

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GEORGE S. HANKINS, TRUSTEE TO GEORGE S. HANKINS, JR., HOWARD BOWEN HANKINS AND MARY HENLEY HANKINS THOMPSON (FORMERLY MARY HENLEY HANKINS) BY DEED BOOK 763, PAGE 889, DATED OCTOBER 10, 1995, ALSO CONVEYED BY GEORGE M. HANKINS, TRUSTEE TO GEORGE M. HANKINS, JR. AND SHARON HANKINS DUNN (FORMERLY SHARON C. HANKINS) BY DEED BOOK 763, PAGE 884, DATED OCTOBER 10, 1995, ALSO CONVEYED BY VERNON M. GEDDY, JR., SOLE SURVIVING EXECUTOR AND TRUSTEE UNDER THE WILL OF CYRUS HANKINS (DECEASED) TO VIRGINIA TECH FOUNDATION, INC. BY INSTRUMENT #9902507, DATED OCTOBER 25, 1999 AND ALL DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

George S. Hankins, Jr. 2-07-00
GEORGE S. HANKINS, JR. DATE

George M. Hankins, Jr. 2-18-00
GEORGE M. HANKINS, JR. DATE

NOTARY CERTIFICATE

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:

I, M. Anderson Broadshaw A NOTARY PUBLIC IN AND FOR THE CITY, 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.

GIVEN UNTO MY HAND THIS 9th DAY OF FEBRUARY, 2000

MY COMMISSION EXPIRES Nov. 30, 2001.

M. Anderson Broadshaw
NOTARY PUBLIC

NOTARY CERTIFICATE

STATE OF VIRGINIA, CITY/COUNTY OF Newport News, TO-WIT:

I, Stephen J. Matteucci A NOTARY PUBLIC IN AND FOR THE CITY, 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.

GIVEN UNTO MY HAND THIS 18th DAY OF February, 2000.

MY COMMISSION EXPIRES July 31, 2002.

Stephen J. Matteucci
NOTARY PUBLIC

Howard Bowen Hankins 2/15/00
HOWARD BOWEN HANKINS DATE

Sharon Hankins Dunn 2-18-00
SHARON HANKINS DUNN DATE

NOTARY CERTIFICATE

STATE OF VIRGINIA, CITY/COUNTY OF Newport News, TO-WIT:

I, Stephen J. Matteucci A NOTARY PUBLIC IN AND FOR THE CITY, 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.

GIVEN UNTO MY HAND THIS 15th DAY OF February, 2000.

MY COMMISSION EXPIRES July 31, 2002.

Stephen J. Matteucci
NOTARY PUBLIC

NOTARY CERTIFICATE

STATE OF VIRGINIA, CITY/COUNTY OF Newport News, TO-WIT:

I, Stephen J. Matteucci A NOTARY PUBLIC IN AND FOR THE CITY, 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.

GIVEN UNTO MY HAND THIS 18th DAY OF February, 2000.

MY COMMISSION EXPIRES July 31, 2002.

Stephen J. Matteucci
NOTARY PUBLIC

Mary Henley Hankins Thompson 2/16/00
MARY HENLEY HANKINS THOMPSON DATE

Raymond D. Smoot, Jr. 2-11-00
FOR VIRGINIA TECH FOUNDATION, INC. DATE

NOTARY CERTIFICATE

STATE OF VIRGINIA, CITY/COUNTY OF Newport News, TO-WIT:

I, Stephen J. Matteucci A NOTARY PUBLIC IN AND FOR THE CITY, 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.

GIVEN UNTO MY HAND THIS 16th DAY OF February, 2000.

MY COMMISSION EXPIRES July 31, 2002.

Stephen J. Matteucci
NOTARY PUBLIC

Raymond D. Smoot, Jr. EV and Sec-Treas.
SIGNED BY (PLEASE PRINT) TITLE

NOTARY CERTIFICATE

STATE OF VIRGINIA, CITY/COUNTY OF Montgomery, TO-WIT:

I, Heidi Elaine Myers A NOTARY PUBLIC IN AND FOR THE CITY, 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.

GIVEN UNTO MY HAND THIS 14th DAY OF February, 2000.

MY COMMISSION EXPIRES May 31, 2003.

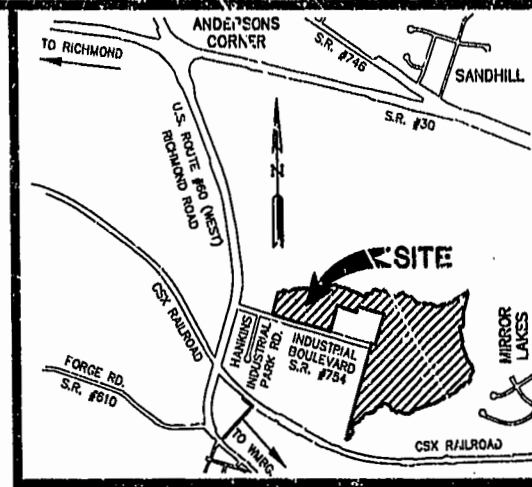
Heidi Elaine Myers
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

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, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Ronald W. Eads, L.S.#1848 1-3-00
RONALD W. EADS, L.S.#1848 DATE

PLAT RECORDED IN P.D. NO. 27, PAGE 20 of 21



VICINITY MAP SCALE 1"=2000'

GENERAL NOTES

- 1. TOTAL AREA SUBDIVIDED = 110.42 ACRES±
2. PROPERTY SHOWN HEREON IS ALL OF TAX MAP PARCEL #(12-4)(1-13).
3. PROPERTY IS CURRENTLY ZONED "M-2" - "GENERAL INDUSTRIAL".
4. PARCELS TO BE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
6. BUILDING SETBACK LINES (BSL): FRONT = 50' SIDES = 20' REAR = 20'
* SIDE & REAR = 75' WHERE PROPERTY ADJOINS A RESIDENTIAL DISTRICT OR AN AGRICULTURAL DISTRICT DESIGNATED FOR RESIDENTIAL USE ON THE COMPREHENSIVE PLAN.
7. RPA, RPA BUFFER LINES AND RMA AREAS WERE TAKEN FROM JAMES CITY COUNTY GIS MAPPING AND HAS NOT BEEN FIELD VERIFIED.
8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(o)(1) OF THE JAMES CITY COUNTY CODE.
9. THE PROPERTY AS SHOWN LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN P.L.R.M. #510201 0020 B, EFFECTIVE DATE, FEBRUARY 6, 1991.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ON THIS PLAT SHALL REMAIN PRIVATE.
11. NEW PROPERTY LINE MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

CERTIFICATE OF APPROVAL

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

John F. Mayne 2/27/00
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Virginia Department of Health DATE

Subdivision Agent of the County of James City DATE

STATE OF VIRGINIA COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 10 DAY OF April 2000, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:34 PM

TESTE: [Signature] CLERK

PLAT BOOK 77, PAGE 20 of 21

04-02-00-10:06 865701P0.DWG RWE



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
'HANKINS INDUSTRIAL PARK'
2 PARCELS CONTAINING 110.42 ACRES+/-
OWNED BY GEORGE S. HANKINS, JR., ET ALS
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

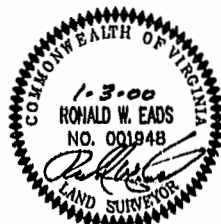


Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes entry: 1. 2/4/00 REVISED PER JAMES CITY COUNTY COMMENTS RWE.

Table with columns: Designed RWE, Drawn RWE, Scale AS NOTED, Date 1/3/2000, Project No. 8867-01, Drawing No. 1 OF 2.