



YORK COUNTY SURVEY MONUMENT

STA. NO. 035
 E: 12,017,812.989
 N: 3,622,967.181
 ELEV: 87.84' (NGVD 1929)

GENERAL NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN ON AS INST. #180017444 & INST. #190004982.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOTS LIE IN F.I.R.M. ZONE "X" PER FLOOD INSURANCE RATE MAP #51199C044D DATED JANUARY 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITY LOCATIONS WERE NOT LOCATED FOR THE PREPARATION OF THIS PLAT.
6. THE SUBJECT PROPERTIES ARE LOCATED IN THE WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE COMPLY WITH SECTION 24.1-376 OF THE ZONING ORDINANCE.
7. 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.
8. 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.
9. EXISTING WELLS WITHIN THE PROJECT LIMITS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND YORK COUNTY CODE.
10. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT TRACT OR PARCEL ALREADY OWNED BY SOUTHPORT HOLDINGS, LLC AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
11. THE LIMITS OF NATURAL RESOURCES AND CHESAPEAKE BAY PRESERVATION AREAS AS DEPECTED 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).
12. THE LIMITS OF WETLANDS SHOWN HEREON 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 AS INSTRUMENT NUMBER 140021601.

**RESUBDIVISION OF
 LOT 3A-1B-1 & LOT 4A-1
 PHASE II
 BUSCH INDUSTRIAL PARK
 BRUTON DISTRICT, YORK COUNTY, VIRGINIA**

DATE: 05/13/19 JOB #: 18-267

LandTech Resources, Inc.
 Engineering & Surveying Consultants

3925 Midlands Road, Williamsburg, Virginia 23188

Telephone: 757-565-1677 Fax: 757-565-0782

Web: landtechresources.com

SHEET 1 OF 2

OWNER'S CONSENT FOR SOUTHPORT HOLDINGS, LLC

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.

SOUTHPORT HOLDINGS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: John E. Karafa 9/25/19
 JOHN E. KARAF, DATE
 MANAGER

NOTARY STATEMENT FOR SOUTHPORT HOLDINGS, LLC

STATE OF VIRGINIA
 COUNTY OF James City
 TO WIT:
 I, Elizabeth Goller, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 25 DAY OF September, 2019.

Elizabeth B. Goller
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 9-30-19
 REGISTRATION NO. 7661505

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 (GPIN: G13b-4897-4778) EMBRACED IN THIS SUBDIVISION PLAT IS OWNED BY SOUTHPORT HOLDINGS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM THE ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VIRGINIA. A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA BY DEED DATED OCTOBER 11, 2018 AND DULY RECORDED AS INST. NO. 180021367 ON NOVEMBER 20, 2018.

THIS IS TO CERTIFY THAT THE LAND (GPIN: H14c-0348-0124) EMBRACED IN THIS SUBDIVISION PLAT IS IN THE NAME OF THE 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; AND ACQUIRED FROM MARINA ELECTRICAL EQUIPMENT, INC., A VIRGINIA CORPORATION, BY DEED DATED NOVEMBER 3, 2017, DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA. ON NOVEMBER 7, 2017 AS INSTRUMENT NO. 170021275.

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2019.

Peter Farrell 05/13/2019
 PETER FARRELL, L.S. 2036 DATE



OWNER'S CONSENT FOR ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VIRGINIA

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.

ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VIRGINIA

BY: R. Anderson Moberg 27 Sept 19
 R. ANDERSON MOBERG DATE
 CHAIRMAN, ECONOMIC DEVELOPMENT AUTHORITY

NOTARY STATEMENT FOR ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VA

STATE OF VIRGINIA
 COUNTY OF York
 TO WIT:
 I, Shirley W. Hixson, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 27th DAY OF September, 2019.

Shirley W. Hixson
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 6/30/2020
 REGISTRATION NO. 201895

UTILITIES:

- WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.
- SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

LOT 4A-1
 144 STAFFORD COURT

PROPERTY OWNER:
 SOUTHPORT HOLDINGS, LLC
 INST. #180021367

MAP #: 11-16-02-004
 GPIN: G13b-4897-4778
 ZONED: EO (ECONOMIC OPPORTUNITY)

LOT 3A-1B-1
 134 STAFFORD COURT

PROPERTY OWNER:
 ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VA
 INST. #140008763
 INST. #170021275

MAP #: 11-16-02-003A1
 GPIN: H14c-0348-0124
 ZONED: EO (ECONOMIC OPPORTUNITY)

SETBACKS PER THE PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BUSCH INDUSTRIAL PARK-WILLIAMSBURG ASSOCIATION (INSTR. #130012001, D.B. 781, PG. 778)

FRONT = 50'
 SIDE = 20'
 REAR = 20'

EO ZONING BUILDING SETBACKS

FRONT = 45'
 SIDE = 10'
 REAR = 10'

**APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS**

BY: Jason Kassel
 PLAT APPROVING AGENT

DATE: OCTOBER 22, 2019

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 25th DAY OF October 2019. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INST. NO. 190017522.

TESTE: Kristen N. Nelson
 CLERK

BY: Praci L. De

AREA CALCULATIONS

	FORMER AREA	NEW AREA
LOT 4A-1	279,068 S.F. 6.407 AC.	328,024 S.F. 7.531 AC.
LOT 3A-1B-1	895,888 S.F. 20.567 AC.	846,932 S.F. 19.443 AC.
TOTAL AREA	1,174,956 S.F. 26.974 AC.	

PLAT REFERENCES:
 INST. #180017444
 INST. #190004982