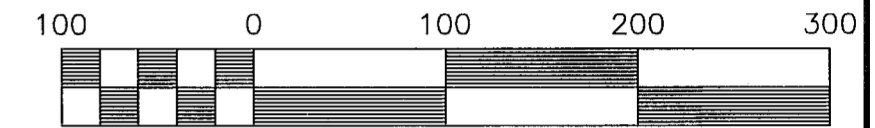


RESUBDIVISION OF
LOT 3A-1B-1 & LOT 4A-1
PHASE II
BUSCH INDUSTRIAL PARK

BRUTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 05/13/19 SCALE: 1"=100' 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 2 OF 2



Scale: 1" = 100'



EXISTING EASEMENT KEY

- (A) EX. 5' YORK COUNTY LANDSCAPE PRESERVATION EASEMENT
INST. #010020855
- (B) EX. 15' VIRGINIA POWER EASEMENT
D.B. 824, PG. 629
- (C) EX. 10' YORK COUNTY UTILITY EASEMENT
INST. #010020855
- (D) EX. VARIABLE WIDTH YORK COUNTY DRAINAGE EASEMENT
INST. #180017444
- (E) EX. 35'x10' VDOT DRAINAGE EASEMENT
INST. #010020855

COMMON OPEN SPACE #3
N/F
BUSCH INDUSTRIAL PARK
WILLIAMSBURG ASSOC.
MAP #: 11-16-00-000A3
GPIN: G13b-4638-4556
#241Z ALEXANDER LEE PKWY
INST. #140008764
ZONED: EO

COMMON OPEN SPACE #3
N/F
BUSCH INDUSTRIAL PARK
WILLIAMSBURG ASSOC.
MAP #: 11-16-00-000A3
GPIN: G13b-4638-4556
#241Z ALEXANDER LEE PKWY
INST. #140008764
ZONED: EO

EX. 15' VDOT DRAINAGE EASEMENT
INST. #010020855

EX. 25' YORK COUNTY UTILITY, ACCESS AND MAINTENANCE EASEMENT
INST. #010020855

EX. 20' YORK COUNTY UTILITY EASEMENT
INST. #010020855

LOT 3A-1A
INST. 190004982
N/F
ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VA.
MAP #: 11-16-02-003
GPIN: H13a-0076-4610
ZONED: EO

LOT 4A-1
FORMER AREA
279,068 S.F.
6.407 AC.
NEW AREA
328,024 S.F.
7.531 AC.

24' PRIVATE ACCESS EASEMENT HEREBY CONVEYED TO THE BENEFIT OF BUSCH INDUSTRIAL PARK- WILLIAMSBURG ASSOCIATION

EX. 30' NEWPORT NEWS WATER LINE EASEMENT
D.B. 347, PG. 200
D.B. 361, PG. 57

EX. 30' NEWPORT NEWS WATER LINE EASEMENT
D.B. 347, PG. 200
D.B. 361, PG. 57

EX. 200' VIRGINIA POWER EASEMENT
D.B. 55, PG. 574
D.B. 55, PG. 585
D.B. 74, PG. 299

EX. NEWPORT NEWS WATER LINE EASEMENT (UNSPECIFIED WIDTH) CENTERLINE OF WATERLINE IS 18' FROM VA PWER EASEMENT
D.B. 148, PG. 141

EX. VARIABLE WIDTH VEPCO EASEMENT
D.B. 58, PG. 571

LOT 3A-1B-1
FORMER AREA
895,888 S.F.
20.567 AC.
NEW AREA
846,932 S.F.
19.443 AC.

COMMON OPEN SPACE #3
N/F
BUSCH INDUSTRIAL PARK
WILLIAMSBURG ASSOC.
MAP #: 11-16-00-000A3
GPIN: G13b-4638-4556
#241Z ALEXANDER LEE PKWY
INST. #140008764
ZONED: EO

EX. VIRGINIA NATURAL GAS EASEMENT
P.B. 11, PG. 375

N/F
EDITH M. HEARD
LOT 1
HUMPHREY LEE ESTATE
D.B. 194, PG. 731
MAP #: 11G-01-00-001
GPIN: H14c-0029-0912
#464D QUEENS CREEK RD.
ZONED: RR

LEGEND

- IRS IRON ROD SET
- IRF IRON ROD SET
- EDGE OF WATER
- - - EASEMENT LINE
- NEW PROPERTY LINE

EXISTING PROPERTY LINE -- LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°20'45" E	85.34'
L2	S 29°54'42" W	174.81'

EXISTING PROPERTY LINE -- CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	625.00'	50.05'	50.04'	N 57°45'39" W	4°35'32"
C2	625.00'	60.22'	60.20'	N 62°50'56" W	5°31'15"
C3	50.00'	37.96'	37.05'	S 43°51'40" E	43°29'46"
C4	60.00'	235.79'	110.80'	S 45°18'15" W	225°09'56"

NEW PROPERTY LINE -- LINE TABLE

LINE	BEARING	DISTANCE
L3	S 29°54'42" W	15.81'
L4	N 01°20'45" W	51.77'

NEW EASEMENT CENTERLINE -- LINE TABLE

LINE	BEARING	DISTANCE
L5	S 74°32'00" W	20.75'
L6	N 15°28'00" W	128.72'
L7	S 74°32'00" W	162.00'

NEW EASEMENT CENTERLINE -- CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C6	88.00'	71.08'	69.17'	N 38°36'25" W	46°16'51"
C7	212.00'	68.63'	68.33'	N 52°29'19" W	18°32'50"
C8	38.00'	41.27'	39.27'	N 74°21'04" W	62°13'52"

U.S. INTERSTATE #64
(VARIABLE WIDTH R/W)
(VDOT PROJECT 0064-0199-101))

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: *Sharon 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 h DC*