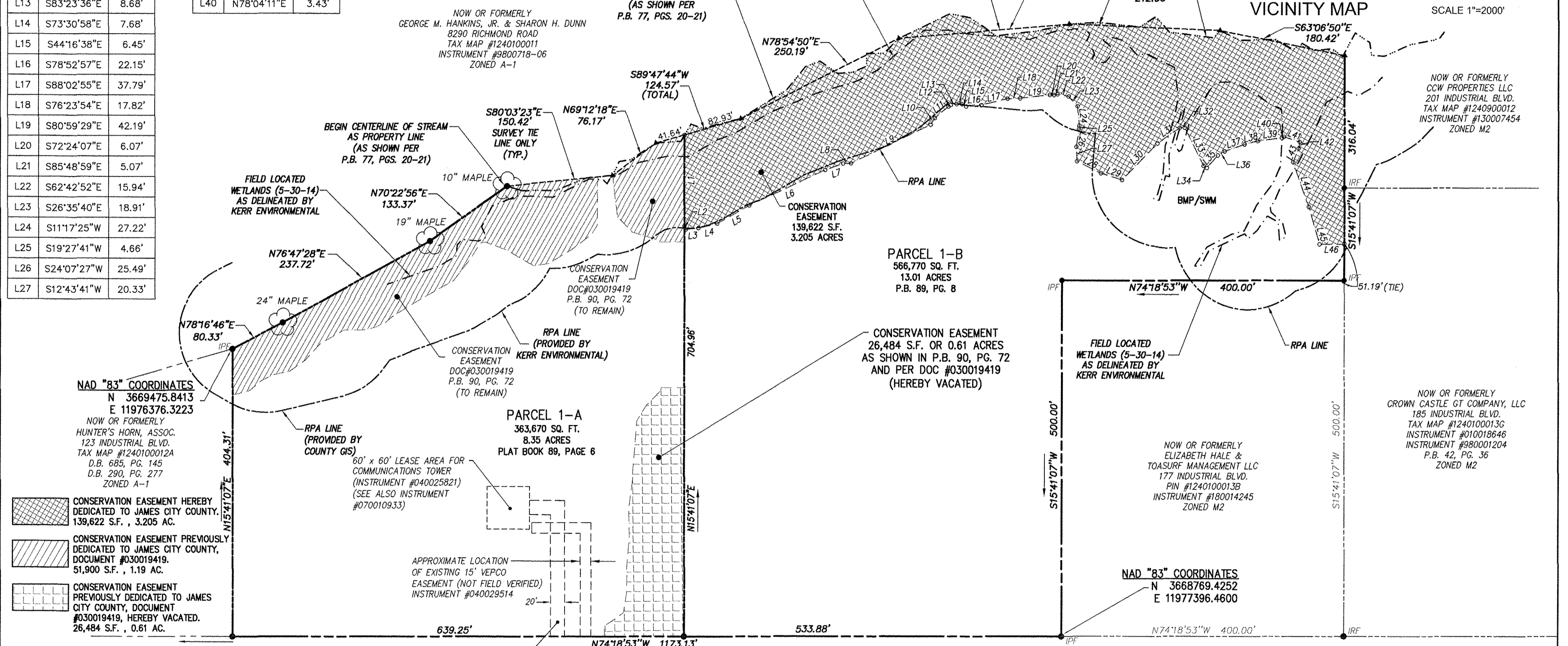
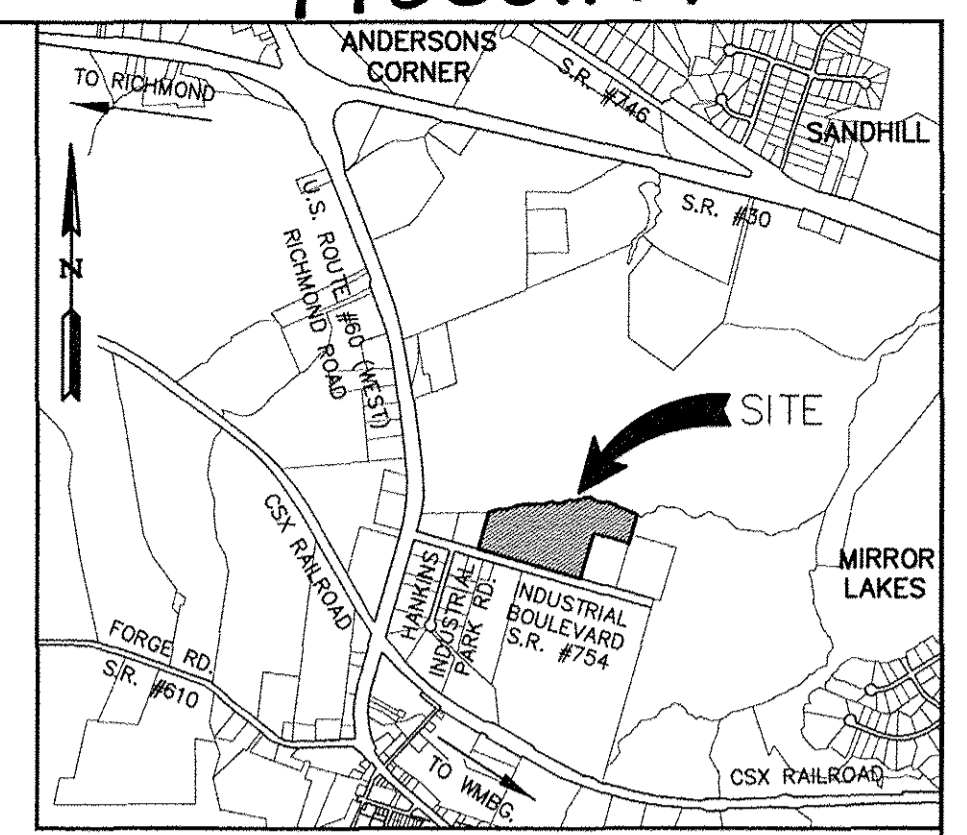
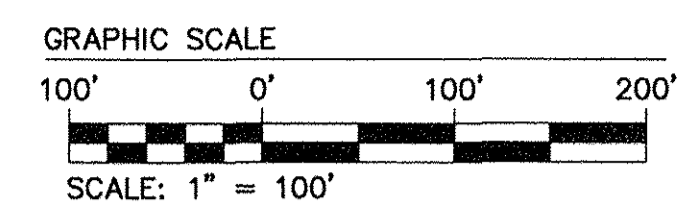
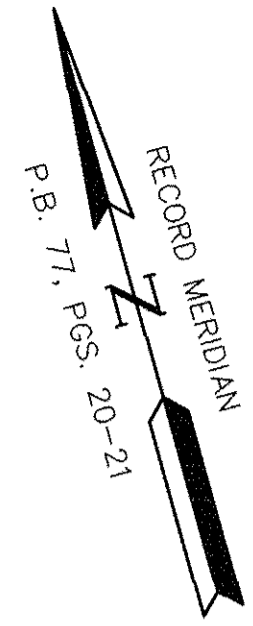


LINE	BEARING	LENGTH
L1	S15°41'07"W	127.81'
L2	S3°04'24"E	5.31'
L3	S80°45'54"E	18.09'
L4	S86°57'10"E	26.83'
L5	N76°20'10"E	52.22'
L6	N80°55'46"E	119.03'
L7	N86°03'40"E	26.68'
L8	S76°19'43"E	11.17'
L9	N79°53'18"E	124.48'
L10	N46°56'37"E	10.97'
L11	N66°05'18"E	25.54'
L12	N74°07'12"E	3.78'
L13	S83°23'36"E	8.68'
L14	S73°30'58"E	7.68'
L15	S44°16'38"E	6.45'
L16	S78°52'57"E	22.15'
L17	S88°02'55"E	37.79'
L18	S76°23'54"E	17.82'
L19	S80°59'29"E	42.19'
L20	S72°24'07"E	6.07'
L21	S85°48'59"E	5.07'
L22	S62°42'52"E	15.94'
L23	S26°35'40"E	18.91'
L24	S11°17'25"W	27.22'
L25	S19°27'41"W	4.66'
L26	S24°07'27"W	25.49'
L27	S12°43'41"W	20.33'

L28	S48°06'06"E	37.92'
L29	S57°06'12"E	31.28'
L30	N59°50'35"E	71.48'
L31	N71°04'30"E	38.20'
L32	S73°38'23"E	7.05'
L33	S10°54'36"E	60.06'
L34	S42°40'51"E	5.30'
L35	N56°53'24"E	23.44'
L36	N74°59'09"E	11.32'
L37	N86°22'23"E	29.45'
L38	S87°33'38"E	19.27'
L39	S81°47'51"E	34.87'
L40	N78°04'11"E	3.43'

L41	S56°33'49"E	23.54'
L42	S25°01'21"W	9.23'
L43	S37°19'18"W	20.65'
L44	S3°40'08"W	66.36'
L45	S0°44'03"W	54.67'
L46	N74°18'53"W	35.00'



NAD "83" COORDINATES
 N 3669475.8413
 E 11976376.3223
 NOW OR FORMERLY
 HUNTER'S HORN, ASSOC.
 123 INDUSTRIAL BLVD.
 TAX MAP #1240100012A
 D.B. 685, PG. 145
 D.B. 290, PG. 277
 ZONED A-1

- CONSERVATION EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY, 139,622 S.F., 3.205 AC.
- CONSERVATION EASEMENT PREVIOUSLY DEDICATED TO JAMES CITY COUNTY, DOCUMENT #030019419, 51,900 S.F., 1.19 AC.
- CONSERVATION EASEMENT PREVIOUSLY DEDICATED TO JAMES CITY COUNTY, DOCUMENT #030019419, HEREBY VACATED, 26,484 S.F., 0.61 AC.

750'± TO C/L WESTBOUND LANE U.S. ROUTE #60

JCC Subdivision Agent
 Approval Not Required

NOW OR FORMERLY
 GEORGE M. HANKINS, JR. & SHARON H. DUNN
 8290 RICHMOND ROAD
 TAX MAP #1240100011
 INSTRUMENT #9800718-06
 ZONED A-1

PARCEL 1-A
 363,670 SQ. FT.
 8.35 ACRES
 PLAT BOOK 89, PAGE 6

PARCEL 1-B
 566,770 SQ. FT.
 13.01 ACRES
 P.B. 89, PG. 8

APPROXIMATE LOCATION OF EXISTING 15' VEP CO EASEMENT (NOT FIELD VERIFIED) INSTRUMENT #040029514

20' ACCESS AND UTILITY EASEMENT TO COMMUNICATIONS TOWER (INSTRUMENT #040025821)

GENERAL NOTES:

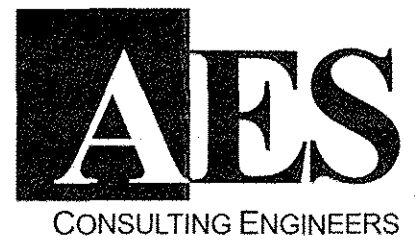
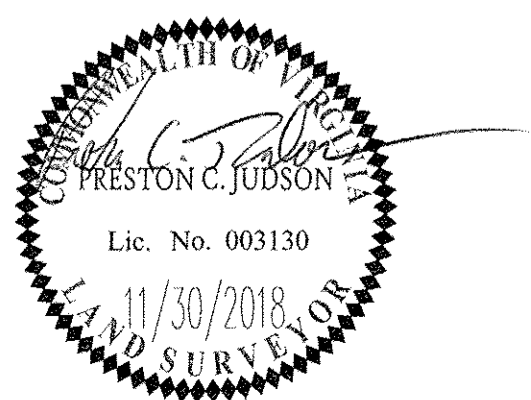
1. PROPERTY IS ZONED M-2, GENERAL INDUSTRIAL DISTRICT.
2. PROPERTY SHOWN HEREON IS ALL OF TAX MAP PARCELS 1240100062A AND 1240100062.
3. PROPERTY ADDRESSES ARE CURRENTLY 129 INDUSTRIAL BOULEVARD AND 137 INDUSTRIAL BOULEVARD, TOANO VIRGINIA.
4. THIS PROPERTY LIES IN ZONE X (AREA DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER F.I.R.M. #51095C0043D DATED 12/16/15.

Large/Small Plat(s) Recorded herewith as # 19000177

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 29 DAY OF January, 2019
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:04 (AM/PM)
 INSTRUMENT # 19000177

TESTE: Elizabeth O'Connor DC
 MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
2	12/05/18	PLAT REVISIONS INCLUDING REMOVAL OF VDOT DRAINAGE ESMT.	JFS
1	04/26/17	REVISED TO ADD FLOOD NOTE	JFS



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF CONSERVATION EASEMENT
PARCELS 1-A AND 1-B
 "HANKINS INDUSTRIAL PARK"
 OWNED BY NICE COMMERCIAL PROPERTIES, L.L.C.
 TO BE CONVEYED TO JAMES CITY COUNTY

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC/PCJ
Project Number:	9149-07
Scale:	Date:
1"=100'	03/21/17
Sheet Number	
1 OF 1	