

CURVE DATA
 "A"
 $\Delta = 106^\circ 53' 19''$
 $R = 3811'$
 $L = 711'$
 $T = 3140'$
 $C = 6123'$
 $CB = S 36^\circ 47' 41'' E$

PARCEL 1
 16.122 ± ACRES
 TXMP No. = (59-4)(1-4)
 PB 51, P. 63

CERTIFICATE OF NOTARIZATION:

ILLINOIS CHICAGO - COOK
 STATE OF VIRGINIA: CITY-COUNTY OF JAMES CITY
 I, JUDITH A. DeMay, A NOTARY PUBLIC IN AND FOR THE
 CITY-COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE
 PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE
 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY-COUNTY
 AFORESAID, GIVEN UNDER MY NAME THIS 3 DAY OF JUNE, 1994

MY COMMISSION EXPIRES: 7/30/95

Judith A. DeMay
 "OFFICIAL SEAL"
 Judith A. DeMay
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 7/30/95

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS
 RESUBDIVISION OF PARCEL 2 IS WITH THE FREE CONSENT AND IN
 ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS,
 PROPRIETORS AND OR TRUSTEES.

William A. Brandt, Jr. Special Receiver for
James River Commerce Center, Inc.
 TITLE: Special Receiver DATE: 06/13/94

CERTIFICATE OF APPROVAL:

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

VIRGINIA DEPARTMENT OF TRANSPORTATION:
 SIGNED: N/A DATE: _____

VIRGINIA DEPARTMENT OF HEALTH:
 SIGNED: N/A DATE: _____

SUBDIVISION AGENT OF JAMES CITY COUNTY:
 SIGNED: [Signature] DATE: 6/21/94

SURVEYOR'S CERTIFICATE:

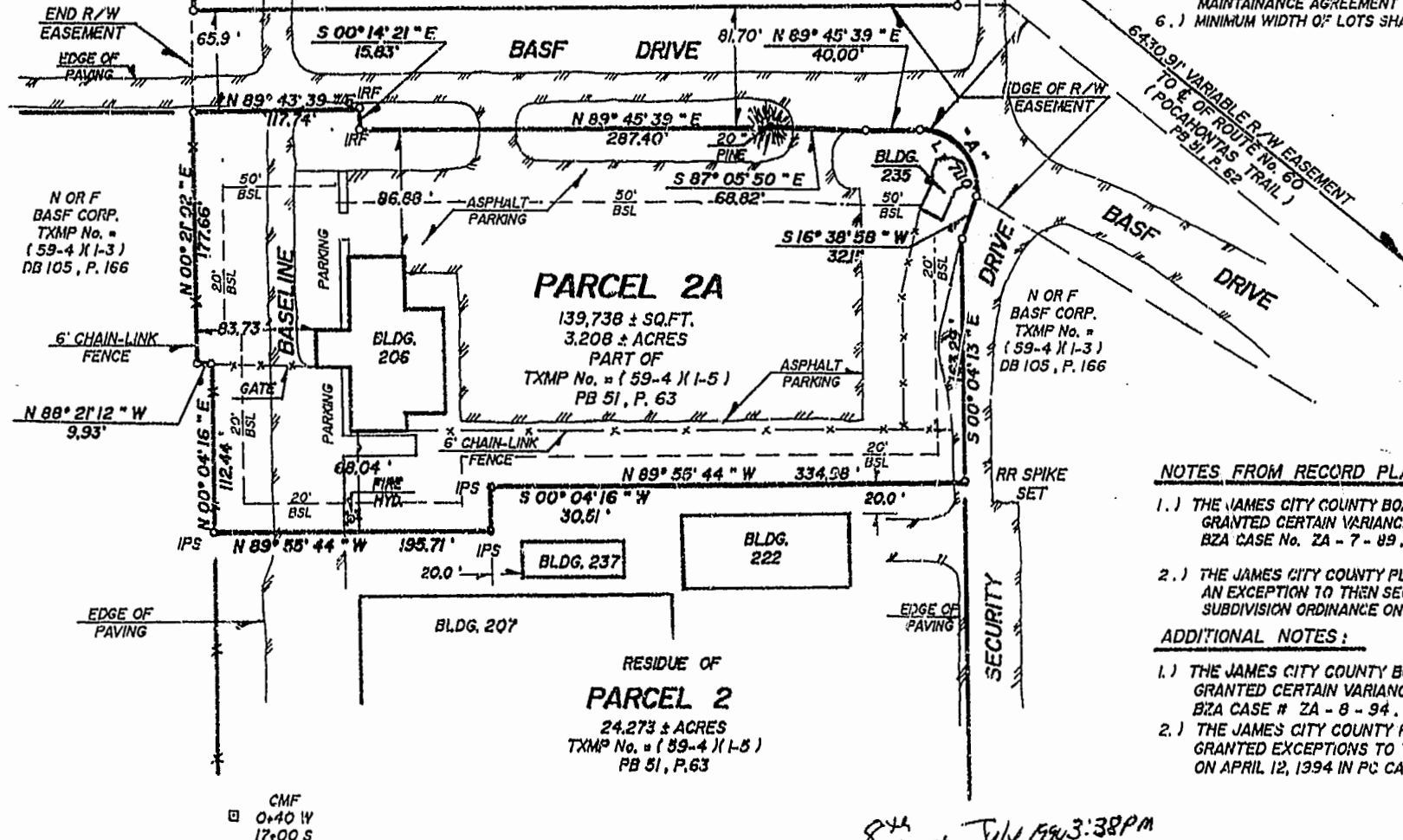
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF,
 THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD
 OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY,
 VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE
 COUNTY.

DATE: MAY 28, 1994 Roger D. Spearman

SPEARMAN & ASSOCIATES, P.C.

SURVEYORS AND PLANNERS

489 McLaws Circle - WILLIAMSBURG, VA.
 (804) 253-8720



LEGEND:
 IPF = IRON PIPE FOUND
 IPS = IRON PIPE SET
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 CMF = CONCRETE MON. FND.
 CMS = CONCRETE MON. SET
 BSL = BLDG. SETBACK LINE
 TXMP = TAXMAP



CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED
 BY: BASF CORPORATION, A DELAWARE CORPORATION
 TO: MANN INDUSTRIES, INC., A DELAWARE CORPORATION
 BY DEED DATED NOV. 1, 1989 AND RECORDED IN THE
 OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE
 COUNTY OF JAMES CITY IN DEED BOOK 456, PAGE 524.

DEVELOPMENT NOTES:

- 1.) PROPERTY IS ZONED "M-2" (GENERAL INDUSTRIAL)
- 2.) MINIMUM LOT SIZE = 10,000 SQ. FT.
- 3.) MINIMUM YARD REQUIREMENTS:
 FRONT BSL = 50'
 REAR BSL = 20'
 SIDE BSL = 20'
- 4.) PARCELS ARE PRESENTLY SERVED BY
 PUBLIC WATER AND PRIVATE SEWER.
- 5.) ALL ROADS ARE TO REMAIN PRIVATE, SUBJECT TO
 MAINTENANCE AGREEMENT OF RECORD IN DB 456, P. 625.
- 6.) MINIMUM WIDTH OF LOTS SHALL BE 75' AT THE BSL.

NOTES FROM RECORD PLAT:

- 1.) THE JAMES CITY COUNTY BOARD OF ZONING APPEALS
 GRANTED CERTAIN VARIANCES ON JULY 6, 1989 IN
 BZA CASE No. ZA - 7 - 89.
- 2.) THE JAMES CITY COUNTY PLANNING COMMISSION GRANTED
 AN EXCEPTION TO THEN SECTION 17 - 40 OF THE
 SUBDIVISION ORDINANCE ON JUNE 13, 1989.

ADDITIONAL NOTES:

- 1.) THE JAMES CITY COUNTY BOARD OF ZONING APPEALS
 GRANTED CERTAIN VARIANCES ON APRIL 28, 1994 IN
 BZA CASE # ZA - 8 - 94.
- 2.) THE JAMES CITY COUNTY PLANNING COMMISSION
 GRANTED EXCEPTIONS TO THE SUBDIVISION ORDINANCE
 ON APRIL 12, 1994 IN PC CASE # S - 26 - 94.

Recorded 844 of July 1994 3:38 PM

DB 695 pages 318
Nelson S. Ward
 By: James D. Marshall B A S F INDUSTRIAL SUBDIVISION
Rep. Club

PLAT OF SURVEY
 FOR RESUBDIVISION OF

PARCEL 2

B A S F INDUSTRIAL SUBDIVISION

PROPERTY STANDS IN THE NAME OF
MANN INDUSTRIES, INC.

PROPERTY LOCATED IN

PLAT RECORDED IN **JAMES CITY COUNTY**

VIRGINIA

P.B. NO. 59 PAGE 68 SCALE: 1" = 100'

DATE: MARCH 28, 1994
 REVISED: APRIL 23, 1994

JO # 6715 - FB "F"