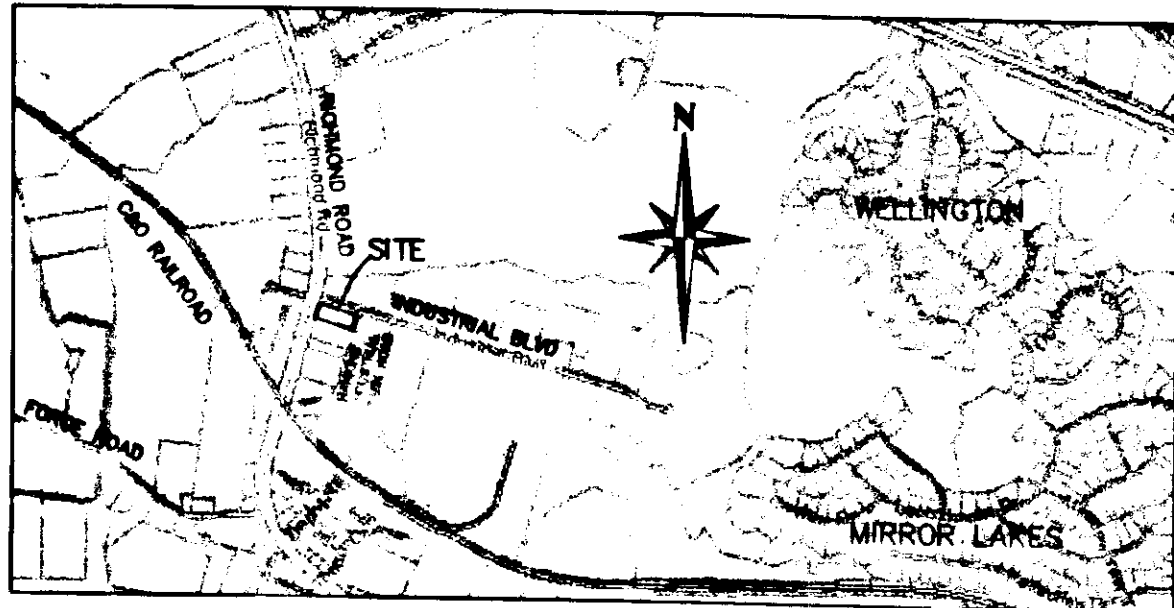


100013671



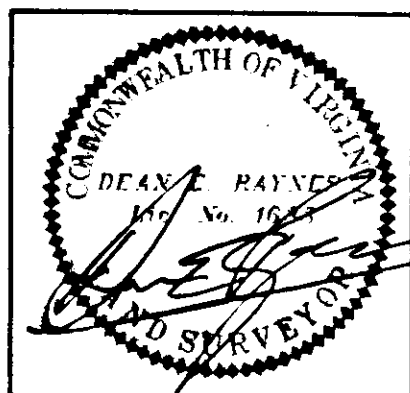
VICINITY MAP SCALE: 1"=2000'

- NOTES:
1. THIS SURVEY REPRESENTS AN IN THE FIELD BOUNDARY SURVEY.
  2. PROPERTY OWNER: RUTH W. SCRUGGS TRUSTEE  
ATTN: MICHAEL SCRUGGS  
9481 SYCAMORE LANDING ROAD  
WILLIAMSBURG, VA. 23188
  3. PROPERTY IS ZONED COMMERCIAL(M-2)  
SETBACK REQUIREMENTS: BUILDINGS MUST BE 50' FROM ANY ROAD R/W 50' OR GREATER IN WIDTH.  
SIDE: 20' MINIMUM  
REAR: 20' MINIMUM
  4. THIS PROPERTY IS NOT IN A RESOURCE PROTECTION AREA.
  5. EACH PARCEL SHALL BE SERVED BY SEPARATE PUBLIC WATER AND SEWER SERVICES.
  6. PROPERTY IS TAX ID#1240100013A
  7. PROPERTY ADDRESS: 102 INDUSTRIAL BLVD. TAMM, VA. 23168.  
UNLESS OTHERWISE NOTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL REMAIN PRIVATE.
  8. ALL OUTDOOR SIGNS ON THE PROPERTIES SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.
  9. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  10. ALL CORNERS SHALL BE MARKED BY IRON RODS AS PROVIDED FOR IN SECTION 19-35 OF THE SUBDIVISION ORDINANCE.
  11. OWNER NEEDS TO SECURE A LAND USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATES RIGHT OF WAY.
  12. PROJECT IDENTIFICATION # S-0003-2010.
  13. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
  14. THE PLAT MAY NEED TO BE REVISED BY THE DEVELOPER IF DURING CONSTRUCTION AN EASEMENT LOCATION CHANGES OR DURING REVIEW OF THE RECORD DRAWINGS PROBLEMS OR DISCREPANCIES ARE FOUND.
  15. DIRECT ACCESS TO ROUTE 60 FROM LOT 1B IS PRECLUDED.

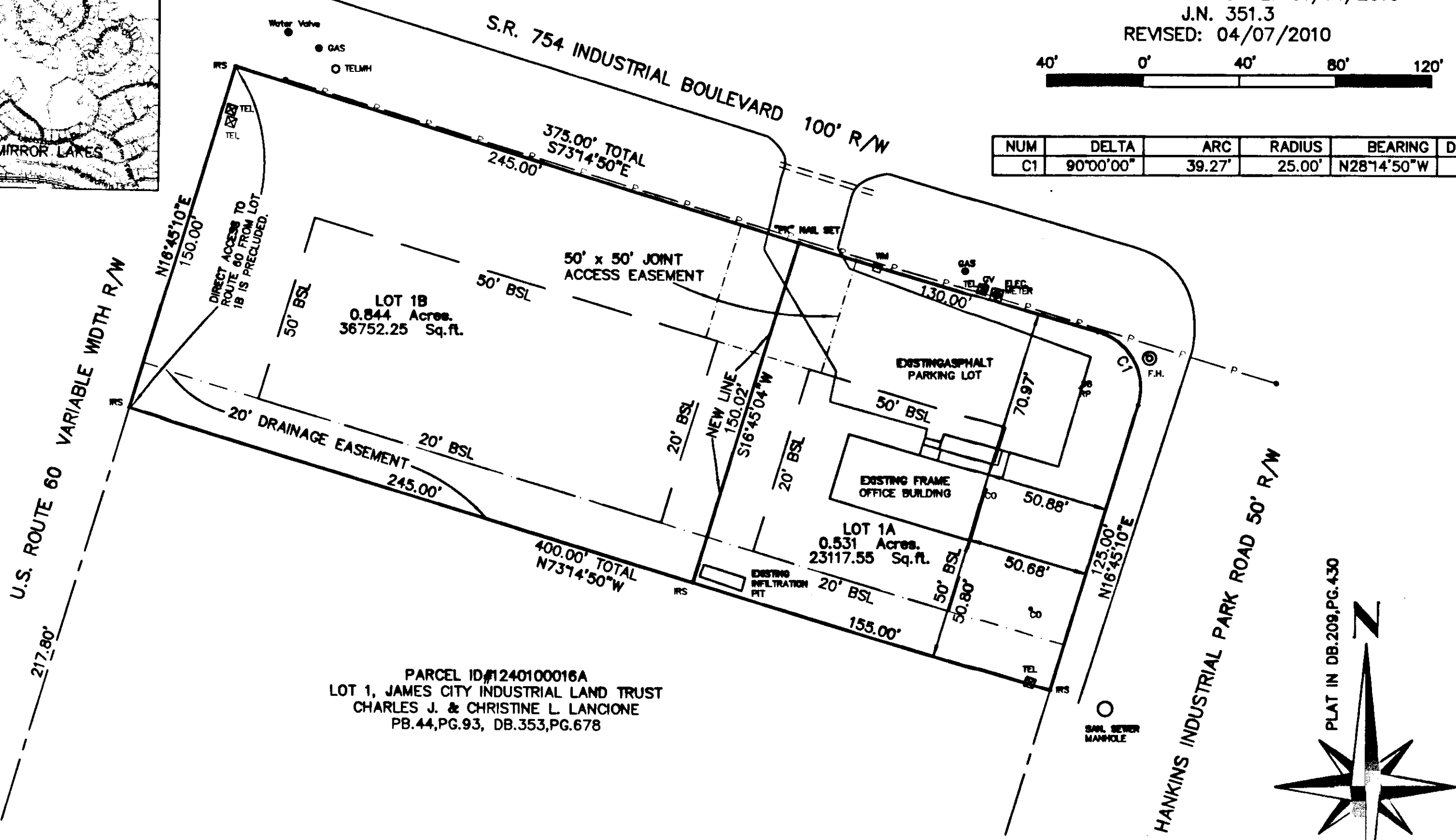
**SURVEYORS CERTIFICATION:**  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

*Michael Scruggs* 4/17/2010  
DATE  
DEAN E. RAYNES CLS #1633

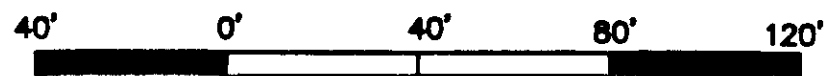
**CERTIFICATE OF SOURCE OF TITLE:**  
THE PROPERTY SHOWN HEREON WAS CONVEYED BY WALTER J. SCRUGGS AND WIFE TO RUTH W. SCRUGGS TRUSTEE BY DEED DATED 03/18/1999 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DOCUMENT# 990005804.



HIS Land Surveying, Inc.  
P.O. Box 100  
Providence Forge, Virginia 23140  
Phone: 804-966-7017



SUBDIVISION OF PROPERTY BEING  
**LOT 1, HANKINS INDUSTRIAL PARK**  
LOCATED IN STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=40' DATE: 01/14/2010  
J.N. 351.3  
REVISED: 04/07/2010



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'00"	39.27	25.00'	N28°14'50"W	35.36'

PARCEL ID#1240100016A  
LOT 1, JAMES CITY INDUSTRIAL LAND TRUST  
CHARLES J. & CHRISTINE L. LANCIONE  
PB.44,PG.93, DB.353,PG.678

**OWNER'S CERTIFICATE:**  
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS Lot 1, Hankins Industrial Park IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES

DATE: 4/12/10  
SIGNATURE: *Michael Scruggs*  
NAME PRINTED: Michael Scruggs

**CERTIFICATE OF NOTARIZATION**  
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF JAMES CITY I, Terry Costello, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 12th DAY OF April, 2010.  
SIGNATURE: *Terry Costello* # 7153829  
MY COMMISSION EXPIRES April 30, 2011

**CERTIFICATE OF APPROVAL:**

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

DATE: 4/14/10  
SIGNATURE: *Bryan*  
VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE: 4/19/10  
SIGNATURE: *Christine Lancione*  
SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 30 June 2010 at 2:23 AM/PM. PB. PG. DOCUMENT # 100013671  
BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge* Clerk

