

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MARY HENLEY HANKINS THOMPSON, GEORGE S. HANKINS, JR., HOWARD BOWEN HANKINS, GEORGE M. HANKINS, JR., SHARON HANKINS DUHN AND VIRGINIA TECH FOUNDATION, INC., A VIRGINIA CORPORATION, TO NICE COMMERCIAL PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED FEBRUARY 9, 2000, AS INSTRUMENT #000007340, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION

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

OWNER S. Ray Vice, V.P. DATE Dec. 5, 2002

NOTARY CERTIFICATE

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:

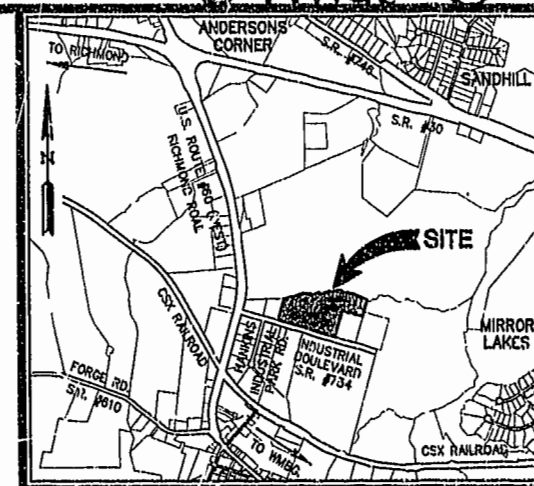
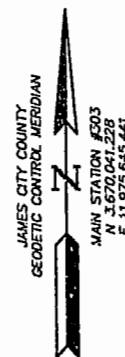
I, Pamela D. Callis A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 5 DAY OF December, 2002.

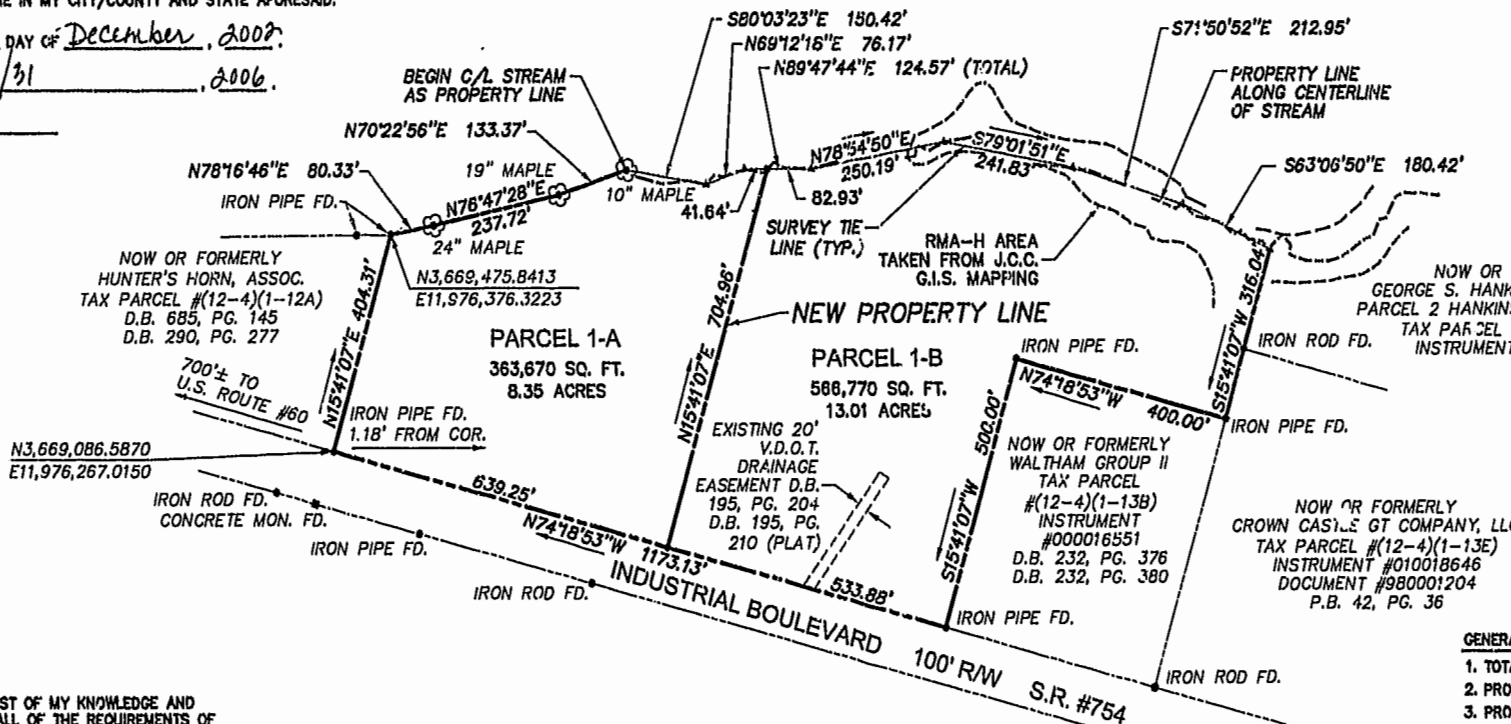
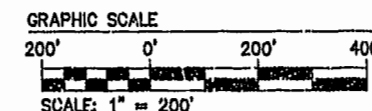
MY COMMISSION EXPIRES 8/31, 2006.

Pamela D. Callis
NOTARY PUBLIC

NOW OR FORMERLY
CAROL GOSECLOSE HANKINS
GEORGE MOORMAN HANKINS, SR. &
TAX PARCEL #(12-4)(1-11)
DOCUMENT LR#970020151



VICINITY MAP
SCALE 1"=200'



REFERENCES: PLAT BOOK 77,
PAGE 20 & 21

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

Ronald W. Eads DATE 9-10-02
RONALD W. EADS, L.S.#1948 DATE

CERTIFICATE OF APPROVAL

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

John H. ... DATE 12/6/2002
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Not Applicable
VIRGINIA DEPARTMENT OF HEALTH DATE

... DATE 12/10/02
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 DAY OF Dec, 2002, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Cathy S. Woolridge
CLERK

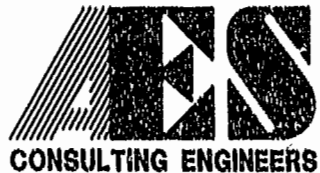
PLAT BOOK 89, PAGE 6

EXISTING PARCEL 1
AREA = 21.36 ACRES±
TAX MAP NO. (12-4)(1-62)

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 20 Dec 2002
at 10:36 AM/PM PB 89 pg 6
DOCUMENT # 020030845
BETSY B. WOOLDRIDGE, CLERK
Cathy S. Woolridge Dep. Clerk

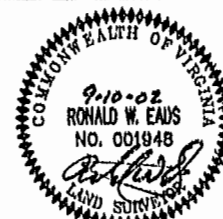
GENERAL NOTES

- TOTAL AREA SUBDIVIDED = 21.36 ACRES±
- PROPERTY SHOWN HEREON IS ALL OF TAX MAP PARCEL (12-4)(1-62).
- PROPERTY ADDRESS: 137 INDUSTRIAL BOULEVARD
- PROPERTY IS CURRENTLY ZONED "M-2" - "GENERAL INDUSTRIAL".
- PARCELS TO BE SERVED BY PUBLIC WATER AND SEWER.
- ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
- BUILDING SETBACK LINES (BSL): FRONT = 50'
(UNLESS OTHERWISE NOTED) SIDES = 20'
REAR = 75'
- RPA, RPA BUFFER LINES AND RMA AREAS WERE TAKEN FROM JAMES CITY COUNTY GIS MAPPING AND HAS NOT BEEN FIELD VERIFIED.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(e)(1) OF THE JAMES CITY COUNTY CODE.
- THE PROPERTY AS SHOWN LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN PER F.I.R.M. #51D201 0020 B, EFFECTIVE DATE, FEBRUARY 6, 1991.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW PROPERTY LINE MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



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

PLAT OF SUBDIVISION
PARCEL 1
'HANKINS INDUSTRIAL PARK'
OWNED BY NICE COMMERCIAL PROPERTIES, L.L.C.
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	12/06/02	REVISED PER JCC COMMENTS	CMH

Designed AES	Drawn AWT
Scale 1"=200'	Date 9/10/02
Project No. 8148-01	
Drawing No. 1 OF 1	