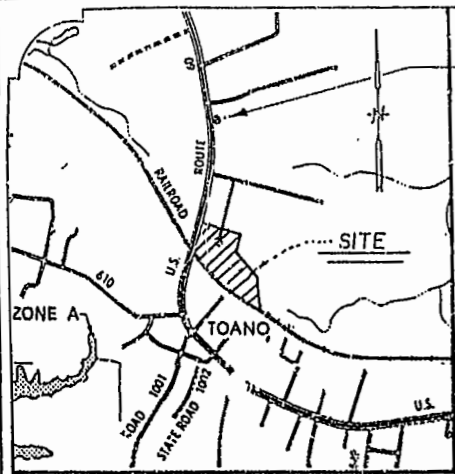


JAMES CITY COUNTY GEODETIC  
GROUND CONTROL STATION # 303  
EASTING (X) - 11975645.441  
NORTHING (Y) - 3670041.228



**VICINITY MAP**

SCALE: 1" = 2000'

**STATE OF VIRGINIA, COUNTY OF JAMES CITY:**

I, Anita C. House, A NOTARY PUBLIC,  
DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S)  
IS (ARE) SIGNED TO THE WRITING BELOW HAS  
ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY  
AFORESAID.

GIVEN UNDER MY HAND "THIS 11<sup>th</sup> DAY OF

September, 1996

SIGNED: Anita C. House

MY COMMISSION EXPIRES: 2/28/99

**OWNERS CONSENT:**

THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE  
WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S).

JAMES CITY INDUSTRIAL LAND TRUST

BY: Walter J. Scruggs, Trustee  
WALTER J. SCRUGGS, TRUSTEE

AGENT OF GOVERNING BODY:

SIGNED: [Signature] DATE: 9/17/96

HIGHWAY DEPARTMENT:

SIGNED: [Signature] DATE: 9-10-96

**CERTIFICATE OF APPROVAL:**

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

AGENT OF GOVERNING BODY:

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

HIGHWAY DEPARTMENT:

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF ALL THE REQUIREMENTS FOR THE PLATTING  
OF SUBDIVISIONS IN THE COUNTY OF JAMES CITY HAS BEEN  
COMPLIED WITH.

ALSO, THAT THIS PLAT IS CORRECT AND COMPLIES WITH  
THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA  
STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS,  
LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

GIVEN UNDER MY HAND THIS 07<sup>th</sup> DAY OF  
Sept, 1996



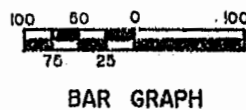
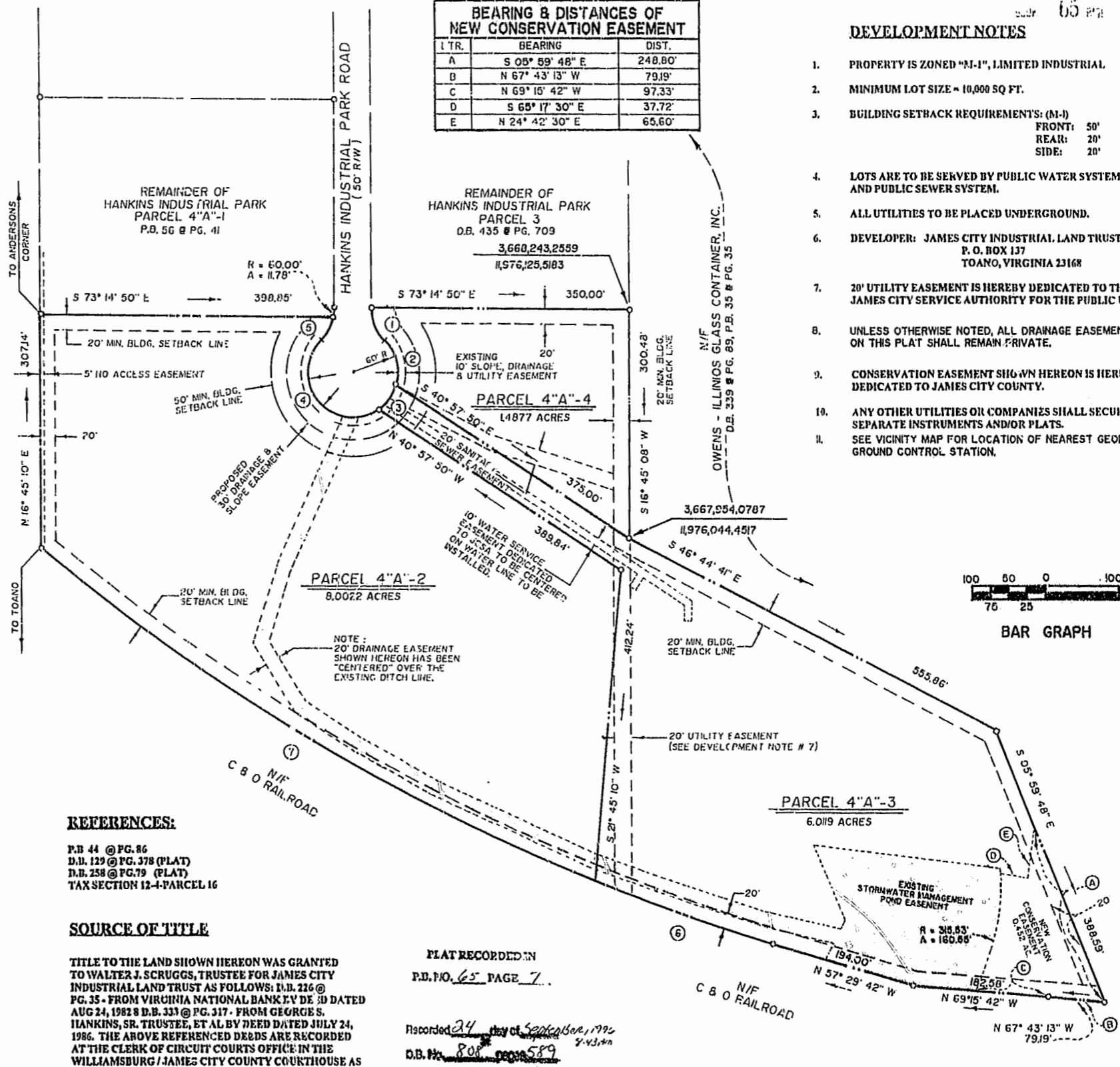
Edloe Morecock III  
EDLOE MORECOCK, III, C.L.S.

**BEARING & DISTANCES OF  
NEW CONSERVATION EASEMENT**

LINE	BEARING	DIST.
A	S 05° 59' 48" E	248.80'
B	N 67° 43' 13" W	79.19'
C	N 69° 15' 42" W	97.33'
D	S 65° 17' 30" E	37.72'
E	N 24° 42' 30" E	65.60'

**DEVELOPMENT NOTES**

- PROPERTY IS ZONED "M-1", LIMITED INDUSTRIAL.
- MINIMUM LOT SIZE = 10,000 SQ. FT.
- BUILDING SETBACK REQUIREMENTS: (M-1)  
FRONT: 50'  
REAR: 20'  
SIDE: 20'
- LOTS ARE TO BE SERVED BY PUBLIC WATER SYSTEM AND PUBLIC SEWER SYSTEM.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- DEVELOPER: JAMES CITY INDUSTRIAL LAND TRUST  
P. O. BOX 137  
TOANO, VIRGINIA 23168
- 20' UTILITY EASEMENT IS HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY FOR THE PUBLIC USE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ON THIS PLAT SHALL REMAIN PRIVATE.
- CONSERVATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO JAMES CITY COUNTY.
- ANY OTHER UTILITIES OR COMPANIES SHALL SECURE SEPARATE INSTRUMENTS AND/OR PLATS.
- SEE VICINITY MAP FOR LOCATION OF NEAREST GEODETIC GROUND CONTROL STATION.



**REFERENCES:**

P.B. 44 @ PG. 86  
D.D. 129 @ PG. 378 (PLAT)  
D.B. 258 @ PG. 79 (PLAT)  
TAX SECTION 12-4-PARCEL 16

**SOURCE OF TITLE**

TITLE TO THE LAND SHOWN HEREON WAS GRANTED TO WALTER J. SCRUGGS, TRUSTEE FOR JAMES CITY INDUSTRIAL LAND TRUST AS FOLLOWS: D.B. 226 @ PG. 35 - FROM VIRGINIA NATIONAL BANK & TRUST CO. DATED AUG 24, 1982 & D.B. 333 @ PG. 317 - FROM GEORGE S. HANKINS, SR. TRUSTEE, ET AL BY DEED DATED JULY 24, 1986. THE ABOVE REFERENCED DEEDS ARE RECORDED AT THE CLERK OF CIRCUIT COURTS OFFICE IN THE WILLIAMSBURG / JAMES CITY COUNTY COURTHOUSE AS REQUIRED BY LAW.

PLAT RECORDED IN  
P.B. NO. 65 PAGE 7

Recorded 24 day of September, 1996  
D.B. No. 808 0000589

**CURVE DATA TABLE**

CURVE	RADIUS	ARC	TANGENT	CHORD	CH. BEARING	DELTA
1	60.00'	47.02'	24.79'	45.83'	N5°41'51"W	44°54'02"
2	60.00'	62.68'	34.54'	59.87'	S01°46'49"W	59°51'22"
3	60.00'	40.81'	21.73'	40.03'	S51°11'38"W	32°58'16"
4	60.00'	179.04'	119.62'	119.62'	N23°50'01"W	170°58'25"
5	60.00'	35.24'	18.35'	34.74'	S44°49'32"W	33°39'21"
6	2821.58'	259.40'	129.79'	259.31'	N54°51'21"W	5°16'03"
7	2821.58'	873.07'	440.05'	869.59'	N43°21'53"W	17°43'44"

PLAT  
SHOWING RESUBDIVISION OF  
PARCEL 4  
HANKINS INDUSTRIAL PARK  
JAMES CITY COUNTY, VIRGINIA  
DATE: 8-21-96 SCALE: 1" = 100'

**Rickmond Engineering, Inc.**

1643-C Merrimac Trail  
Williamsburg VA 23185  
(804)229-1776 or 898-4149  
Civil Engineering  
Environmental Engineering  
Land Surveying

JOB NUMBER: 96122