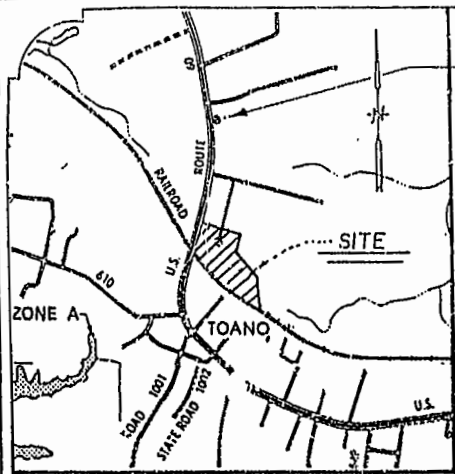


JAMES CITY COUNTY GEODETIC
GROUND CONTROL STATION # 303
EASTING (X) - 11975645.441
NORTHING (Y) - 3670041.228



VICINITY MAP

SCALE: 1" = 2000'

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, Anita C. House, 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 11th DAY OF

September, 1996

SIGNED: Anita C. House

MY COMMISSION EXPIRES: 2/28/99

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

AGENT OF GOVERNING BODY:

SIGNED: [Signature] DATE: 9/17/96

HIGHWAY DEPARTMENT:

SIGNED: [Signature] DATE: 9-10-96

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: _____ DATE: _____

HIGHWAY DEPARTMENT:

SIGNED: _____ DATE: _____

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 HAS 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,
LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

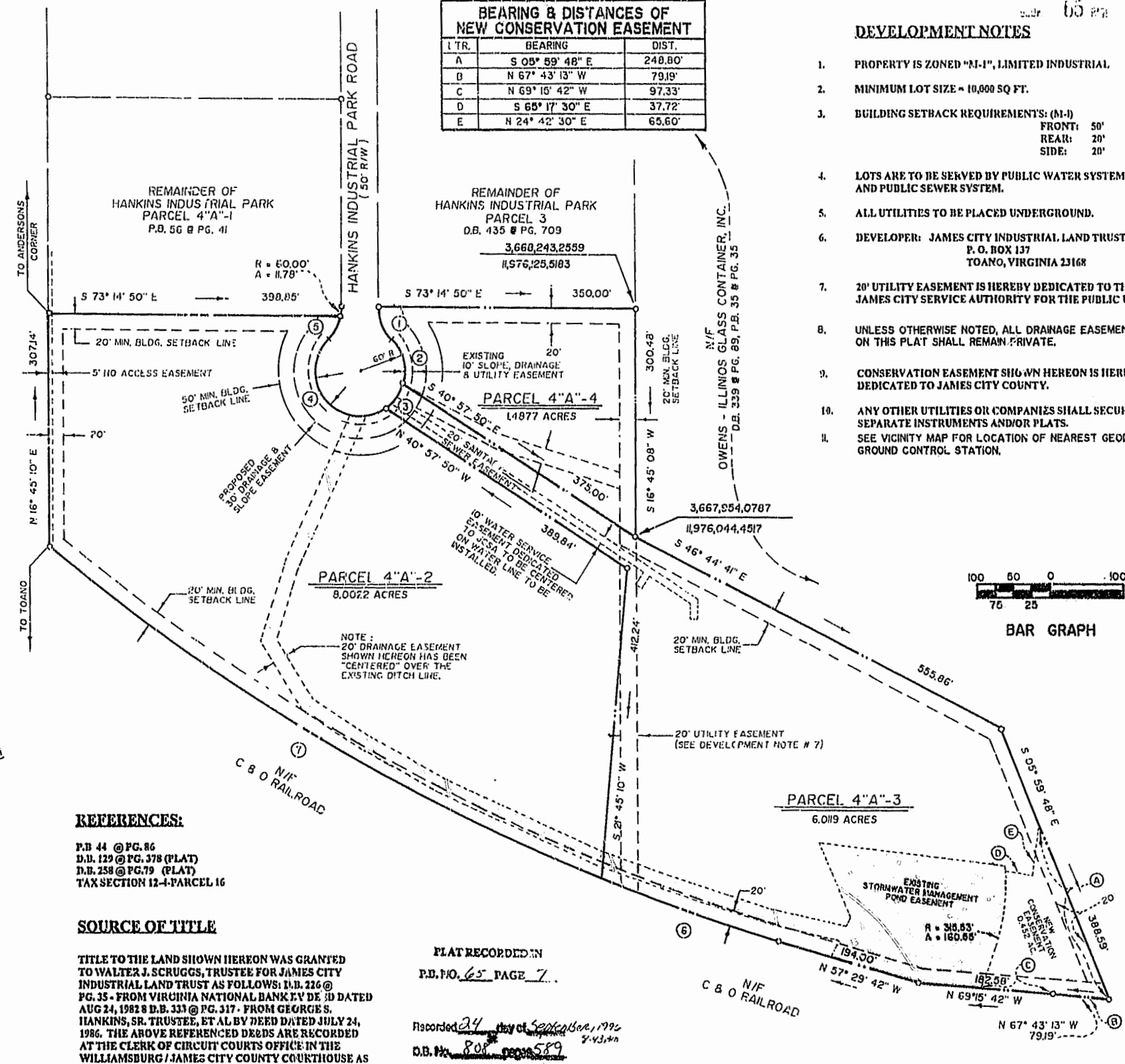
GIVEN UNDER MY HAND THIS 07th DAY OF
Sept, 1996



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

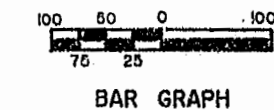
**BEARING & DISTANCES OF
NEW CONSERVATION EASEMENT**

LINE	BEARING	DIST.
A	S 05° 59' 48" E	248.80'
B	N 67° 43' 13" W	79.19'
C	N 69° 15' 42" W	97.33'
D	S 65° 17' 30" E	37.72'
E	N 24° 42' 30" E	65.60'



DEVELOPMENT NOTES

- PROPERTY IS ZONED "M-1", LIMITED INDUSTRIAL.
- MINIMUM LOT SIZE = 10,000 SQ. FT.
- BUILDING SETBACK REQUIREMENTS: (M-1)
FRONT: 50'
REAR: 20'
SIDE: 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
- 20' UTILITY EASEMENT IS HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY FOR THE PUBLIC USE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ON THIS PLAT SHALL REMAIN PRIVATE.
- CONSERVATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO JAMES CITY COUNTY.
- ANY OTHER UTILITIES OR COMPANIES SHALL SECURE SEPARATE INSTRUMENTS AND/OR PLATS.
- SEE VICINITY MAP FOR LOCATION OF NEAREST GEODETIC GROUND CONTROL STATION.



REFERENCES:

P.B. 44 @ PG. 86
D.D. 129 @ PG. 378 (PLAT)
D.B. 258 @ PG. 79 (PLAT)
TAX SECTION 12-4-PARCEL 16

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 & TRUST CO. 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 COURTS OFFICE IN THE WILLIAMSBURG / JAMES CITY COUNTY COURTHOUSE AS REQUIRED BY LAW.

PLAT RECORDED IN
P.B. NO. 65 PAGE 7

Recorded 24 day of September, 1996
D.B. No. 808 0000589

CURVE	RADIUS	ARC	TANGENT	CHORD	CH. BEARING	DELTA
1	60.00'	47.02'	24.79'	45.83'	N5°41'51"W	44°54'02"
2	60.00'	62.68'	34.54'	59.87'	S01°46'49"W	59°51'22"
3	60.00'	40.81'	21.73'	40.03'	S51°11'38"W	32°58'16"
4	60.00'	179.04'	119.62'	119.62'	N23°50'01"W	170°58'25"
5	60.00'	35.24'	18.35'	34.74'	S44°49'32"W	33°39'21"
6	2821.58'	259.40'	129.79'	259.31'	N54°51'21"W	5°16'03"
7	2821.58'	873.07'	440.05'	869.59'	N43°21'53"W	17°43'44"

PLAT
SHOWING RESUBDIVISION OF
PARCEL 4
HANKINS INDUSTRIAL PARK
JAMES CITY COUNTY, VIRGINIA
DATE: 8-21-96 SCALE: 1" = 100'

Rickmond Engineering, Inc.

1643-C Merrimac Trail
Williamsburg VA 23185
(804)229-1776 or 898-4149
Civil Engineering
Environmental Engineering
Land Surveying
JOB NUMBER: 96122