

VICINITY MAP
SCALE: 1"= 2000'

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 16 DEC 14
R. ANDERSON MOBERG DATE
CHAIRMAN, ECONOMIC DEVELOPMENT AUTHORITY

CERTIFICATE OF NOTARIZATION (OWNER)

NOTARY: STATE OF VIRGINIA, CITY/COUNTY OF Newport News

I, 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 16 DAY OF December, 2014.

MY COMMISSION EXPIRES October 31, 2017.

NOTARY PUBLIC Deborah Leigh Gardner

NOTARY REGISTRATION NUMBER: 202317

DEBORAH LEIGH GARDNER
NOTARY PUBLIC
REGISTRATION # 202317
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
OCTOBER 31, 2017

GENERAL NOTES

1. THE PROPERTY SHOWN IS ALL OF TAX MAP #11-16-00-000A, GPIN: H13a-0076-4810. ADDRESS: 126 STAFFORD COURT, WILLIAMSBURG, VIRGINIA 23185
2. THE PROPERTY SHOWN LIES IN FLOOD ZONE X, AS SHOWN ON MAP NO. 51199C0070C, PANEL 0070C DATED JUNE 16, 2009 OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA. 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 THE NATURAL RESOURCES AS SHOWN HEREON HAVE BEEN FIELD VERIFIED.
10. WETLANDS LIMITS AS SHOWN WERE DELINEATED BY ROTH ENVIRONMENTAL, LLC AND FIELD LOCATED BY AES CONSULTING ENGINEERS ON 12-11-14.

AREA TABULATION

LOT 3	1,102,120 S.F.	25.301 AC.±
LOT 4	240,086 S.F.	5.512 AC.±
TOTAL AREA SUBDIVIDED	1,342,206 S.F.	30.813 AC.±

PLAT OF SUBDIVISION
BUSCH INDUSTRIAL PARK
PHASE II
CREATING LOT 3 AND LOT 4

BRUTON DISTRICT COUNTY OF YORK VIRGINIA
Date: 11-17-14 Scale: NA Proj. No.: W10312-01 Proj. Contacts: TCS/TRS



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

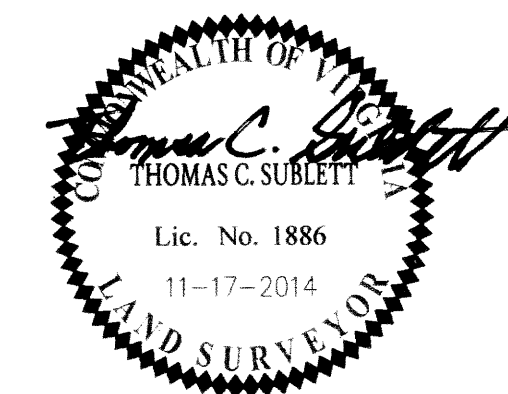
SHEET 1 OF 2

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF 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, AND 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 AND 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 THE MONUMENTS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 30, 2015.

Thomas C. Sublett 11/17/2014
THOMAS C. SUBLETT, L.S. #1886 DATE



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: Al Maddalena, PLAT APPROVING AGENT

DATE: 12/22/14

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 22nd DAY OF December 2014.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. LR 14 0021061

TESTE: Kristen N. Nelson, CLERK
BY: June J. Proctor, D.C.
AES CONSULTING ENGINEERS