70 PAGE 18

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

1-8-98 Stephen Romeo
DATE NAME

CERTIFICATE OF APPROVAL:
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

6/17/98
DATE: SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, COUNTY OF JAMES
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 24 DAY OF July 1998 AS THE LAW DIRECTS

CLERK:_____

PLAT BOOK: 70 PAGE: 18

OWNER'S CERTIFICATE
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PARCEL 18, BUSCH CORPORATE CENTER IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S),PROPRIETOR(S), AND OR TRUSTEE(S).

5-10-98 R.A. Lawson Jr. Mgr
DATE: NAME:

CERTIFICATE OF NOTARIZATION

STATE OF: VIRGINIA

CITY/COUNTY OF VIRGINIA BEACH
I, (PRINT) SHEREE P. STRICKLAND A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 10TH DAY OF May 1998. MY COMMISSION EXPIRES MARCH 31, 2001.

Sheree P. Strickland
(SIGNATURE)

OWNER'S CERTIFICATE
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PARCEL 77, BUSCH CORPORATE CENTER IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S),PROPRIETOR(S), AND OR TRUSTEE(S).

March 25, 1998 William F. Brown, VICE PRESIDENT
DATE: BUSCH PROPERTIES, INC. NAME: WILLIAM F. BROWN

DATE: NAME:

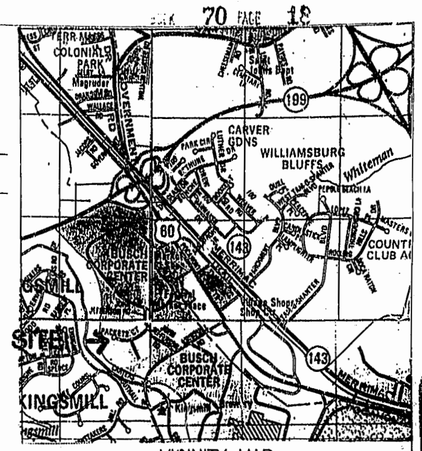
CERTIFICATE OF NOTARIZATION

STATE OF: Ohio

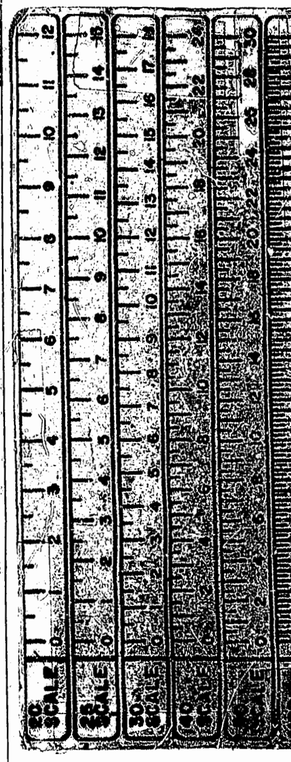
CITY/COUNTY OF Franklin
I, (PRINT) Pamela K. Cutshaw A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 25TH DAY OF March 1998. MY COMMISSION EXPIRES April 4, 2000

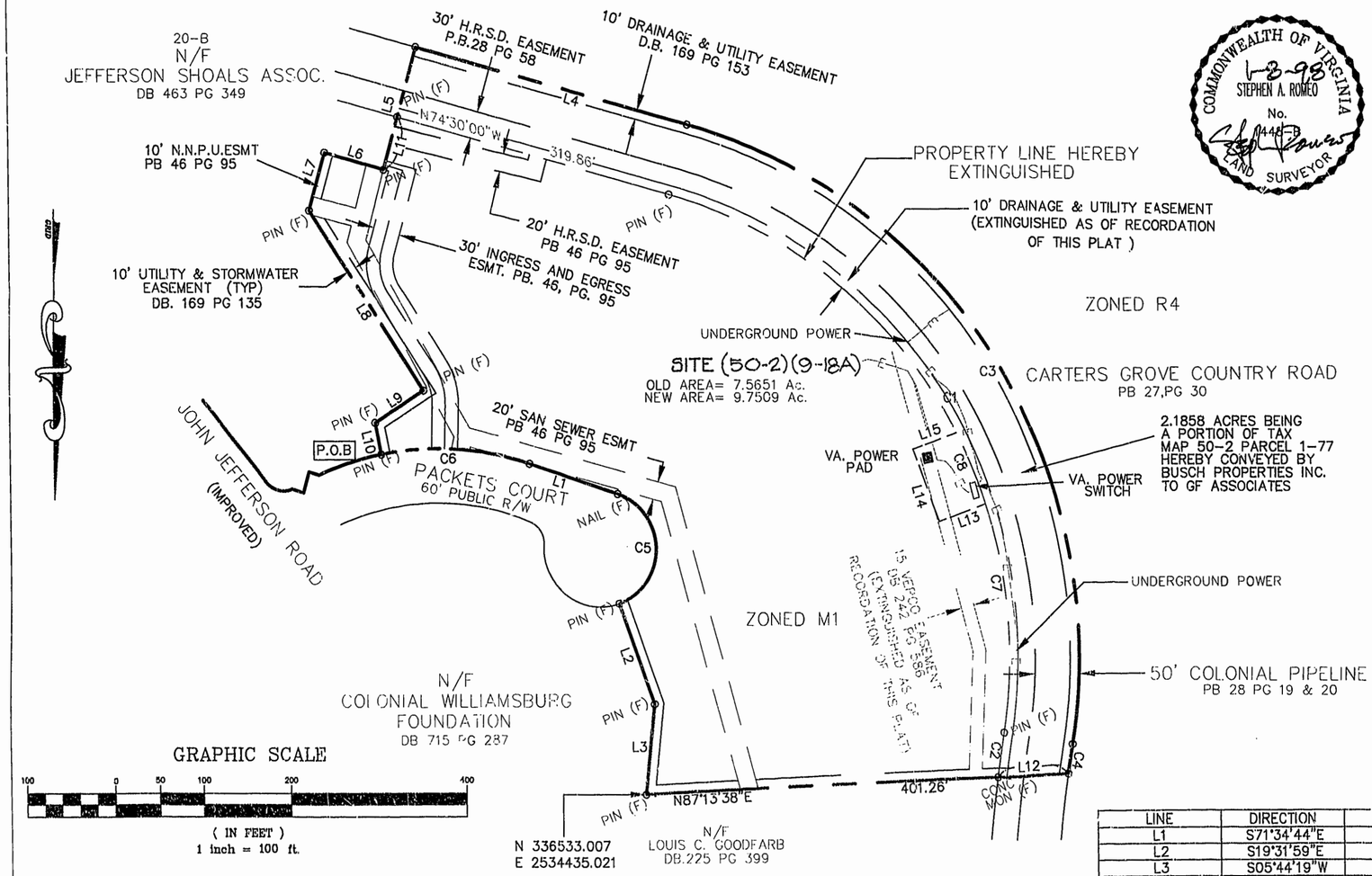
Pamela K. Cutshaw
(SIGNATURE)

NOTARIAL SEAL STATE OF OHIO
PAMELA K. CUTSHAW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES APRIL 4, 2000



VICINITY MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20197473





GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

COMMONWEALTH OF VIRGINIA
1-8-98
STEPHEN A. ROMEO
No. 448
LAND SURVEYOR

CERTIFICATE OF SOURCE OF TITLE - TAX MAP #50-2 PARCEL 9-18A.

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE LAWSON GROUP, LTD., TO GF ASSOCIATES BY DEED DATED 3/29/91 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 514 PAGE 759.

CERTIFICATE OF SOURCE OF TITLE - TAX MAP #50-2 PARCEL 1-77.

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANHEUSER BUSCH, INC. TO BUSCH PROPERTIES, INC. BY DEED DATED 3/27/74 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 151 PAGE 142.

NOTES: STRUCTURES SHALL MEET ALL SETBACK REQUIREMENTS OF SECTION 24-415 JAMES CITY COUNTY ZONING ORDINANCE.

UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

STRUCTURES WILL ADHERE TO THE HEIGHT LIMITS OUTLINES IN SECTION 24-419 OF THE JAMES CITY COUNTY ZONING ORDINANCE, AND TO THE YARD REGULATIONS OF SECTION 24-416.

ZONING: M-1
MINIMUM LOT SIZE: 10,000 SQ. FT.
MINIMUM LOT WIDTH 75' @ SETBACK

TAX MAP PARCEL NO. 50-2 - 1-77
PREVIOUS AREA: 37.1 ACRES
NEW AREA: 34.9 ACRES

NOTES:
1. ALL UTILITIES SHALL BE PLACED UNDERGROUND
2. OUTDOOR SIGNS WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3, OF THE JAMES CITY COUNTY ZONING ORDINANCE.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
4. THIS PROPERTY IS SUBJECT TO ALL RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD.
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

EXTINGUISHED PROPERTY LINE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	525.42'	770.31'	473.09'	703.15'	N32°30'00"W	84°00'00"
C2	1680.00'	50.00'	25.00'	50.00'	S08°38'50"W	01°42'19"
NEW PROPERTY LINE						
C3	605.42'	887.59'	545.12'	810.21'	S32°30'00"E	84°00'00"
C4	1600.00'	32.68'	16.34'	32.68'	S08°54'53"W	01°10'13"
C5	64.00'	158.67'	186.11'	121.04'	S00°33'21"E	142°02'45"
C6	330.00'	170.43'	87.16'	168.55'	N86°22'29"W	29°35'29"
C7	525.42'	254.79'	129.95'	252.30'	S04°23'32"E	27°47'04"
C8	525.42'	85.19'	42.69'	85.10'	S22°55'45"E	09°17'23"

LINE	DIRECTION	DISTANCE
L1	S71°34'44"E	105.36'
L2	S19°31'59"E	117.69'
L3	S05°44'19"W	100.00'
L4	N74°30'00"W	319.86'
L5	S15°30'00"W	14.00'
L6	N74°30'00"W	70.00'
L7	S15°30'00"W	66.23'
L8	S32°55'20"E	236.64'
L9	S57°04'40"W	65.80'
L10	S11°10'13"E	35.28'
L11	S15°30'00"W	60.00'
L12	N87°13'38"E	81.45'
L13	S69°48'25"W	56.72'
L14	N20°11'35"W	85.00'
L15	N69°48'25"E	52.66'

Recorded 12:08pm 24 day of July 1998
DOCUMENT # 980013919
Melanie Harrison Clerk

PLAT OF
PARCEL 18
BEING A RE-SUBDIVISION OF
BUSCH CORPORATE CENTER - WILLIAMSBURG
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 100' JANUARY 8, 1998

SHEET 1 OF 1

Langley and McDonald, P.C.
Engineers · Surveyors · Planners
Landscape Architects · Environmental Consultants
VIRGINIA BEACH WILLIAMSBURG

DRAWN BY: JKR	PROJECT NO.: 86120-100
CHKD. BY: SAR	DWG. NO.: 6775W