

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.

COLONIAL-HERITAGE CONTRACTORS PARK, LLC,
A VIRGINIA LIMITED LIABILITY COMPANY

BY: Jeffrey S. Knight
JEFFREY S. KNIGHT, MANAGING MEMBER

DATE: 5-2-16

CERTIFICATE OF NOTARIZATION FOR JEFFREY S. KNIGHT, MANAGING MEMBER

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY

I, Sylvia W Hazelwood A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 2ND DAY OF MAY, 2016.
MY COMMISSION EXPIRES: 12/31/17

NOTARY REGISTRATION NUMBER: 229403
Sylvia W Hazelwood
NOTARY PUBLIC SIGNATURE



EACH LOT IN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

EACH LOT IN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS.

NOTES:

- (1). PROPERTY IS ZONED EO (ECONOMIC OPPORTUNITY) AND IS SUBJECT TO CONDITIONAL ZONING.
- (2). SETBACKS SHOWN ARE PER 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 WITHIN THIS PARCEL IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- (4). THE TAX ASSESSOR'S PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 11-16-00-000B. (GPN #H13A-0466-3439)
- (5). THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. MAP #51199C0044D, DATED 1/16/15.
- (6). ADDRESS: # 510 ALEXANDER LEE PARKWAY
- (7). THIS PLAT IS TAKEN FROM RECORD INFORMATION AND FOUND GROUND EVIDENCE.
- (8). THE 30' AND 15' BUFFERS AS SHOWN ARE TAKEN FROM A PLAT RECORDED IN INST. #070014309.
- (9). 20' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOT 12A AND LOT 12B
- (10). THE VARIABLE WIDTH SIGHT EASEMENT AS SHOWN ON THIS PLAT IS HEREBY CONVEYED TO THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION. THE AREA WITHIN THIS EASEMENT BETWEEN TWO (2) FEET AND SEVEN (7) FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.

TRUSTEE'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 TRUSTEES.

NEWPORT NEWS SHIPBUILDING EMPLOYEES' CREDIT UNION, INC.

George R. Dudley Jr. 4/20/16
GEORGE R. DUDLEY JR. (TRUSTEE) DATE
Millard C. White 4-25-16
MILLARD C. WHITE (TRUSTEE) DATE

BENEFICIARY: NEWPORT NEWS SHIPBUILDING EMPLOYEES' CREDIT UNION, INC.
D/B/A BAYPORT CREDIT UNION

DEED OF TRUST DATED: FEBRUARY 6, 2015
RECORDED AS INSTRUMENT NO. 150001945

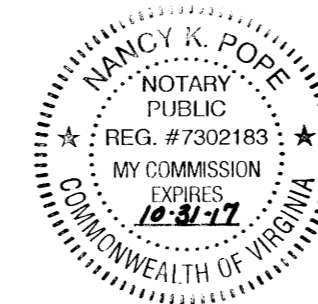
CERTIFICATE OF NOTARIZATION FOR GEORGE R. DUDLEY JR. (TRUSTEE)

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Newport News

I, Nancy K. Pope A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 20 DAY OF April, 2016.
MY COMMISSION EXPIRES: 10-31-17

NOTARY REGISTRATION NUMBER: 7302183
Nancy K. Pope
NOTARY PUBLIC SIGNATURE



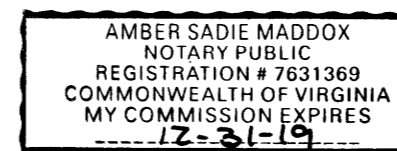
CERTIFICATE OF NOTARIZATION FOR MILLARD C. WHITE (TRUSTEE)

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF HAMPTON

I, Amber Sadie Maddox A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 25 DAY OF APRIL, 2016.
MY COMMISSION EXPIRES: 12-31-19

NOTARY REGISTRATION NUMBER: 7631369
Amber Sadie Maddox
NOTARY PUBLIC SIGNATURE

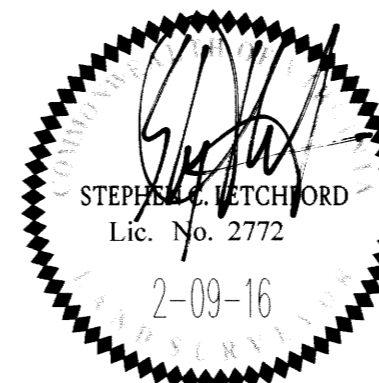


SURVEYOR'S STATEMENT

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 COLONIAL-HERITAGE CONTRACTORS PARK, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM BUSCH PROPERTIES INC., A DELAWARE CORPORATION, BY DEED DATED JUNE 15, 2007, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON JUNE 27, 2007 AS INSTRUMENT NO. 070014713.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 9, 2016
Stephen C. Litchford 2/09/16
STEPHEN C. LITCHFORD, L.S. #2772 DATE



RESUBDIVISION OF LOT 12

PARCELS 12A AND 12B

BUSCH INDUSTRIAL PARK

BRUTON DISTRICT YORK COUNTY VIRGINIA

DATE: 2/09/16 SCALE: 1"=100' DRAWN: JFS



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CONSULTING ENGINEERS

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JOB NO. 7804-10 SHEET 1 OF 2

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- VDOT SIGHT EASEMENT
- IRF IRON ROD FOUND
- IRS RIGHT OF WAY POINT
- IRS ROD SET
- +++++ CENTERLINE RAILROAD TRACK
- BSL BUILDING SETBACK LINE

AREA TABULATION

LOT 12A	8.036 AC±
LOT 12B	5.999 AC±
TOTAL AREA	14.035 AC±

NOTE:
THIS PROPERTY 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.

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddox PLAT APPROVING AGENT
DATE: 5/10/16

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 10th DAY OF May, 2016
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW @ 3:23 pm
DIRECTS, AS INSTRUMENT NO. 16007564

TESTE: Kristen N. Nelson CLERK
BY: [Signature]