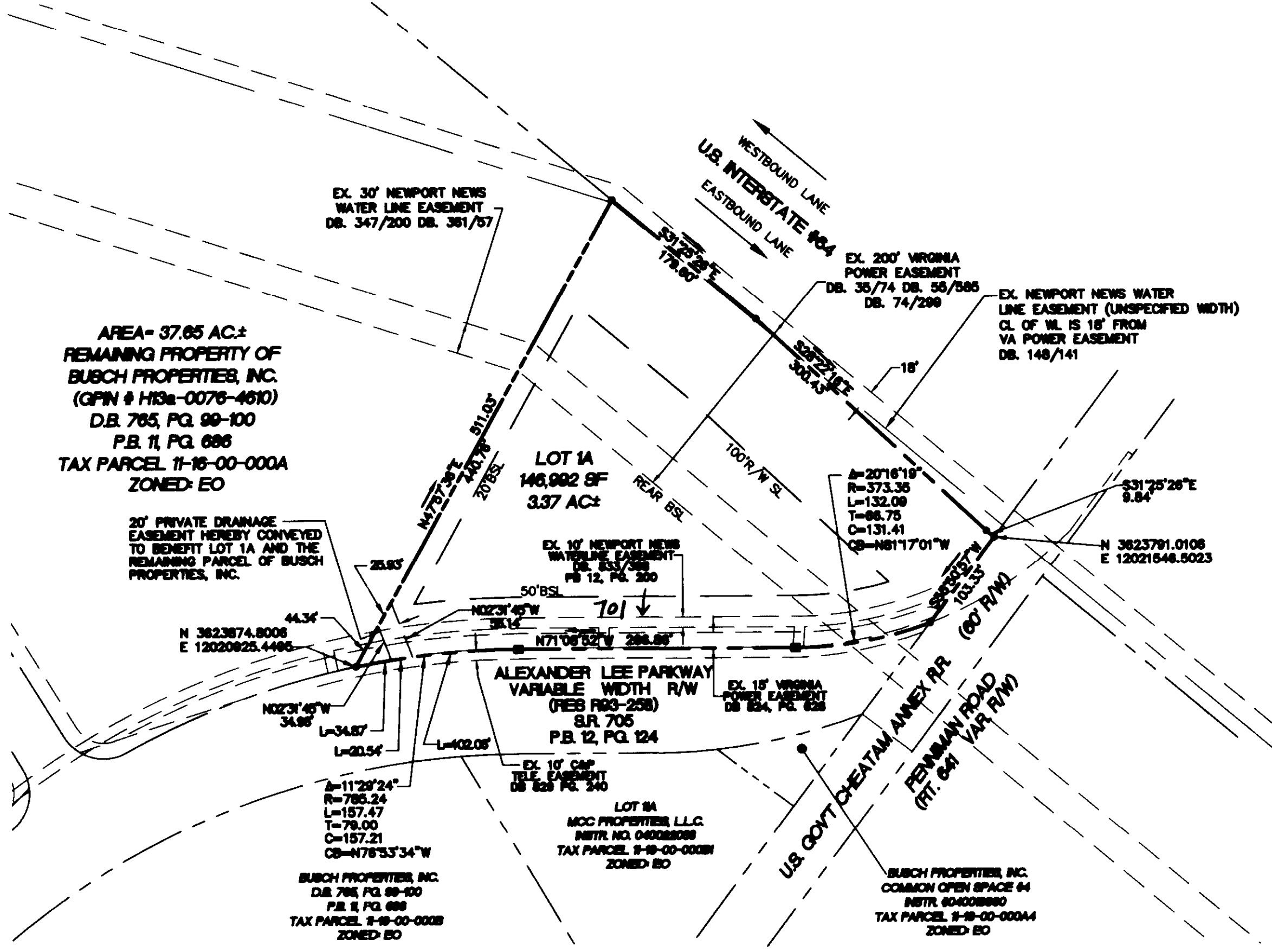
G.T. Wilson, Jr. 7/4/06
G.T. WILSON, JR., L.S. DATE



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.

AREA= 37.85 AC.±
REMAINING PROPERTY OF
BUSCH PROPERTIES, INC.
(GFIN # H13a-0076-4610)
D.B. 785, PG. 99-100
P.B. 11, PG. 686
TAX PARCEL 11-16-00-000A
ZONED: EO



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- MONUMENT FOUND
- RIGHT OF WAY POINT
- ROD SET
- BSL BUILDING SETBACK LINE
- R/W SL RIGHT-OF-WAY SETBACK LINE

STATISTICAL TABLE

LOT 1A AREA	3.37 AC.±
REMAINING AREA	37.85 AC.±
TOTAL SUBDIVIDED AREA	41.02 AC.±

- NOTES:
- PROPERTY IS ZONED EO (ECONOMIC OPPORTUNITY) AND IS SUBJECT TO CONDITIONAL ZONING.
 - SETBACKS SHOWN ARE PER 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 11-16-00-000A. (GFIN # H13a-0076-4610)
 - THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER FIRM #91082-00308, DATED 12/18/88.
 - MINIMUM FRONT YARD (45'), SIDE YARD (10'), REAR YARD (10') PER REQUIREMENTS FOR PROPERTY ZONED EO (ECONOMIC OPPORTUNITY DISTRICT)

NOTE:
THIS SUBDIVISION IS LOCATED IN A WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AND IS SUBJECT TO THE PROVISIONS OF SECTION 24.1-376 OF THE ZONING ORDINANCE.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

W. J. Maddalena 12-06-06
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: W. J. Maddalena PLAT APPROVING AGENT
DATE: 2/1/07

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 2ND DAY OF February 2007
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS,
AS INSTRUMENT NO. LRO 70002794 10:44 A.M.
TESTE: Lynn S. Jenkins CLERK
BY: Tabris P. Robinson D.C.