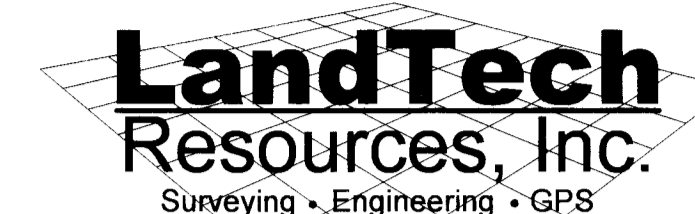


NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN HEREON.
2. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
3. UNDERGROUND UTILITIES WERE NOT LOCATED.
4. IMPROVEMENTS SHOWN PER SITE PLAN AND HAVE NOT BEEN FIELD VERIFIED.
5. SETBACKS SHOWN ARE PER ADDITIONAL RESTRICTIONS, PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF BUSCH INDUSTRIAL PARK-WILLIAMSBURG ASSOCIATION D.B. 781, PG. 778.
6. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51199C0070C, EFFECTIVE DATE JUNE 16, 2009.
7. SUBJECT LOT IS TAX MAP NO. 11-16-00-001B AND GPIN: H13a-0933-4190.
8. SUBJECT LOT IS ZONED EO (ECONOMIC OPPORTUNITY)

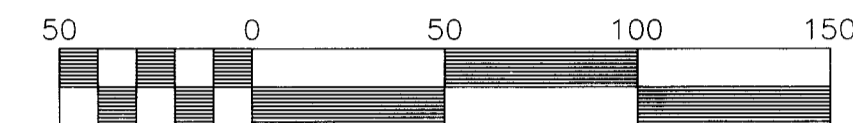
MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT WIDTH: 100'
BUILDING SETBACKS:
MINIMUM FRONT YARD = 45'
MINIMUM SIDE YARD = 10'
MINIMUM REAR YARD = 10'

SUBDIVISION OF
LOT 1B, BUSCH INDUSTRIAL PARK, PHASE II
COUNTY OF YORK, BRUTON DISTRICT, VIRGINIA
DATE: 01-30-2014 SCALE: 1"=50' JOB #07-104



3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2



Scale: 1" = 50'

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

BA KERNER PROPERTIES 108 STAFFORD COURT, LLC,
A VIRGINIA LIMITED LIABILITY COMPANY

John Kerner
JOHN KERNER, PRESIDENT MANAGER

2/12/2014
DATE

Charity A. Volman
CHARITY A. VOLMAN (TRUSTEE) DATE

Susan J. Towler
SUSAN J. TOWLER (TRUSTEE) DATE

SUNTRUST BANK, LENDER
DEED OF TRUST DATED NOVEMBER 28, 2007, RECORDED AS INSTR. #070028406. SUBSTITUTION OF TRUSTEES DATED NOVEMBER 12, 2013, RECORDED AS INSTR. #130022834.

SUNTRUST BANK, LENDER
DEED OF TRUST DATED NOVEMBER 28, 2007, RECORDED AS INSTR. #070028406. SUBSTITUTION OF TRUSTEES DATED NOVEMBER 12, 2013, RECORDED AS INSTR. #130022834.

NOTARY FOR OWNER

I, *Sharon C. Sutton*, A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK, VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS *12th* DAY OF *January*, 2014.

Sharon C. Sutton
NOTARY PUBLIC

MY COMMISSION EXPIRES *6/30/2017*

REGISTRATION NO. *351144*



NOTARY FOR TRUSTEES

I, *Sharon C. Sutton*, A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK, VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS *12th* DAY OF *February*, 2014.

Sharon C. Sutton
NOTARY PUBLIC

MY COMMISSION EXPIRES *4-30-2014*

REGISTRATION NO. *212071*

SURVEYOR'S CERTIFICATE

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 PLAT IS IN THE NAME OF BA KERNER PROPERTIES 108 STAFFORD COURT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM BUSCH PROPERTIES, INC, A DELAWARE CORPORATION, BY DEED DATED NOVEMBER 28, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON DECEMBER 7, 2007 AS INSTR. #070028405.

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 30, 2014.

SIGNED: *William S. Felts* DATE: *01-30-2014*
WILLIAM S. FELTS, LIC. NO. 3149



ZONING:

EO (ECONOMIC OPPORTUNITY)

UTILITIES:

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.

AREA TABLE

EXISTING LOT 1B	297,730 S.F.	6.835 AC.
NEW LOT 1B	121,230 S.F.	2.783 AC.
NEW LOT 1B-1	176,500 S.F.	4.052 AC.
TOTAL SUBDIVIDED AREA	297,730 S.F.	6.835 AC.

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: *U. Maddalena*
PLAT APPROVING AGENT

DATE: *2/13/14*

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE *13th* DAY OF *February* 2014
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. *070028406*

TESTE: *[Signature]*
CLERK

BY: *[Signature]*

2014 FEB 13 AM 8:16