

VICINITY MAP

SCALE: 1" = 2000'

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "PARCEL 4-A, HANKINS INDUSTRIAL PARK" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

7-16-90 DATE *Walter J. Scruggs, Hunter* NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY-COUNTY OF *James City* AND FOR THE CITY-COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY-COUNTY AFORESAID, GIVEN UNDER MY NAME THIS *16th* DAY OF *July* 1990. MY COMMISSION EXPIRES *Feb. 22, 1993*

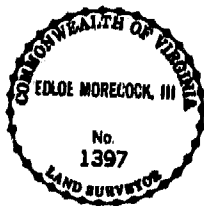
*Anita C. House*  
(SIGNATURE)

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GEORGE S. HANKINS, SR., TRUSTEE ET AL. TO WALTER J. SCRUGGS, TRUSTEE FOR JAMES CITY INDUSTRIAL LAND TRUST BY DEED DATED JULY 24, 1988 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN D.L. BOOK 333 PAGE 317.

ENGINEER OR SURVEYOR'S 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.



7-17-90 DATE *Edloe Morelock III* NAME

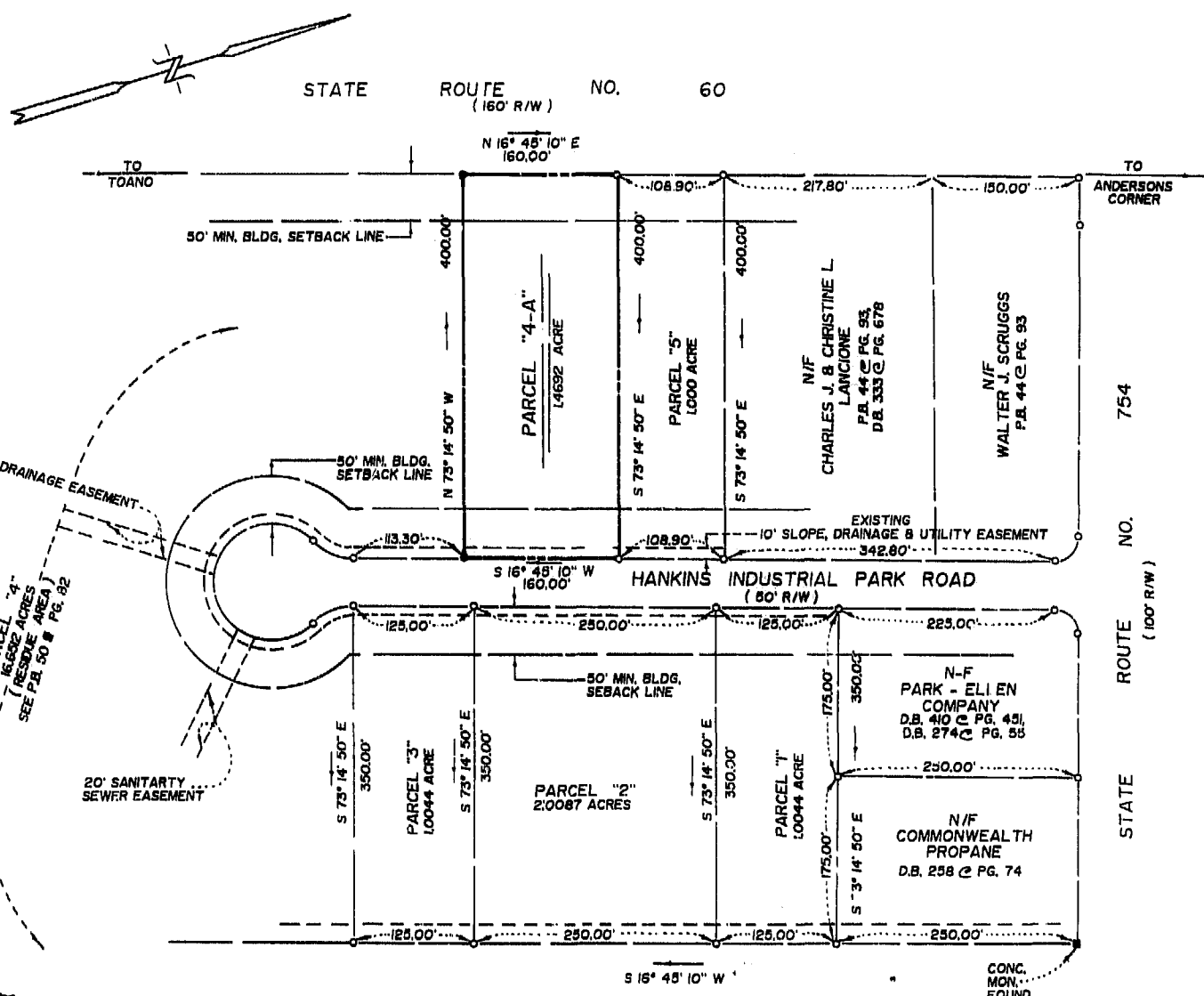
CERTIFICATE OF APPROVAL

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

7-17-90 DATE *J. H. Hall* VIRGINIA DEPARTMENT OF TRANSPORTATION

7-17-90 DATE *James H. Bowles* VIRGINIA DEPARTMENT OF HEALTH

8/20/90 DATE *[Signature]* SUBDIVISION AGENT OF JAMES CITY COUNTY



LEGEND :

- - DENOTES IRON PIPE FOUND
- - DENOTES IRON ROD SET
- ⊙ - DENOTES IRON ROD FOUND
- - POWER POLE
- - CONCRETE MONUMENT FOUND

REFERENCES :

- P.B. 44 @ PG. 86
- D.B. 129 @ PG. 378 ( PLAT )
- D.B. 258 @ PG. 79 ( PLAT )

NOTE :

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND ANY LOCAL ORDINANCES MAY PLACE ADDITIONAL REQUIREMENTS ON PROPERTY RECORDED AFTER SEPT. 30, 1989, AND MAY LIMIT DEVELOPMENT OF PROPERTY. OWNERS SHOULD FAMILIARIZE THEMSELVES WITH THE REGULATIONS AND ORDINANCES AND ARE ENCOURAGED TO CONTACT THE JAMES CITY COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT FOR MORE INFORMATION.

DEVELOPMENT NOTES

1. PROPERTY IS ZONED "M-1", LIMITED INDUSTRIAL AND "M-2", GENERAL INDUSTRIAL DISTRICT.
2. LOT SIZE : 1.4692 ACRE
3. BUILDING SETBACK REQUIREMENTS : ( M-1 ) ( M-2 )  
FRONT : 50' 50'  
REAR : 50' 50'  
SIDE : 20' 20'
4. LOTS ARE TO BE SERVED BY PUBLIC WATER SYSTEM AND PUBLIC SEWER SYSTEM.
5. ALL UTILITIES TO BE PLACED UNDERGROUND ( EXCEPT VIRGINIA POWER )
6. DEVELOPER : JAMES CITY INDUSTRIAL LAND TRUST  
P.O. BOX 137  
TOANO, VIRGINIA 23168
7. THE STREETS AND ROADS SHOWN HEREON SHALL BE CONSTRUCTED TO VDOT STANDARDS AND ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY OF JAMES CITY / OR VDOT FOR INCLUSION INTO THEIR SECONDARY ROAD SYSTEM.
8. "UTILITY" EASEMENTS SHOWN ARE HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY FOR THE PUBLIC USE.

N/F  
OWENS - ILLINOIS GLASS CONTAINER, INC.  
D.B. 339 @ PG. 89, P.B. 35 @ PG. 35

PLAT SHOWING SURVEY OF  
PARCEL "4-A"  
**HANKINS INDUSTRIAL PARK**  
LOCATED IN  
JAMES CITY COUNTY, VIRGINIA  
SCALE : 1" = 100' DATE : 4/12/90  
SHEET 1 OF 1

**Rickmond Engineering, Inc.**

1643-C Merrimac Trail  
Williamsburg VA 23185  
(804)229-1776 or 898-4149

Civil Engineering  
Environmental Engineering  
Land Development Planning  
Land Surveying

12:31 p.m.  
Recorded *7/25* day of *Sept* 1990  
D.B. No. *488* pages: *94*  
*Edloe Morelock* Clerk

