

EXHIBIT "D"

**CONDOMINIUM PLAT OF
BUILDING #1, UNITS NO. 1A & 1B
LOT 4A-1 PHASE II
BUSCH INDUSTRIAL PARK**

BRUTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 07/25/23 JOB #: 18-267

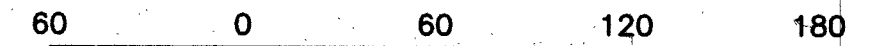
LandTech Resources, Inc.
Engineering & Surveying Consultants

205E Bulifants Blvd., Williamsburg, Virginia 23188

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

Web: landtechresources.com

SHEET 2 OF 5



Scale: 1" = 60'

LEGEND

LCE = LIMITED COMMON ELEMENT

AWNING

IRF = IRON ROD FOUND

TOTAL SITE AREA: 328,024 S.F.
BUILDING/ADDITIONAL LAND AREA: ±34,000 S.F.
LIMITED COMMON ELEMENT: ±1,221 S.F.

ALL BUILDINGS LABELED "NOT YET BEGUN" ARE CONSIDERED ADDITIONAL LAND FOR FUTURE UNITS, PER SECTION 55-1-1920 (A) OF THE CODE OF VIRGINIA.

EXISTING EASEMENT KEY

- (A) EX. 5' YORK COUNTY LANDSCAPE PRESERVATION EASEMENT
INST. #010020855
INST. #010020856
- (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

EXIST. 25' YORK COUNTY UTILITY, ACCESS & MAINTENANCE EASEMENT
INST #010020855 CONJOINTLY WITH
25' ACCESS EASEMENT TO BENEFIT BUSCH INDUSTRIAL PARK WILLIAMSBURG ASSOCIATION
INST#220020029

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

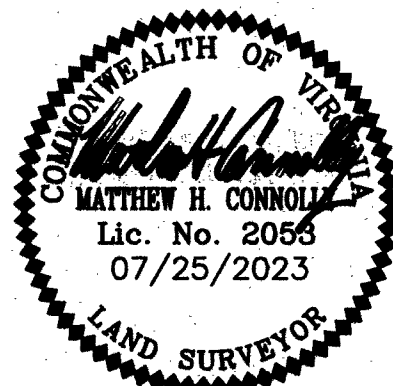
LOT 3A-1A
INST. 190004982
N/F
ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VA.
MAP #: 11-16-02-003
GPIN: H13a-0076-4610
ZONED: EO

VARIABLE WIDTH SHARED INGRESS/EGRESS EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 4A-1 & 3A-1B-1

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

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

LOT 3A-1B-1
INSTR. #190017522
N/F
ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VA.
MAP #: 11-16-02-003A1
GPIN: H14c-0348-0124
ZONED: EO (ECONOMIC OPPORTUNITY)
846,932 S.F.
19.443 AC.



EXISTING PROPERTY LINE - LINE TABLE

LINE	BEARING	DISTANCE
L1	S 29°54'42" W	15.81'

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"

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: *Shawn Kasul*
PLAT APPROVING AGENT

DATE: NOVEMBER 6, 2023

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 31st DAY OF November 2023. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INST. NO. 230017226

TESTE: **KRISTEN N. NELSON, CLERK**

BY: *Shawn Kasul*
CLERK