89 PAGE 6 # 0200.30 845 CERTIFICATION OF SOURCE OF TITLE THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MARY HENLEY HANKINS THOMPSON, GEORGE S. HANKINS, JR., HOWARD BOWEN HANKINS, GEORGE M. HANKINS, AR., SHARON HANKINS DUNN AND VIRGINIA TECH FOUNDATION, INC., A VIRGINIA CORPORATION, TO NICE COMMERCIAL PROPERTIES, LLC., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED FEBRUARY 8, 2000, AS INSTRUMENT #000007340, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA. S.R. #30 LL OWNER'S CONSENT AND DEDICATION AN SITE THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN/ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. Pec. 5,2002 MIRROR LAKES OWNER S. Ray Nice, V.P. NOTARY CERTIFICATE NOW OR FORMERLY STATE OF VIRGINIA, CITY/COUNTY OF James City CAROL GOSECLOSE HANKINS CSX RAILROAG GEORGE MOORMAN HANKINS, SR. & Pamela D. Callis A NOTARY PUBLIC IN AND FOR THE CITY/ TAX PARCEL #(12-4)(1-11) DOCUMENT LR#970020151 COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID. S80'03'23"E 150.42" VICINITY MAP -S7!'50'52"E 212.95' given unto My hand this 5DAY OF DECEMber 2002 -N6972'18"E 76.17' N89'47'44"E 124.57' (TOTAL) 8/31 BEGIN C/L STREAM-AS PROPERTY LINE MY COMMISSION EXPIRES ALONG CENTERLINE OF STREAM GRAPHIC SCALE Painela B. Calli 200 400 N70'22'56"E 133.37" NOTARY PUBLIC 200 17 250.19 S63'06'50"E 180.42" N7876'46"E 80.33'-19" MAPLE SCALE: 1" = 200' N76'47'28"E - 82,93 IRON PIPE FD. 41.64'-SURVEY TIE-RMA-H AREA TAKEN FROM J.C.C. G.I.S. MAPPING 24" MAPLE LINE (TYP.) NOW OR FORMERLY NOW OR FORMERLY N3,669,475,8413 HUNTER'S HORN, ASSOC. GEORGE S. HANKINS, JR., ET. ALS TAX PARCEL #(12-4)(1-12A) D.B. 685, PG. 145 D.B. 290, PG. 277 E11,976,376.3223 PARCEL 2 HANKINS INDUSTRIAL PARK NEW PROPERTY LINE TAX PAR CEL #(12-4)(1-13) INSTRUMENT #99025087 PARCEL 1-A IRON ROD FD. IRON PIPE FD. 700'± 10 PARCEL 1-B 363,670 SQ. FT. U.S. ROUTE #60 588,770 SQ. FT. 8.35 ACRES 13.01 ACRES 400.00 IRON PIPE FD. IRON PIPE FD. EXISTING 20' REFERENCES: PLAT BOOK 77, 1.18' FROM COR NOW OR FORMERLY N3,669,086.5870 V.D.O.T. PAGE 20 & 21 WALTHAM GROUP II DRAINAGE E11,976,267.0150 TAX PARCEL EASEMENT D.B.-IRON ROD FD. 195, PG. 204 D.B. 195, PG. #(12-4)(1-13B) INSTRUMENT NOW OR FORMERLY CROWN CASILE GT COMPANY, LLC CONCRETE MON. FD. #000016551 D.B. 232, PG. 376 TAX PARCEL #(12-4)(1-13E)
INSTRUMENT #010018646
DOCUMENT #980001204
P.B. 42, PG. 36 210 (PLAT) IRON PIPE FD. INDUSTRIAL BOULEVARD D.B. 232, PG. 380 IRON ROD FD. IRON PIPE FD. GENERAL NOTES  $^{100'}RW$ 1. TOTAL AREA SUBDIMDED = 21.36 ACRES± SURVEYOR'S CERTIFICATE IRON ROD FD. S.R. #754 2. PROPERTY SHOWN HEREON IS ALL OF TAX MAP PARCEL (12-4)(1-62). 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, VIRGINA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY. 3. PROPERTY ADDRESS: 137 INDUSTRIAL BOULEVARD 4. PROPERTY IS CURRENTLY ZONED "M-2" - "GENERAL INDUSTRIAL". 5. PARCELS TO BE SERVED BY PUBLIC WATER AND SEWER. 6. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND. 7. BUILDING SETBACK LINES (BSL) : FRONT = 50' 9-10-02 (UNLESS OTHERWISE NOTED) SIDES = 20 DATE REAR = 75 8. RPA, RPA BUFFER LINES AND RMA AREAS WERE TAKEN FROM JAMES CITY COUNTY GIS MAPPING AND HAS NOT BEEN FIELD VERIFIED. CERTIFICATE OF APPROVAL 9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. STATE OF VIRGINIA COUNTY OF JAMES CITY COUNTY CODE. 10.THE PROPERTY AS SHOWN LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE BOO YEAR FLOODPLAIN PER F.I.R.M. #51D201 0020 B. John Ian 12/6/2002 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY. THIS DAY OF 2002. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. City of Williamsburg & County of James City EFFECTIVE DATE, FEBRUARY 6, 1991.

11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ON THIS PLAT SHALL. VIRGINIA DEPARTMENT OF TRANSPORTATION This PLAT was recorded on 20 See 2002 Circuit Court: VIRGINIA DEPARTMENT OF HEALTH ANUM PB 69 PG 1 at\_10:36 12. NEW PROPERTY LINE HONUMENTS SHALL BE SET IN ACCORDANCE WITH S'ECTIONS EXISTING PARCEL 1 DOCUMENT #. DOCUMENT # BETSY B, WOOLD DOE, QLERK SELECTION OF DEP. Clork 19-34 THROUGH 19-38 OF THE JAMES C'TY COUNTY SUBDIVISION ORDINANCE.  $AREA = 21.36 ACRES \pm$ 13. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. TAX MAP NO. (12-4)(1-62) PLAT BOOK \_ 89 , PAGE \_ 6 NO HTIAN Dengred Drawn PLAT OF SUBDIVISION 5248 Olde Towne Road, Suite 1 PARCEL 1 Williamsburg, Virginia 23188 'HANKINS INDUSTRIAL PARK' RONALD W. EAUS E (757) 253-0040 NO. 001948 OWNED BY NICE COMMERCIAL PROPERTIES, L.L.C. Fax (757) 220-8994



VIRGINIA STONEHOUSE DISTRICT COUNTY OF JAMES CITY



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1	12/06/02	REVISED PER JCC COMMENTS	CYIB
No.	1	REVISION / COMMENT / NOTE	BY

A₩T				
Date 9/10/02				
Project No. 914901				
Drawing No.				