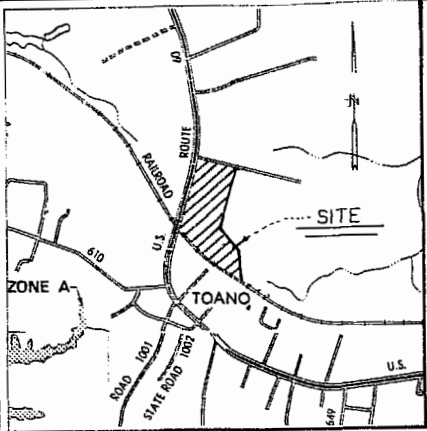


CURVE DATA TABLE													
NO.	RADIUS	DELTA	ARC	TAN	CHORD	CH. BEARING	NO.	RADIUS	DELTA	ARC	TAN	CHORD	CH. BEARING
1.	60.00'	44° 54' 02"	47.02'	24.79'	43.83'	S 39° 12' 11" W	3.	60.00'	44° 54' 02"	47.02'	24.79'	45.83'	N 05° 41' 51" W
2.	60.00'	269° 48' 04"	282.54'	—	85.00'	S 73° 14' 50" E	4.	282.58'	22° 59' 47"	132.48'	573.96'	124.89'	N 45° 59' 49" W



VICINITY MAP
SCALE: 1" = 2000'

SOURCE OF TITLE
TITLE TO THE LAND SHOWN HEREON WAS GRANTED TO WALTER J. SCRUGGS, TRUSTEE FOR JAMES CITY INDUSTRIAL LAND TRUST AS FOLLOWS: D.B. 226 @ PG. 35 - FROM VIRGINIA NATIONAL BANK BY DEED DATED AUG. 24, 1982 & D.B. 333 @ PG. 317 - FROM GEORGE S. HANKINS, SR., TRUSTEE, ET AL. BY DEED DATED JULY 24, 1986. THE ABOVE REFERENCED DEEDS ARE RECORDED AT THE CLERK OF CIRCUIT COURT'S OFFICE IN THE WILLIAMSBURG / JAMES CITY COUNTY COURTHOUSE AS REQUIRED BY LAW.

REFERENCES:
P.B. 44 @ PG. 86
D.B. 129 @ PG. 378 (PLAT)
D.B. 258 @ PG. 79 (PLAT)

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, Phyllis A. Coyle, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS (ARE) SIGNED TO THE WRITING BELOW HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 2 DAY OF May, 1989

SIGNED: Phyllis A. Coyle
MY COMMISSION EXPIRES: 6-10-91

OWNERS CONSENT:

THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S).
JAMES CITY INDUSTRIAL LAND TRUST

BY: Walter J. Scruggs, Trustee
WALTER J. SCRUGGS, TRUSTEE

CERTIFICATE OF APPROVAL:

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

AGENT OF GOVERNING BODY:
SIGNED: [Signature] DATE: 5/12/89

HEALTH DEPARTMENT:
SIGNED: James H. Bowles DATE: 5-2-89

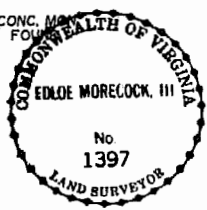
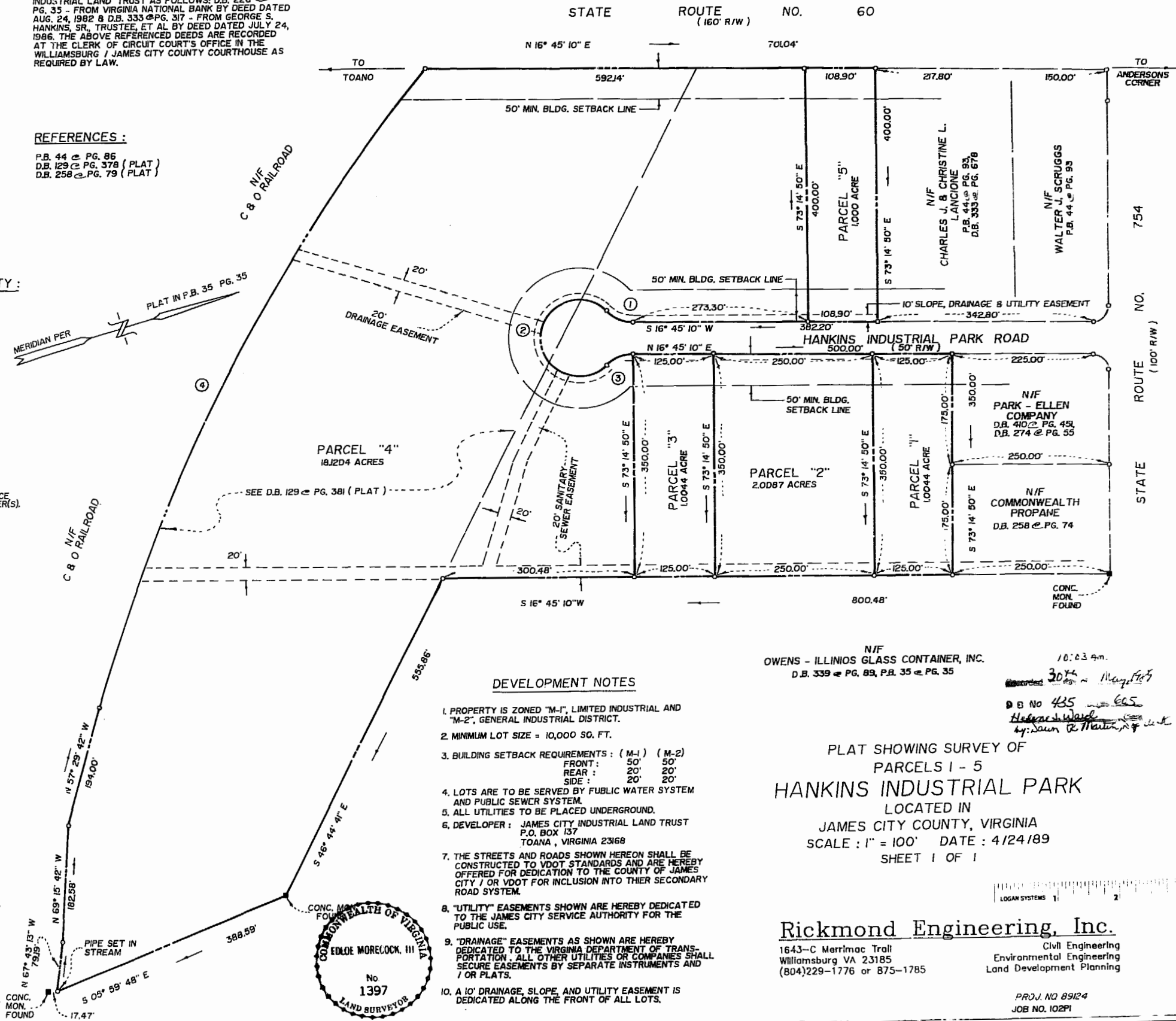
HIGHWAY DEPARTMENT:
SIGNED: J. N. Hall DATE: 5-2-89

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE REQUIREMENTS FOR THE PLATTING OF SUBDIVISIONS IN THE COUNTY OF JAMES CITY HAVE BEEN COMPLIED WITH.
ALSO, THAT THIS PLAT IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

GIVEN UNDER MY HAND THIS 28TH DAY OF APRIL, 1989

Edloe Morecock III
EDLOE MORECOCK, III, C.L.S.



DEVELOPMENT NOTES

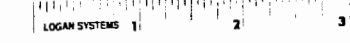
- PROPERTY IS ZONED "M-1", LIMITED INDUSTRIAL AND "M-2", GENERAL INDUSTRIAL DISTRICT.
- MINIMUM LOT SIZE = 10,000 SQ. FT.
- BUILDING SETBACK REQUIREMENTS: (M-1) (M-2)
FRONT: 50' 50'
REAR: 20' 20'
SIDE: 20' 20'
- LOTS ARE TO BE SERVED BY PUBLIC WATER SYSTEM AND PUBLIC SEWER SYSTEM.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- DEVELOPER: JAMES CITY INDUSTRIAL LAND TRUST, P.O. BOX 137, TOANO, VIRGINIA 23168
- THE STREETS AND ROADS SHOWN HEREON SHALL BE CONSTRUCTED TO VDOT STANDARDS AND ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY OF JAMES CITY / OR VDOT FOR INCLUSION INTO THEIR SECONDARY ROAD SYSTEM.
- "UTILITY" EASEMENTS SHOWN ARE HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY FOR THE PUBLIC USE.
- "DRAINAGE" EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION. ALL OTHER UTILITIES OR COMPANIES SHALL SECURE EASEMENTS BY SEPARATE INSTRUMENTS AND / OR PLATS.
- A 10' DRAINAGE, SLOPE, AND UTILITY EASEMENT IS DEDICATED ALONG THE FRONT OF ALL LOTS.

N/F OWENS - ILLINOIS GLASS CONTAINER, INC.
D.B. 339 @ PG. 89, P.B. 35 @ PG. 35

PLAT SHOWING SURVEY OF
PARCELS 1 - 5
HANKINS INDUSTRIAL PARK
LOCATED IN
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: 4/24/89
SHEET 1 OF 1

Rickmond Engineering, Inc.

1643-C Merrimac Trail
Williamsburg VA 23185
(804)229-1776 or 875-1785



PRJ. NO 89124
JOB NO. 102PI

