

VICINITY MAP SCALE: 1"=2,000'

LEGEND:

- DENOTES PIN SET
- DENOTES PIN, PIPE OR MONUMENT FOUND
- △ DENOTES SURVEY TIE LINE
- RPA DENOTES RESOURCE PROTECTION AREA
- RMA DENOTES RESOURCE MANAGEMENT AREA

PROPERTY IS ZONED EO (ECONOMIC OPPORTUNITY)

MINIMUM LOT REQUIREMENTS:

- MINIMUM AREA = 20,000 SQ. FT.
- MINIMUM LOT WIDTH = 100 FEET
- FRONT YARD SETBACK = 45 FEET
- SIDE YARD SETBACK = 10 FEET
- REAR YARD SETBACK = 10 FEET

NOTES:

1. THE PROPERTY CONTAINED WITHIN THIS PLAT OF SUBDIVISION IS WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AS SHOWN ON YORK COUNTY MAPPING. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
2. WATER: THE LAND EMBRACED WITHIN THIS PLAT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
3. SEWER: THE LAND EMBRACED WITHIN THIS PLAT IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
4. THE PROPERTY DEPICTED ON THIS PLAT OF SUBDIVISION HAS CHESAPEAKE BAY PRESERVATION AREAS (CBPA) WHICH ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE. THE LIMITS OF THE CBPA SHOWN ON THIS PLAT HAVE NOT BEEN FIELD VERIFIED. ALL FUTURE 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 INCLUDING SUBMITTAL OF A NATURAL RESOURCES INVENTORY.
5. THIS PLAT REDACTS A PLAT SUBMITTED PREVIOUSLY TO YORK COUNTY BY C.E. NEWBAKER, III L.S., NOW DECEASED. AES AND THOMAS C. SUBLETT, L.S. HAVE TAKEN THE NECESSARY STANDARD OF CARE TO CERTIFY THAT THIS PLAT OF SUBDIVISION MEETS THE REQUIREMENTS OF THE STATE OF VIRGINIA AND THE COUNTY OF YORK.
6. PENNIMAN ROAD (RTE. 641) IS DEFINED BY CENTERLINE ONLY. THERE IS NO RIGHT OF WAY LINE DESIGNATED ON THE STATE HIGHWAY PLANS. IN SUCH CASES THE CENTER OF THE TRAVEL WAY IS CONSIDERED TO BE THE CENTER OF A 30' RIGHT OF WAY. REFERENCE: VA STATE HIGHWAY PROJECT #1424 D-1 RTE. 641 THE PROPERTY SHOWN HEREON IS A VARIABLE WIDTH RIGHT OF WAY DUE TO THE CONSTRAINTS OF THE 60' RIGHT OF WAY OF THE RAILROAD SPUR TO CHEATHAM ANNEX OWNED BY THE DEPARTMENT OF THE NAVY, U.S. GOVERNMENT.

**PLAT OF SUBDIVISION
PROPERTY OF
BUSCH PROPERTIES, INC.,
A DELAWARE CORPORATION**

BRUTON DISTRICT COUNTY OF YORK VIRGINIA
Date: 4/17/14 Scale: 1"=100' Proj. No.: 7804-7 Proj. Contacts: TCS/JFS



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Hampton Roads | Central Virginia | Middle Peninsula

SHEET 1 OF 5

OWNER'S CONSENT

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, IF ANY.

BUSCH PROPERTIES, INC.
A DELAWARE CORPORATION

BY: Michael R. Taylor DATE: _____
MICHAEL R. TAYLOR, PRESIDENT

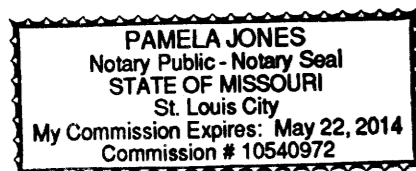
STATE OF Virginia, COUNTY OR CITY OF York, TO WIT:

I, Thomas C. Sublett, A NOTARY PUBLIC IN AND FOR THE COUNTY/CITY AND STATE AFORESAID, 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 17th DAY OF April, 2014

Thomas C. Sublett 18340172
NOTARY PUBLIC REGISTRATION NO.

MY COMMISSION EXPIRES: May 22, 2014



SURVEYOR'S CERTIFICATE

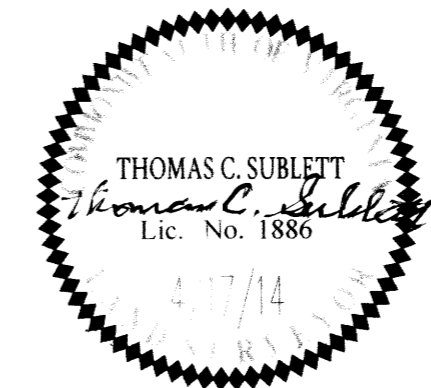
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PLAT OF SUBDIVISION IS OWNED AS FOLLOWS:

TAX MAP #11-16-00-002 IS IN THE NAME OF BUSCH PROPERTIES, INC. A DELAWARE CORPORATION, AND WAS ACQUIRED FROM BUSCH ENTERTAINMENT CORPORATION, A DELAWARE CORPORATION, BY DEED DATED DECEMBER 2, 1993 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON DECEMBER 8, 1993 IN DEED BOOK 765, PAGE 99.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE OCTOBER 17, 2014.

SIGNED: Thomas C. Sublett DATE: 4/17/14
THOMAS C. SUBLETT L.S.# 1886



FLOOD NOTE:

PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 51199C0070C, DATED JUNE 16, 2009.

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: Ul Maddalena DATE: 5/20/14
PLAT APPROVING AGENT

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 17th DAY OF May, 2014, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 140008004

TESTE: Lynn S. Mendibur CLERK
BY: Christina H. Elie-D.C.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	542.96'	21'49"28"	206.82'	104.68'	205.57'	N42°20'18"W
2	30,355.00'	00°59'13"	350.63'	175.32'	350.63'	N32°10'22"W
3	20,350.00'	03°55'11"	1,392.18'	696.36'	1,391.91'	N35°23'28"W

TOTAL SUBDIVIDED AREA = 5,141,839± SQ. FT. OR 118.04± ACRES.
PARCEL "A" = 3,358,333± SQ. FT. OR 77.10± ACRES.
PARCEL "B" = 1,783,506 SQ. FT. OR 40.944 ACRES.

PROPERTY IS ASSESSOR'S PARCEL NUMBER:
TAX MAP #11-16-00-002 GPIN: H14c-1242-1404

2014 MAY 29 PM 1:23