

VICINITY MAP SCALE: 1"= 2000'



ALTA/ACSM LAND TITLE SURVEY
SHOWING A PORTION OF
BUSCH INDUSTRIAL PARK
KNOWN AS
126 STAFFORD COURT

BRUTON DISTRICT YORK COUNTY VIRGINIA
Date: 3/12/14 Scale: 1"=100' Proj. No.: W10312 Proj. Contacts: TCS

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SHEET 1 OF 2

TITLE EXCEPTIONS - SCHEDULE B-2 AS AMENDED:

- ITEMS 1, 2 & 5: ARE NOT SURVEY MATTERS AND WERE NOT ADDRESSED BY THIS SURVEY.
- ITEM 3: INSTRUMENT #040018660 - EASEMENTS APPEAR TO AFFECT AND ARE SHOWN AND REFERENCED HEREON.
- ITEM 4: DEED BOOK 148, PAGE 141 - APPEARS TO AFFECT AND IS SHOWN AND REFERENCED HEREON.
- ITEM 6: DEED BOOK 824, PAGE 628 - APPEARS TO AFFECT AND IS SHOWN AND REFERENCED HEREON.
- ITEM 7: INSTRUMENT 010010855 - EASEMENTS APPEAR TO AFFECT AND ARE SHOWN AND REFERENCED HEREON.
- ITEM 8: MATTERS NOT OF RECORD - MAY AFFECT AND ARE UNKNOWN TO THIS SURVEYOR.
- ITEM 9: DEED BOOK 781, PAGE 778, DEED BOOK 794, PAGE 687 AND INSTRUMENT NO.:130012011 - APPEAR TO AFFECT SURVEYED PROPERTY, AND ARE REFERENCED HEREON, NOTHING TO PLOT.
- ITEM 10: INSTRUMENT #010010855 - 25' DUNCAN POND ACCESS AND MAINTENANCE EASEMENT - APPEARS TO AFFECT AND IS SHOWN AND REFERENCED HEREON.
- ITEM 11: DEED BOOK 347, PAGE 200 AND DEED BOOK 361, PAGE 57 - APPEARS TO AFFECT AND IS SHOWN AND REFERENCED HEREON

GENERAL NOTES

1. PROPERTY IS ALL OF GPIN: H13a-0076-4610.
2. PROPERTY ADDRESS: #126 STAFFORD COURT.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH TITLE NO.: SP14-143 AND EFFECTIVE DATE OF MAY 27, 2014 AT 01:00 PM.
4. THE PROPERTY SHOWN LIES IN FLOOD ZONE X, (OUTSIDE 2% ANNUAL CHANCE FLOOD PLAIN) PER F.I.R.M., MAP NUMBER 51199C0070C, WITH EFFECTIVE DATE JUNE 16, 2009.
5. THIS PROPERTY IS CURRENTLY ZONED EO (ECONOMIC OPPORTUNITY) AND IS SUBJECT TO CONDITIONAL ZONING.
6. BUILDING SETBACK REQUIREMENTS FOR EO ZONING:
MINIMUM FRONT YARD: 45'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 10'
- BUILDING, STRUCTURE AND PARKING AREA SETBACKS PER DB. 781, PG. 778:
ANY ROAD/HIGHWAY RIGHT-OF-WAY (BUILDINGS = 50', PARKING = 30');
SIDE LINES NOT ALONG RIGHT-OF-WAY LESS THAN 2 FLOORS (BUILDINGS=20', PARKING=20');
SIDE LINES NOT ALONG RIGHT-OF-WAY MORE THAN 2 FLOORS (BUILDINGS=30', PARKING=20');
REAR LINES NOT ALONG RIGHT-OF-WAY LESS THAN 2 FLOORS (BUILDINGS=20', PARKING=15');
REAR LINES NOT ALONG RIGHT-OF-WAY MORE THAN 2 FLOORS (BUILDINGS=30', PARKING=15');
FROM THE INTERSTATE-64 RIGHT-OF-WAY LINE (BUILDINGS=100', PARKING=60').
7. A "RESERVATION OF RIGHT AS TO UTILITIES" 10' EASEMENT & RIGHT-OF-WAY EXISTS ALONG THE INTERIOR OF THE PROPERTY LINES PER DEED BOOK 781, PAGE 778, PLEASE SEE SAID INSTRUMENT FOR THIS AND OTHER PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS THAT APPLY TO BUSCH INDUSTRIAL PARK - WILLIAMSBURG ASSOCIATION.
8. THIS PROPERTY IS 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.
9. 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 SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
10. PROPERTY HAS DIRECT ACCESS TO STAFFORD COURT, A 50' WIDTH PUBLIC RIGHT-OF-WAY.
11. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.
12. HORIZONTAL DATUM: YORK COUNTY
GEODETIC CONTROL NETWORK
VA STATE PLANE COORDINATE SYSTEM
NAD83 (SOUTH ZONE)
13. NO PARKING SPACES WERE OBSERVED ON THE SURVEYED PROPERTY.
14. NO BUILDINGS WERE OBSERVED ON THE SURVEYED PROPERTY.
15. NO CEMETERIES OR GRAVES WERE OBSERVED AT THE TIME OF SURVEY.
16. UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY.

SOURCE OF TITLE:

THE SURVEYED PROPERTY HEREON WAS CONVEYED TO U S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE ANHEUSER-BUSCH FOUNDATION, FROM BUSCH PROPERTIES, INC. BY DEED RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA AS INSTRUMENT #130024308.

PARCEL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF YORK, STATE OF VIRGINIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF YORK, VIRGINIA, KNOWN AND DESIGNATED AS "AREA-41.02 AC +/- REMAINING PROPERTY OF BUSCH PROPERTIES, INC.", SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "PLAT SHOWING RESUBDIVISION OF LOT 9 AND VARIOUS PARCELS OF COMMON OPEN SPACE BUSCH INDUSTRIAL PARK, BRUTON DISTRICT, YORK COUNTY, VIRGINIA", DATED MARCH 17, 2004 AND MADE BY AES CONSULTING ENGINEERS, DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, AS INSTRUMENT NUMBER: 040018660, TO WHICH REFERENCE IS HERE MADE.

LESS AND EXCEPT THAT CERTAIN PROPERTY KNOWN AS LOT ONE-A AS SHOWN ON THAT CERTAIN PLAT ENTITLED, "SUBDIVISION OF LOT 1A BUSCH INDUSTRIAL PARK PHASE II", AND CONVEYED IN THAT CERTAIN DEED DATED DECEMBER 7, 2006 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NUMBERED: 070002794.

FURTHER LESS AND EXCEPT THAT CERTAIN PROPERTY KNOWN AS LOT 1B AS SHOWN ON THAT CERTAIN PLAT ENTITLED, "SUBDIVISION OF LOT 1B BUSCH INDUSTRIAL PARK PHASE II", AND CONVEYED IN THAT CERTAIN DEED DATED NOVEMBER 28, 2007 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NUMBER: 070027532.

SURVEYORS CERTIFICATION

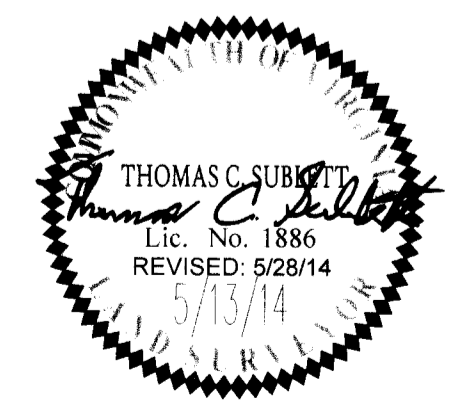
TO: YORK COUNTY ECONOMIC DEVELOPMENT AUTHORITY,
FIDELITY NATIONAL TITLE INSURANCE COMPANY & U. S. NATIONAL BANK ASSOCIATION, AS TRUSTEE,
ANHEUSER-BUSCH FOUNDATION AND BUSCH PROPERTIES, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 12, 2014.

THIS WILL FURTHER CERTIFY THAT THE REAL PROPERTY DESIGNATED AS 'U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE ANHEUSER-BUSCH FOUNDATION GPIN: H13a-0076-4610, TAX PARCEL 11-16-00-000A, INSTRUMENT #130024308, PB 11, PG. 686, #126 STAFFORD COURT 30.813 ACRES' AND SHOWN ON SHEET 2 HEREOF IS THE SAME REAL PROPERTY DESCRIBED ABOVE UNDER THE HEADING 'PARCEL DESCRIPTION' AND IN THAT CERTAIN DEED OF GIFT REFERENCED ABOVE UNDER THE HEADING 'SOURCE OF TITLE.'

Thomas C. Sublett
THOMAS C. SUBLETT .L.S. NO. 1886
5/28/14
DATE

PLAT INSTRUMENT #140008762
Filed in the Clerk's Office, Circuit Court,
York County, Virginia, VA
on 5/28/14 at 10:53 AM
Treasurer of the Court
Thomas C. Sublett D.C.



REVISED: 6/09/14 SURVEYORS CERTIFICATE
REVISED: 5/28/14 PER ENDORSEMENT REVISED TITLE REPORT (5/27/14)
REVISED: 5/13/14 PER ENDORSEMENT (AMENDED SCHEDULE B-II EXCEPTIONS)

2014 JUN 13 AM 10:53