

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EASTERN OREO, INC. TO GRINDSTAFF VIRGINIA PROPERTIES, L.L.C. BY SPECIAL WARRANTY DEED OF CORRECTION DATED JULY 10, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 809, PG. 266-269.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

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 SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISION WITHIN THE COUNTY.

G. Wilson
 G.T. WILSON, JR., C.L.S. #1183 4/7/97
 DATE

W. Smith 5/13/97
 FOR GRINDSTAFF VIRGINIA PROPERTIES, L.L.C. DATE

NOTARY *J. S. Smith*
 STATE OF VIRGINIA, CITY/COUNTY OF *Cumberland*, TO-WIT:
 I, *Sandra J. Smith* A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS *13th* DAY OF *May*, 1997.

MY COMMISSION EXPIRES *My Commission Expires Sept. 24, 1997*, 19__.

Sandra J. Smith
 NOTARY PUBLIC
 JAMES CITY COUNTY GEODETIC COORDINATE
 N 12010320.8612
 E 362784.13585

POINT BY ROD FOUND
 RAILROAD R/W
 1.85'
 N OR F JAMES CITY COUNTY T.M. (41-4)(1-7B) P.B. 41, PG. 70
 N29°47'32"W 5.65'
 S59°33'31"W 99.74'
 ROD FOUND (BENT)
 ROD FOUND

PROPOSED 20' VDOT DRAINAGE EASEMENT
 N OR F CHARLES E. MORRELL T.M. (41-4)(1-7A) P.B. 41, PG. 70
 S59°33'31"W 100.00'
 3/4" LINK FENCE
 ROD FOUND
 CONVC CURB
 LT POLE

PROPOSED 1 STORY BUILDING
 PARCEL B-1
 45,648 S.F.±
 1.048 ACRES±
 257.84'
 LT POLE

PROPOSED 20' INGRESS & EGRESS EASEMENT (SEE NOTE #4)
 134.35'
 CENTERLINE STREAM
 EARTH DITCH
 5'-0" RCP
 12" RCP
 15" RCP

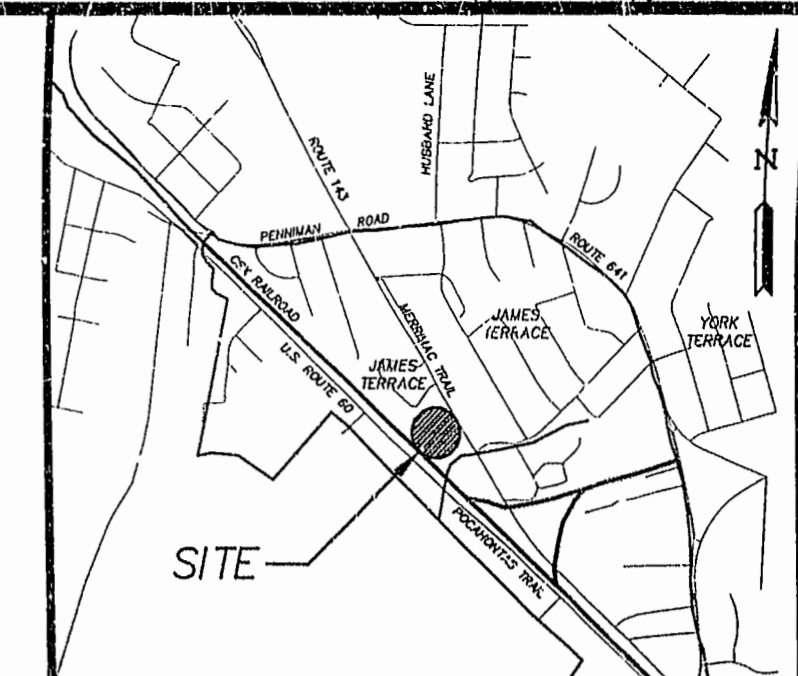
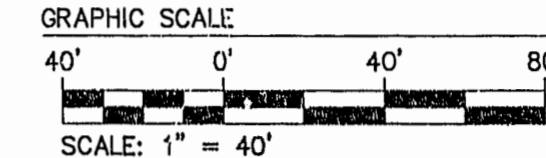
EXISTING METAL AND FRAME BUILDING
 438.76'(TOTAL)
 304.41'
 N46°29'12"W
 12" RCP
 15" RCP
 30" RCP
 36" RCP
 42" RCP
 48" RCP
 54" RCP
 60" RCP
 66" RCP
 72" RCP
 78" RCP
 84" RCP
 90" RCP
 96" RCP
 102" RCP
 108" RCP
 114" RCP
 120" TO C/L TRACK

PARCEL B-2
 64,677 S.F.±
 1.485 ACRES±
 EXISTING 1 STORY BRICK AND METAL BUILDING
 C.O.
 C.O.

PROPOSED 20' INGRESS & EGRESS EASEMENT (SEE NOTE #4)
 S06°58'51"W 146.88'
 36" RCP
 42" RCP
 48" RCP
 54" RCP
 60" RCP
 66" RCP
 72" RCP
 78" RCP
 84" RCP
 90" RCP
 96" RCP
 102" RCP
 108" RCP
 114" RCP
 120" TO C/L TRACK

EXISTING 20' SANITARY SEWER EASEMENT (DB 82/36)
 M.H.
 PIPE FOUND
 220.70'
 320.95'(TOTAL)
 N59°33'31"E
 100.25'
 169.48'
 36" RCP
 LT POLE
 LT POLE
 LT POLE
 M.H.

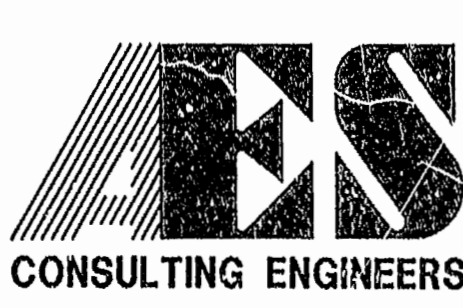
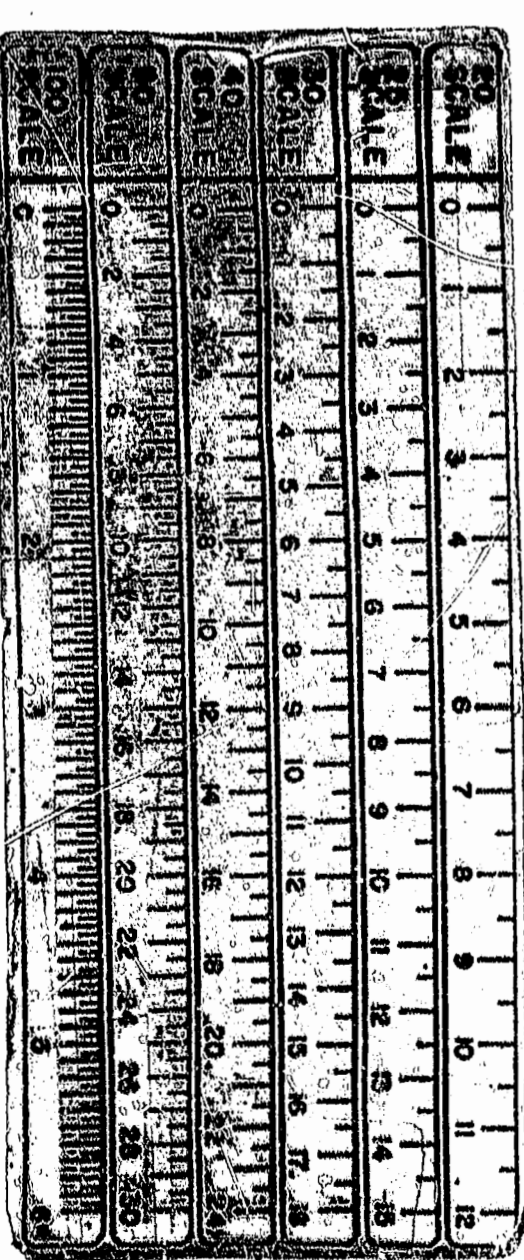
EXISTING FRAME BUILDING
 WOOD RETAINING WALL
 WOOD WALK
 N OF R GRINDSTAFF VIRGINIA BUILDINGS, L.L.C. PARCEL A - 0.275 AC. T.M. (41-3)(1-13) DB 809/266 PB 61/47
 M.H.
 140' R/W
 MERRIMAC TRAIL
 ROUTE 143



CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
B. M. Anderson 6/20/97
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
Virginia Gordon 5/16/97
 VIRGINIA DEPARTMENT OF HEALTH DATE
[Signature] 5/13/97
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

- GENERAL NOTES**
1. PROPERTY IS CURRENTLY ZONED B-1.
 2. PROPERTY IS CURRENTLY ALL OF TAX PARCEL (41-3)(1-12)
 3. ALL LOTS TO BE SERVED BY PUBLIC WATER & SEWER.
 4. 20' INGRESS & EGRESS EASEMENT TO BE USED IN COMMON BY PARCEL B-1 AND PARCEL B-2.
 5. THIS PLAT IS BASED UPON A PRIOR SURVEY PREPARED BY AES CONSULTING ENGINEERS ENTITLED "PLAT OF SURVEY SHOWING 2 PARCELS CONTAINING 2.808 ACRES± TO BE CONVEYED TO GRINDSTAFF VIRGINIA BUILDINGS, L.L.C.", DATED 4/5/95 AND RECORDED IN PLAT BOOK 61, PAGE 47 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
 6. PROPOSED IMPROVEMENTS BASED UPON A SITE PLAN PREPARED BY AES CONSULTING ENGINEERS ENTITLED "BUILDING ADDITION FOR MASTERCORP, INC.", DATED 12/06/96.
 7. AN UNRECORDED LEASE AGREEMENT EXISTS BETWEEN GRINDSTAFF VIRGINIA PROPERTIES, L.L.C. AND CSX TRANSPORTATION FOR THE BUILDING AREA THAT ENCLOSES INTO CSX RAILROAD R/W.
 8. THIS PROPERTY LIES IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER F.I.R.M. #510201-0050 B, DATED 2/6/91.

PLAT RECORDED IN P.B. NO. 67 PAGE 19



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
 PARCEL B CONTAINING 2.533 ACRES±
 OWNED BY
 GRINDSTAFF VIRGINIA PROPERTIES, L.L.C.
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed CMA	Drawn CMA
Scale 1" = 40'	Date 4/7/97
Project No. 8104-1	
Drawing No. 1 OF 1	