

#070033149

OWNERS CERTIFICATE

THE DEDICATION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

10-16-07 James Griffith, Pres
 DATE OWNER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF York, I, Kathleen R. Tober, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 16th DAY OF October, 2007. MY COMMISSION EXPIRES January 31, 2008.
Kathleen R. Tober #348302 Kathleen E. Strillard
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY VIRGINIA TECH FOUNDATION, INC., A VIRGINIA CHARITABLE FOUNDATION, GEORGE M. HANKINS, JR., SHARON HANKINS DUNN, GEORGE S. HANKINGS, JR., MARY HENLEY HANKINS THOMPSON, AND SHALIMAR HOLDING COMPANY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, TO JIM GRIFFITH BUILDER, INC., A VIRGINIA CORPORATION BY INSTRUMENT #060025591, DATED OCTOBER 4, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

10/11/07 Charles A. Calhoun
 DATE CHARLES A. CALHOUN, L.S. LIC. #2554

CERTIFICATE OF APPROVAL

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

10/17/07 John Brown
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
 12/16/07 [Signature]
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 4 DAY OF December, 2007. at 2:34 p.m. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT #070033149

TESTE [Signature] CLERK OF CIRCUIT COURT
 BY [Signature] Dep. CLERK

4 Large/Small Plat(s) Recorded
 herewith as # 070033149

PROPERTY INFORMATION

PARCEL ID: 1240100013
 EXISTING AREA: 89.06± AC.
 ZONING DISTRICT: M-2
 EXISTING ADDRESS:
 190 INDUSTRIAL BLVD.
 JAMES CITY COUNTY, VA

REFERENCES:
 INST #0600225591
 INST #050003783
 P.B. 77, PG. 20-21

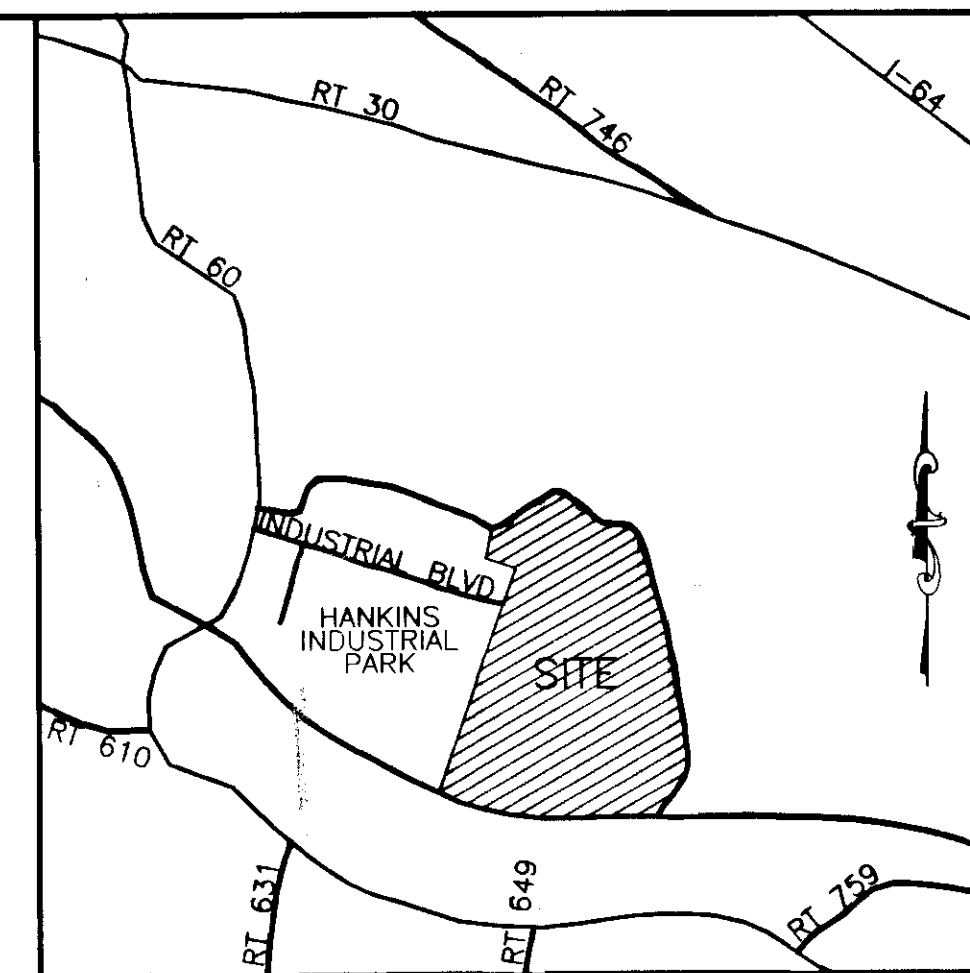
NOTE

DEVELOPMENT OF THIS PARCEL OR ANY PORTION THEREOF SHALL COMPLY WITH THE MASTER STORMWATER MANAGEMENT PLAN TITLED HANKINS INDUSTRIAL PARK, PARCEL 2, JAMES CITY COUNTY SITE PLAN NUMBER SP-150-06.

LINE TABLE					
NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	N 29°41'52" E	118.44'	L24	N 13°55'15" W	381.43'
L2	N 50°11'06" E	179.53'	L25	N 44°31'26" W	88.22'
L3	N 30°30'30" E	124.22'	L26	S 70°56'44" E	230.76'
L4	S 73°46'08" E	62.09'	L27	S 13°58'06" W	318.74'
L5	S 61°41'56" E	136.37'	L28	S 13°58'06" W	333.87'
L6	S 15°25'49" E	42.88'	L29	S 13°58'06" W	322.38'
L7	S 03°15'00" E	111.11'	L30	S 71°44'12" E	393.26'
L8	S 09°01'54" W	71.06'	L31	S 18°15'48" W	60.00'
L9	S 68°58'34" W	142.46'	L32	N 71°44'12" W	207.97'
L10	S 54°12'53" W	145.81'	L33	N 50°33'32" E	10.10'
L11	N 82°56'57" W	110.88'	L34	N 77°43'10" E	303.55'
L12	N 39°33'43" W	132.77'	L35	N 12°16'50" W	60.00'
L13	S 88°16'24" E	463.36'	L36	S 77°43'10" W	327.49'
L14	N 19°44'25" E	281.90'	L37	S 67°16'07" E	178.52'
L15	S 77°33'15" E	115.55'	L38	S 45°44'41" E	120.08'
L16	N 88°16'24" W	431.84'	L39	S 28°25'28" E	114.31'
L17	S 19°44'25" W	241.71'	L40	S 19°16'41" W	133.84'
L18	N 88°16'24" W	434.12'	L41	N 76°28'33" W	97.25'
L19	S 19°44'25" W	238.86'	L42	N 50°05'39" W	295.86'
L20	S 60°14'15" E	63.97'	L43	N 25°18'56" W	198.12'
L21	S 44°31'26" E	95.42'	L44	N 82°07'15" E	195.33'
L22	S 13°55'15" E	397.84'	L45	S 51°08'51" W	61.81'
L23	S 76°04'45" W	60.00'			

CONSERVATION EASEMENT LINE TABLE					
NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
E1	N 42°26'00" E	213.47'	E33	S 80°35'44" W	117.29'
E2	S 47°41'49" E	49.57'	E34	S 25°47'06" E	193.49'
E3	N 58°55'26" E	112.70'	E35	S 76°54'48" W	117.40'
E4	S 66°23'59" E	106.90'	E36	S 22°06'18" W	93.01'
E5	S 43°56'21" W	184.96'	E37	S 25°30'28" E	40.36'
E6	S 79°25'09" W	62.75'	E38	S 67°14'51" E	198.27'
E7	N 08°58'32" W	22.17'	E39	S 16°42'23" E	100.08'
E8	S 84°56'21" W	45.72'	E40	S 11°43'22" W	88.11'
E9	S 10°59'01" E	39.33'	E41	S 61°23'25" W	95.77'
E10	S 53°08'31" E	51.87'	E42	S 72°22'27" W	175.27'
E11	N 70°48'47" E	82.40'	E43	N 73°30'09" W	79.78'
E12	S 31°46'18" W	71.16'	E44	N 86°26'50" W	70.16'
E13	S 67°50'54" W	118.62'	E45	S 67°24'49" W	78.84'
E14	S 73°51'28" E	96.53'	E46	N 39°03'32" W	80.73'
E15	S 20°48'45" W	84.86'	E47	S 36°02'26" W	81.12'
E16	N 66°07'40" E	78.07'	E48	S 46°16'42" E	157.94'
E17	S 55°48'21" E	51.11'	E49	S 10°13'00" W	68.63'
E18	N 23°17'53" E	143.70'	E50	S 45°40'25" W	39.96'
E19	S 88°04'14" E	71.08'	E51	S 85°39'16" W	124.42'
E20	N 56°45'36" E	315.87'	E52	S 73°56'41" W	63.10'
E21	N 49°44'44" E	101.07'	E53	N 43°28'56" W	143.31'
E22	S 82°18'26" E	220.22'	E54	S 59°04'25" W	196.21'
E23	N 56°29'45" E	124.06'	E55	S 20°26'20" E	116.04'
E24	S 34°36'28" E	15.98'	E56	S 63°50'38" W	61.48'
E25	S 49°25'53" W	140.36'	E57	N 71°57'52" W	83.60'
E26	S 37°01'43" W	62.80'	E58	N 52°55'49" W	447.96'
E27	S 05°56'33" W	220.01'	E59	S 10°12'39" E	76.00'
E28	N 53°51'15" W	77.43'	E60	S 26°35'29" E	110.98'
E29	S 56°54'54" W	170.83'	E61	S 59°41'58" W	65.67'
E30	S 05°05'44" W	42.70'	E62	S 80°56'30" W	55.01'
E31	S 49°21'52" E	54.96'	E63	N 49°16'29" W	206.71'
E32	S 11°25'59" E	66.94'			

CONSERVATION EASEMENT CURVE TABLE						
NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
EC1	73°22'45"	S 84°23'12" E	85.69	115.00	147.28	137.42
EC2	104°47'04"	S 43°05'15" E	150.63	116.03	212.20	183.84
EC3	158°41'19"	S 47°22'53" E	582.79	109.65	303.70	215.52
EC4	95°09'40"	S 81°48'08" W	113.23	103.46	171.84	152.76
EC5	137°16'51"	S 58°25'46" W	306.84	120.00	287.52	223.52



SETBACK REQUIREMENTS
 (FOR BUILDINGS UP TO 35' HIGH)
 FRONT = 50'
 SIDE = 20'
 REAR = 20'

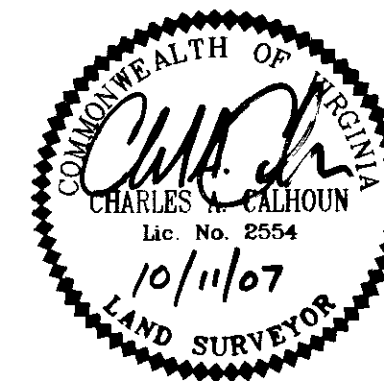
VICINITY MAP : SCALE: 1"=2000'

GENERAL NOTES

- PROPERTY SHOWN IS ALL OF PARCEL 2 OF TAX PARCEL #(12-4)(1-13).
- PROPERTY IS CURRENTLY ZONED "M-2", "GENERAL INDUSTRIAL".
- SETBACKS (M-2) SEE REQUIREMENTS ABOVE.
- ALL PARCELS SHALL BE SERVED BY PUBLIC WATER & PUBLIC SEWER.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THE PROPERTY AS SHOWN LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN PER F.I.R.M. #510201 0020 B, EFFECTIVE DATE, FEBRUARY 6, 1991.
- EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 25' POND BUFFER AND 50' BUILDING SETBACK LINE EXIST LANDWARD OF THE 100 YEAR STORM ELEVATION LINE FOR BMP #1 AND BMP #2.
- PROPERTY LINES SHOWN FROM PLAT RECORDED IN PLAT BOOK 77, PAGES 20-21. WETLANDS AND RPA SHOWN BY OTHERS.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) (1) OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.

PLAT OF EASEMENT AND RIGHT OF WAY DEDICATION
 LOCATED AT
JACOB'S INDUSTRIAL CENTER
 LOCATED IN THE
 STONEHOUSE MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 10/11/07 SCALE 1" = 200' JOB# 05-766



LandTech Resources, Inc.
 Surveying · Engineering · GPS

201 "A" Bulifant's Boulevard, Williamsburg, VA 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com