

190002209

CERTIFICATION OF SOURCE OF TITLE (PARCEL 1A AND 1B)

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 DUNN 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 LOT LINE EXTINGUISHMENT AND BMP MAINTENANCE AND ACCESS EASEMENT SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

OWNER: [Signature] DATE: Jan. 29, 2019

CERTIFICATE OF NOTARIZATION:

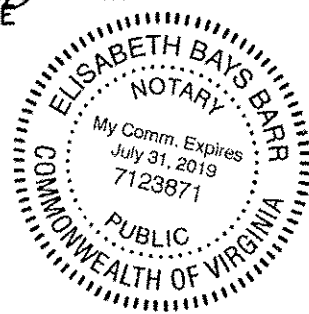
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City County

I, Elisabeth Bays Bar, NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

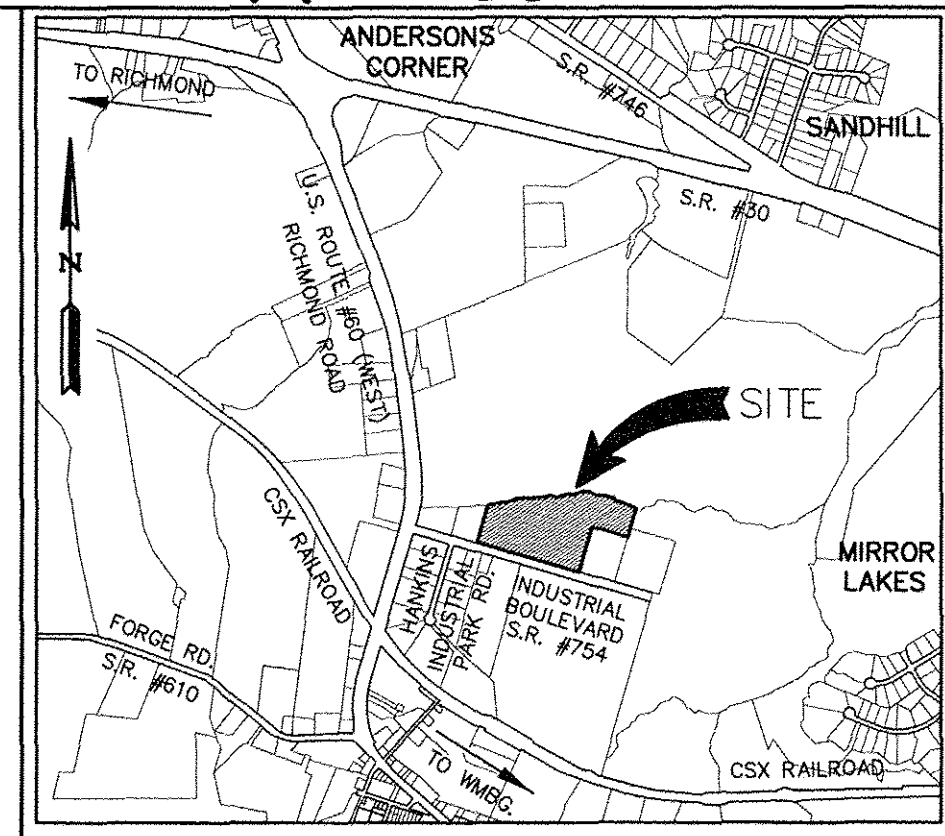
GIVEN UNTO MY HAND THIS 29th DAY OF January, 2019, Elisabeth Bays Bar, NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 7/31/2019



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 129 INDUSTRIAL BOULEVARD AND 137 INDUSTRIAL BOULEVARD TOANO VIRGINIA.
4. SETBACKS: (UNLESS OTHERWISE NOTED) FRONT = 50', SIDE = 20', REAR = 20'
NOTE: REAR SETBACK AND SIDE SETBACKS TO BE INCREASED TO 75' IF THE REAR OR SIDE ADJOINS PROPERTY IN A RESIDENTIAL DISTRICT OR AN AGRICULTURAL DISTRICT THAT IS DESIGNATED FOR RESIDENTIAL USE ON THE COUNTY COMPREHENSIVE PLAN.
5. THIS SITE IS SERVED BY PUBLIC SEWER AND PUBLIC WATER.
6. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
7. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS.
8. AREAS CONTAINED IN NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
9. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
10. 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.
11. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
12. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ON THIS PLAT SHALL REMAIN PRIVATE.
13. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSING MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
14. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT.
15. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY.



VICINITY MAP SCALE 1"=2000'

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. Preston C. Judson, L.S.#003130 11/30/18 DATE

CERTIFICATE OF APPROVAL

THIS PLAT OF LOT LINE EXTINGUISHMENT, BMP MAINTENANCE AND ACCESS EASEMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 31 Jan 2019 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 2/5/19 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

2 Large/Small Plat(s) Recorded herewith as # 190002209

AREA TABULATION

Table with 5 columns: Area, Former Area (Square Feet, Acres), New Area (Square Feet, Acres). Rows include Parcel 1-A, Parcel 1-B, New Parcel 1, and Total Area Subdivided.

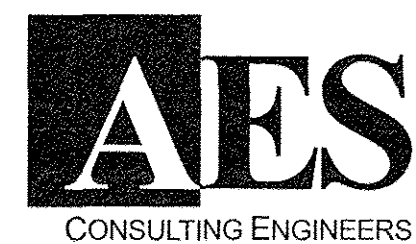
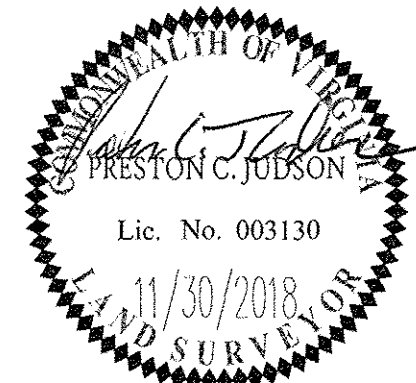
BMP AREA TABULATION

Table with 3 columns: Area, Existing Area, Total Area. Rows include BMP Maintenance & Access Easement New Parcel 1, Existing Area of BMP Maintenance & Access Easement Parcel 13B, and Total Area of BMP Maintenance & Access Easement.

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 14 DAY OF February, 2019. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:50 AM/PM INSTRUMENT # 190002209

TESTE: Elisabeth O'Connor D.C. MONA A. FOLEY, CLERK

Revision table with columns: Rev., Date, Description, Revised By. Includes entries for revisions on 01/15/19, 12/05/18, and 3/21/17.



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8984 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

JCC PROJECT NO. S-0045-2015 PLAT OF LOT LINE EXTINGUISHMENT AND BMP MAINTENANCE AND ACCESS EASEMENT PARCELS 1-A AND 1-B "HANKINS INDUSTRIAL PARK" STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: GVC/PCJ Project Number: 9149-07 Scale: NOTED Date: 02/10/17 Sheet Number: 1 OF 2

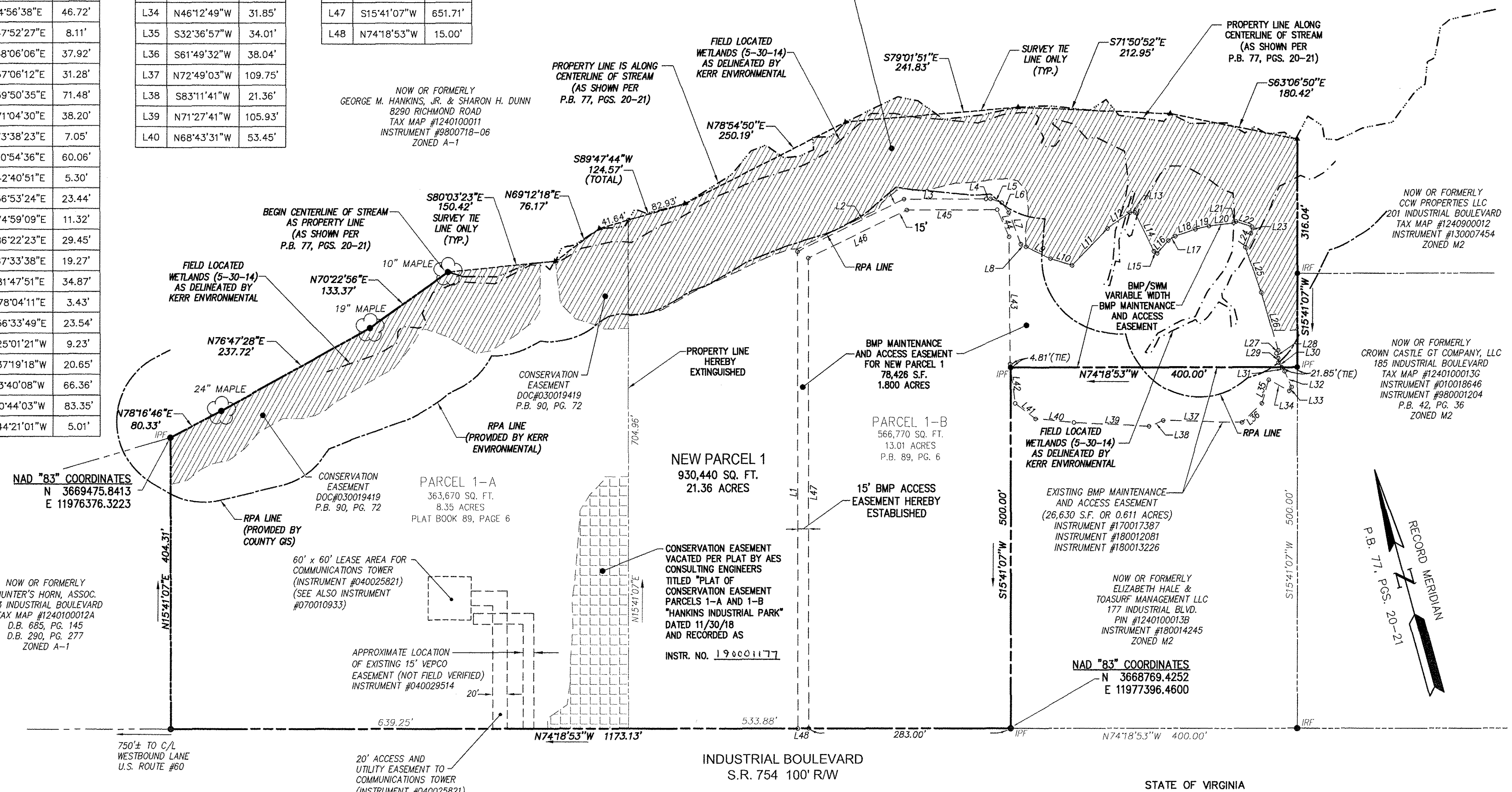
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190002209

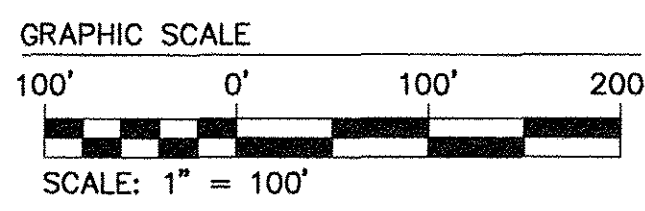
LINE	BEARING	LENGTH
L1	N15°41'07"E	661.10'
L2	N79°44'53"E	165.33'
L3	S74°18'53"E	114.97'
L4	S74°18'53"E	6.34'
L5	S56°27'00"E	16.48'
L6	S20°10'14"E	16.98'
L7	S4°56'38"E	46.72'
L8	S47°52'27"E	8.11'
L9	S48°06'06"E	37.92'
L10	S57°06'12"E	31.28'
L11	N59°50'35"E	71.48'
L12	N71°04'30"E	38.20'
L13	S73°38'23"E	7.05'
L14	S10°54'36"E	60.06'
L15	S42°40'51"E	5.30'
L16	N56°53'24"E	23.44'
L17	N74°59'09"E	11.32'
L18	N86°22'23"E	29.45'
L19	S87°33'38"E	19.27'
L20	S81°47'51"E	34.87'
L21	N78°04'11"E	3.43'
L22	S56°33'49"E	23.54'
L23	S25°01'21"W	9.23'
L24	S37°19'18"W	20.65'
L25	S3°40'08"W	66.36'
L26	S0°44'03"W	83.35'
L27	S44°21'01"W	5.01'

L28	S4°35'09"E	7.00'
L29	S9°35'05"W	6.24'
L30	S18°04'59"E	7.84'
L31	S21°04'11"E	6.74'
L32	S8°47'12"E	23.96'
L33	S51°10'47"W	6.49'
L34	N46°12'49"W	31.85'
L35	S32°36'57"W	34.01'
L36	S61°49'32"W	38.04'
L37	N72°49'03"W	109.75'
L38	S83°11'41"W	21.36'
L39	N71°27'41"W	105.93'
L40	N68°43'31"W	53.45'

L41	N37°12'51"W	35.54'
L42	N8°20'55"W	54.97'
L43	N15°14'17"E	176.35'
L44	N8°37'56"W	40.99'
L45	N74°18'53"W	126.69'
L46	S79°44'53"W	152.49'
L47	S15°41'07"W	651.71'
L48	N74°18'53"W	15.00'



REFERENCE:  
DOCUMENT #020030845  
DOCUMENT #030019419  
PLAT BOOK 89, PAGE 6  
PLAT BOOK 90, PAGE 72  
PLAT BOOK 77, PAGE 20 & 21



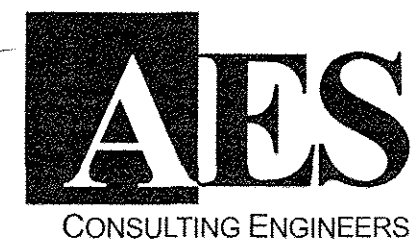
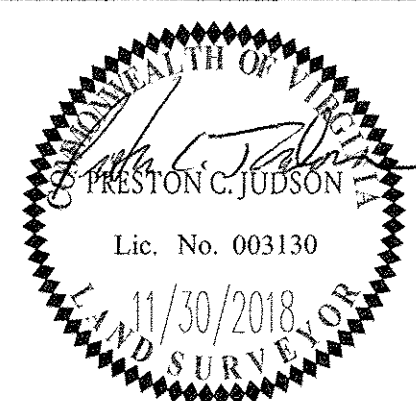
NOTE:  
BMP MAINTENANCE AND ACCESS EASEMENTS ARE TO BE PRIVATE  
(SEE ALSO INSTRUMENT #180007954)

2 Large Plat(s) Recorded  
herewith as # 190002209

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 14 DAY OF February, 2019.  
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INSTRUMENT # 190002209

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

Rev.	Date	Description	Revised By
3	01/15/19	REVISED PER JCC COMMENTS	JFS
2	12/05/18	PLAT REVISIONS INCLUDING REMOVAL OF VDOT DRAINAGE ESMT.	JFS
1	3/21/17	REVISED PER JCC COMMENTS	CJS



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JCC PROJECT NO. S-0045-2015

PLAT OF LOT LINE EXTINGUISHMENT AND BMP MAINTENANCE AND ACCESS EASEMENT

**PARCELS 1-A AND 1-B**

"HANKINS INDUSTRIAL PARK"

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC/PCJ
Project Number:	9149-07
Scale:	1"=100'
Date:	02/10/17
Sheet Number	2 OF 2