

CURVE DATA

"A"
 $\Delta = 106^{\circ} 53' 19''$
 $R = 3811'$
 $L = 711'$
 $T = 3140'$
 $C = 6123'$
 $CB = S 36^{\circ} 47' 41'' E$

CERTIFICATE OF SOURCE OF TITLE :

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: B A S F CORPORATION, A DELAWARE CORPORATION TO: MANN INDUSTRIES, INC. A DELAWARE CORPORATION BY DEED DATED NOV. 1, 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 456, PAGE 524.

DEVELOPMENT NOTES :

- 1.) PROPERTY IS ZONED "M-2" (GENERAL INDUSTRIAL)
- 2.) MINIMUM LOT SIZE = 10,000 SQ.FT.
- 3.) MINIMUM YARD REQUIREMENTS:
 FRONT BSL = 50'
 REAR BSL = 20'
 SIDE BSL = 20'
- 4.) PARCELS ARE PRESENTLY SERVED BY PUBLIC WATER AND PRIVATE SEWER.
- 5.) ALL ROADS ARE TO REMAIN PRIVATE, SUBJECT TO MAINTAINANCE AGREEMENT OF RECORD IN DB 456, P. 625.
- 6.) MINIMUM WIDTH OF LOTS SHALL BE 75' AT THE BSL.

CERTIFICATE OF NOTARIZATION :

ILLINOIS CHICAGO - COOK
 STATE OF VIRGINIA: CITY-COUNTY OF JAMES CITY
 I, JUDITH A. DeMay, A NOTARY PUBLIC IN 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 13 DAY OF JUNE, 1994

MY COMMISSION EXPIRES: 7/30/95

Judith A. DeMay "OFFICIAL SEAL"
 Judith A. DeMay
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 7/30/95

OWNER'S CERTIFICATE :

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RESUBDIVISION OF PARCEL 2 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

William A. Brandt, Jr. Special Receiver for
William A. Brandt, Jr.
 TITLE: Special Receiver DATE: 06/13/94

CERTIFICATE OF APPROVAL :

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

VIRGINIA DEPARTMENT OF TRANSPORTATION:
 SIGNED: N/A DATE: _____

VIRGINIA DEPARTMENT OF HEALTH:
 SIGNED: N/A DATE: _____

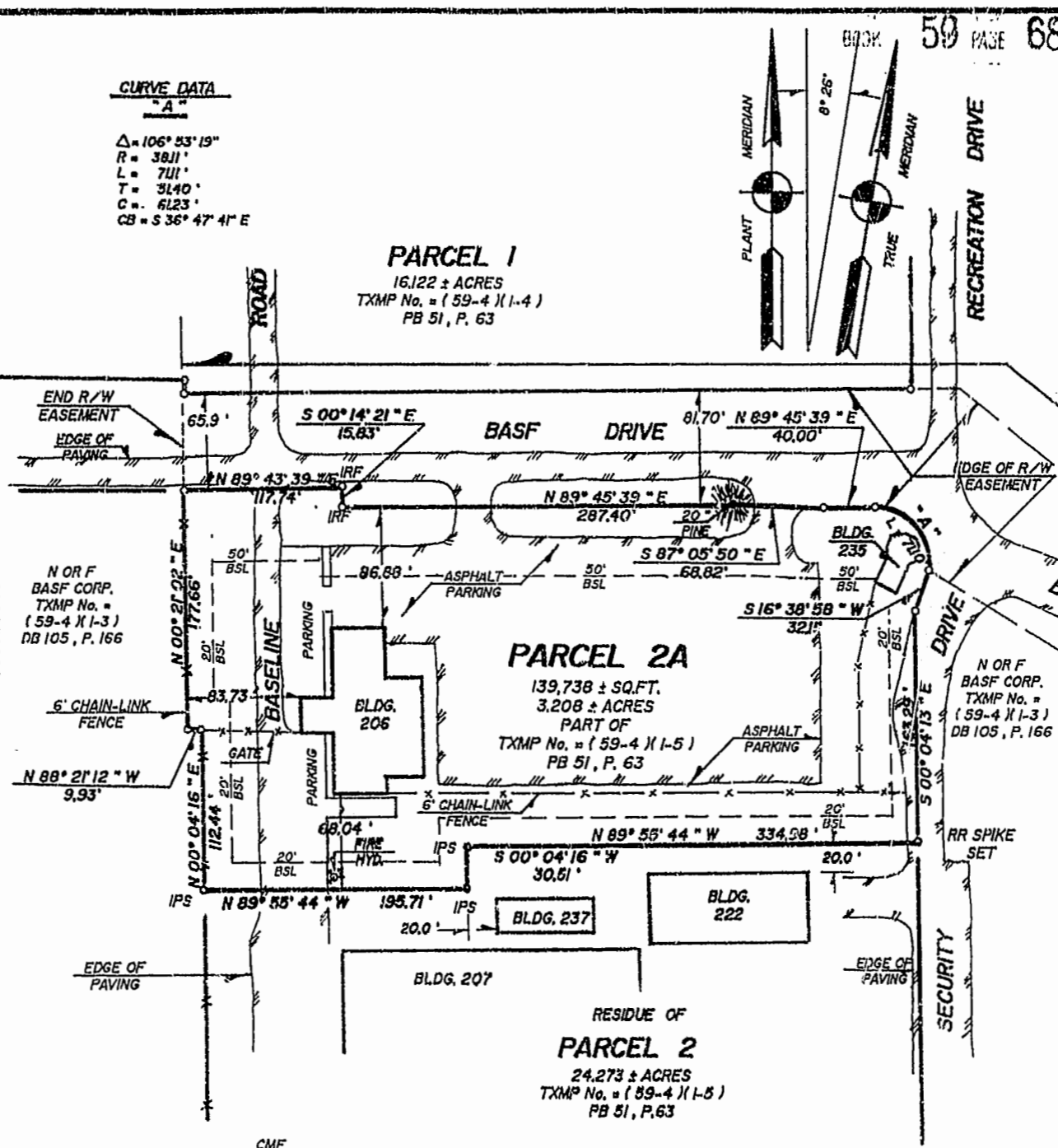
SUBDIVISION AGENT OF JAMES CITY COUNTY:
 SIGNED: [Signature] DATE: 6/21/94

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.

DATE: MAY 28, 1994 Roger D. Spearman

SPEARMAN & ASSOCIATES, P.C.
 SURVEYORS AND PLANNERS
 489 McLAWS CIRCLE - WILLIAMSBURG, VA.
 (804) 253-8720



NOTES FROM RECORD PLAT :

- 1.) THE JAMES CITY COUNTY BOARD OF ZONING APPEALS GRANTED CERTAIN VARIANCES ON JULY 6, 1989 IN BZA CASE No. ZA - 7 - 89.
- 2.) THE JAMES CITY COUNTY PLANNING COMMISSION GRANTED AN EXCEPTION TO THEN SECTION 17 - 40 OF THE SUBDIVISION ORDINANCE ON JUNE 13, 1989.

ADDITIONAL NOTES :

- 1.) THE JAMES CITY COUNTY BOARD OF ZONING APPEALS GRANTED CERTAIN VARIANCES ON APRIL 28, 1994 IN BZA CASE # ZA - 8 - 94.
- 2.) THE JAMES CITY COUNTY PLANNING COMMISSION GRANTED EXCEPTIONS TO THE SUBDIVISION ORDINANCE ON APRIL 12, 1994 IN PC CASE # S - 26 - 94.

LEGEND :
 IPF = IRON PIPE FOUND
 IPS = IRON PIPE SET
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 CMF = CONCRETE MOH. FND.
 CMS = CONCRETE MOH. SET
 BSL = BLDG. SETBACK LINE
 TXMP = TAXMAP



Recorded 844 of July, 1994 3:38 PM
 DB 695 pages 318
Nelson S. Ward
 By: William A. Brandt, Jr. Special Receiver

PLAT OF SURVEY
 FOR RESUBDIVISION OF
PARCEL 2
B A S F INDUSTRIAL SUBDIVISION
 PROPERTY STANDS IN THE NAME OF
MANN INDUSTRIES, INC.
 PROPERTY LOCATED IN

FLAT RECORDED IN **JAMES CITY COUNTY** VIRGINIA
 P.B. NO. 59 PAGE 68 SCALE: 1" = 100'
 DATE: MARCH 28, 1994
 REVISED: APRIL 29, 1994
 JO # 6715 ---- FB "F"