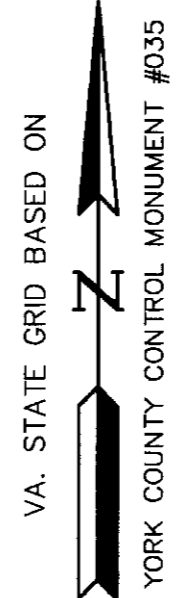


VICINITY MAP  
SCALE: 1" = 2000'

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

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	17°15'24"	785.24'	236.50'	119.15'	235.61'	S88°44'03"W
C2	86°49'13"	45.00'	68.19'	42.57'	61.85'	N56°29'03"W
C3	1°30'02"	625.00'	16.37'	8.18'	16.37'	N13°49'27"W



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

BRUTON DISTRICT      YORK COUNTY      VIRGINIA

DATE: 7/02/07      SCALE: 1"=100'      DRAWN: JFS

**AES**  
CONSULTING ENGINEERS  
WILLIAMSBURG • RICHMOND • GLOUCESTER

5248 Old Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994  
JOB NO. 7804-02

1	10/25/07	REVISED PER YORK COUNTY COMMENTS	JFS
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. TITLE: VICE-PRESIDENT  
DATE: 10/26/07

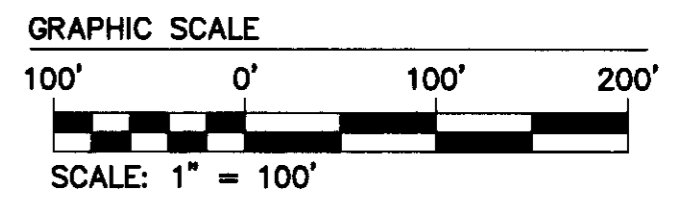
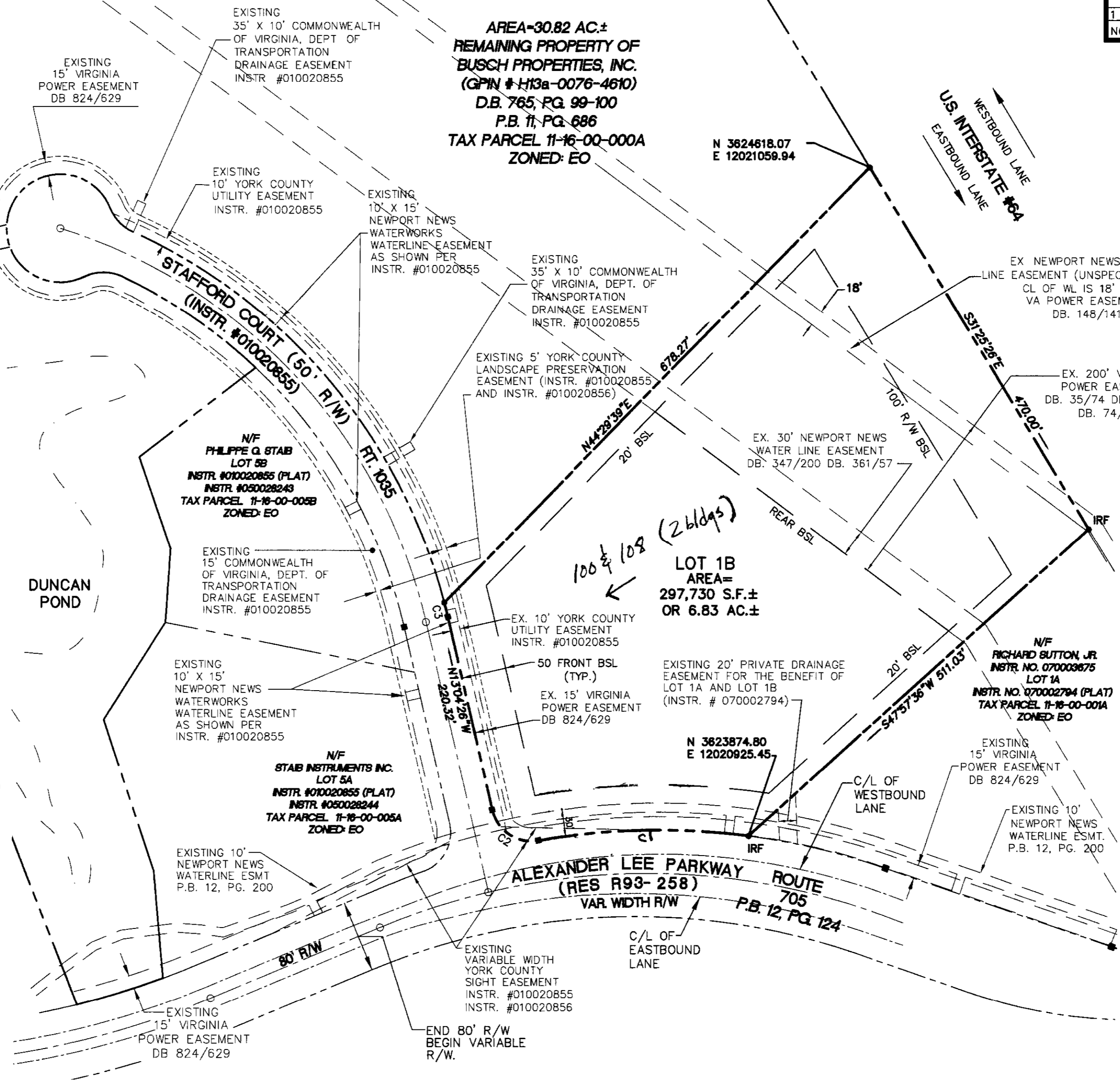
**CERTIFICATE OF NOTARIZATION**  
STATE OF Missouri  
CITY/COUNTY OF St. Louis  
I, Suzanne M. Busby, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 26th DAY OF OCTOBER 2007.  
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. 7/02/07  
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.



**LEGEND**

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

**STATISTICAL TABLE**

LOT 1B AREA	6.83 AC.±
REMAINING AREA	30.82 AC.±
TOTAL SUBDIVIDED AREA	37.65 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. (G.P.N. # H13a-0076-4610)
  - 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.
  - MINIMUM FRONT YARD (45'), SIDE YARD (10'), REAR YARD (10') PER REQUIREMENTS FOR PROPERTY ZONED EO (ECONOMIC OPPORTUNITY DISTRICT)

**APPROVED:**  
YORK COUNTY BOARD OF SUPERVISORS  
BY: De Madalena PLAT APPROVING AGENT  
DATE: 11/26/07

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 27th DAY OF NOV 2007.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 070021532  
TESTE: Lynn S. Mendibara CLERK  
BY: Rachel Presher

**CERTIFICATE OF APPROVAL**  
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
J. Wilson 11/27/07  
VIRGINIA DEPARTMENT OF TRANSPORTATION      DATE

2007 NOV 27 PM 2:05