



**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF PARCEL 4 IS WITH THE FREE CONSENT AND IN THE ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETER(S) AND OR TRUSTEE(S).

10-19-92 *Walter J. Scruggs, Trustee*  
DATE

DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, Donna K. Temple  
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 19th DAY OF October, 19 92. MY COMMISSION EXPIRES June 30, 1996  
*Donna K. Temple*  
NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WALTER J. SCRUGGS - TRUSTEE TO JAMES CITY INDUSTRIAL LAND TRUST BY DEED DATED JULY 24, 1988 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 333 PAGE 317.

**ENGINEERS OR SURVEYOR'S CERTIFICATE**

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.  
10/14/92 *Lynn D. Evans* C.E.S.#1219  
DATE LYNN D. EVANS, C.L.S.

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
Oct 23, 1992 *Charles S. Elliott*  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION  
Oct 26, 1992 *Theresa Johnson*  
DATE VIRGINIA DEPARTMENT OF HEALTH  
Oct 26, 1992 *[Signature]*  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 30th DAY OF October, 19 92 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 56, PAGE 41.  
TESTE *[Signature]* CLERK

N/F  
OWENS - BROCKWAY  
GLASS CONTAINER, INC.  
DB. 339/89  
PB. 35/35  
TM (12-4)(1-15)

**AREA STATISTICS**

PARCEL 4A-1	1.15 AC.
REMAINDER OF PARCEL 4	15.50 AC.
TOTAL AREA SUBDIVIDED	16.65 AC.

N/F  
VISTA WAREHOUSE FIVE  
DB. 492/352  
PB. 53/19  
TM (12-4)(1-15B)

**DEVELOPMENT NOTES**  
PROPERTY IS ZONED "M-1", LIMITED INDUSTRIAL AND "M-2", GENERAL INDUSTRIAL DISTRICT.  
PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER SYSTEM.  
MINIMUM LOT SIZE - 10,000 SF.  
BUILDING SETBACK REQUIREMENTS: (M-1) (M-2)  
FRONT : 50' 50'  
SIDE : 20' 20'  
REAR : 20' 20'

**CURVE DATA**

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	11° 14' 41"	60.00'	11.78'	5.91'	11.76'	S 22° 22' 31" W
2	33° 39' 21"	60.00'	35.24'	18.15'	34.74'	S 44° 49' 32" W
3	263° 48' 04"	60.00'	282.54'	—	85.00'	S 73° 14' 50" E
4	44° 54' 02"	60.00'	47.02'	24.79'	45.93'	N 05° 41' 51" W
5	72° 59' 47"	2821.58'	1132.48'	573.96'	1124.89'	N 45° 59' 49" W

1 OF 1

5187 - 1

**THE DEYOUNG-JOHNSON GROUP, INC.**  
ENGINEERS-ARCHITECTS-SURVEYORS  
P.O. BOX 197 WILLIAMSBURG, VIRGINIA 23187 (804) 253-0673

**LYNN D. EVANS**  
CERTIFICATE NO. 1279  
LAND SURVEYOR

PB 50/82  
DB 488/94

3:55 p.m.  
30 Oct 1992  
Recorded  
DB 589  
296  
*[Signature]*

**SUBDIVISION OF PARCEL 4  
HANKINS INDUSTRIAL PARK**  
OWNER: JAMES CITY INDUSTRIAL LAND TRUST

PLAT RECORDED IN  
P.B. NO. 56 PAGE 41

JAMES CITY COUNTY VIRGINIA

DATE OCT. 12, 1992 DESIGNED L.D.E. DRAWN B.M.B. SCALE 1" = 100'