

VICINITY MAP SCALE: 1"= 2000'

**GENERAL NOTES**

1. THE PROPERTY SHOWN IS ALL OF TAX MAP 11-16-02-003, GPIN: H13a-0076-4610. ADDRESS: 132 STAFFORD COURT, WILLIAMSBURG, VIRGINIA 23185
2. THE PROPERTY SHOWN LIES IN FLOOD ZONE X, AS SHOWN ON MAP NO. 51199C0044D, MAP REVISED JANUARY 16, 2015 OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA. FLOOD ZONE "X" IS DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
3. THE PROPERTY SHOWN IS ZONED EO (ECONOMIC OPPORTUNITY). MINIMUM FRONT YARD (45'), SIDE YARD (10'), AND REAR YARD (10')
4. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
5. THE SUBJECT PROPERTIES ARE LOCATED IN THE WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL COMPLY WITH SECTION 24.1-376 OF THE ZONING ORDINANCE.
6. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9-VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
7. THE RECORDATION OF THIS PLAT SHALL OPERATE 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.
8. 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.
9. THE LIMITS OF NATURAL RESOURCES AND CHESAPEAKE BAY PRESERVATIONS AREAS AS DEPICTED HEREON ARE AS FIELD CHECKED AND APPROVED BY COUNTY STAFF AND IN ACCORDANCE WITH THE NATURAL RESOURCES INVENTORY PERFORMED BY ROTH ENVIRONMENTAL AND ON FILE IN THE DEPARTMENT OF PUBLIC WORKS (CB 14-260).  
  
THE 100-FOOT RESOURCE PROTECTION AREA (RPA) BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-9(d), YORK COUNTY CODE, FOR REASONABLE SIGHT-LINES, ACCESS PATHS, SHORELINE EROSION CONTROL BEST MANAGEMENT PRACTICES, REMOVAL OF DEAD OR DISEASED TREES OR SHRUBBERY, AND OTHER LISTED MODIFICATIONS.  
  
DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 23.2-9(f), 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.
10. WETLANDS LIMITS AS SHOWN WERE DELINEATED BY ROTH ENVIRONMENTAL, LLC AND FIELD LOCATED BY AES CONSULTING ENGINEERS ON 12-11-2014; SAME AS SHOWN ON PRIOR SUBDIVISION PLAT RECORDED IN INSTRUMENT #140021061.
11. THE PROPOSED 10' PRIVATE ACCESS EASEMENT SHOWN ON LOT 3B-1 IS HEREBY CONVEYED TO THE BENEFIT OF LOT 3B-2 FOR FUTURE DEVELOPMENT TO INCLUDE ROADWAY SLOPE GRADING, MAINTENANCE AND DRAINAGE SYSTEM STRUCTURES, AS NEEDED.
12. THE PROPOSED 10'x18' PRIVATE MONUMENT SIGN EASEMENT SHOWN ON LOT 3B-1 IS HEREBY CONVEYED TO THE BENEFIT OF LOT 3B-2 FOR FUTURE DEVELOPMENT.
13. NO BUILDINGS WERE OBSERVED ON THE SURVEYED PROPERTY.
14. NO CEMETERIES OR GRAVES WERE OBSERVED AT THE TIME OF OUR SURVEY.
15. UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY.
16. EXISTING WELLS WITHIN THE PROJECT LIMITS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND YORK COUNTY CODE.
17. EXISTING LOT 3B, BUSCH INDUSTRIAL PARK, PHASE II WAS CREATED BY SUBDIVISION PLAT RECORDED IN INSTRUMENT NO. 160021226.

**AREA TABULATION**

LOT 3B-1	61,902 S.F.	1.421 ACRES
LOT 3B-2	853,710 S.F.	19.598 ACRES
<b>TOTAL AREA SUBDIVIDED</b>	<b>915,612 S.F.</b>	<b>21.019 ACRES</b>

**OWNER'S CONSENT AND DEDICATION**

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VIRGINIA

BY: R. Anderson Moberg 23 MAR 17  
 R. ANDERSON MOBERG DATE  
 CHAIRMAN, ECONOMIC DEVELOPMENT AUTHORITY

**CERTIFICATE OF NOTARIZATION (OWNER)**

NOTARY: STATE OF VIRGINIA, CITY/COUNTY OF York

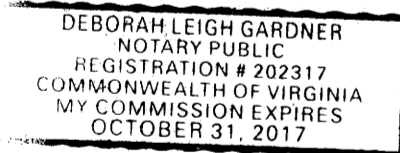
Deborah Leigh Gardner, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 23rd DAY OF March, 2017.

MY COMMISSION EXPIRES Oct. 31, 2017.

NOTARY PUBLIC Deborah Leigh Gardner

NOTARY REGISTRATION NUMBER: 202317



**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 ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VIRGINIA, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, IT WAS ACQUIRED FROM U.S. BANK NATIONAL ASSOCIATION AS CORPORATE TRUSTEE OF THE ANHEUSER-BUSCH FOUNDATION, A MISSOURI CHARITABLE TRUST, BY DEED DATED JUNE 12, 2014, DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON JUNE 13, 2014 AS INSTRUMENT NO. 140008763.

I CERTIFY THAT MONUMENTS AND IRON RODS (IRS) AS SHOWN ON THIS PLAT WERE SET ON DECEMBER 19, 2016.

STEPHEN C. LETCHFORD 1/6/2017  
 L.S. #2772 DATE



RESUBDIVISION OF LOT 3B,  
 LOTS 3B-1 AND 3B-2  
**BUSCH INDUSTRIAL PARK  
 PHASE II**

BRUTON DISTRICT YORK COUNTY VIRGINIA

Date: 01-06-2017 Scale: NOTED Proj. No.: W07804-13 Proj. Contacts: SCL



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Hampton Roads | Central Virginia | Middle Peninsula

SHEET 1 OF 3

**INDEX OF SHEETS:**

SHEET NUMBER	SHEET DESCRIPTION
1 OF 3	COVER SHEET
2 OF 3	SUBDIVISION PLAT
3 OF 3	PRIVATE EASEMENTS DETAIL

WATER:  
 EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:  
 EACH LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: Susan Kassel PLAT APPROVING AGENT  
 DATE: APRIL 5, 2017

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 5th DAY OF April, 2017.  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 170006033 3:21pm

TESTE: Kristen N. Nelson CLERK  
 BY: Steph Buzgala, D.E.