

OWNER'S CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND BEING KNOWN AS SKIFFES CREEK INDUSTRIAL PARK IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DEC. 29, 1997 Don E. Wiggins
DATE NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, COUNTY OF JAMES CITY:
I, Lucinda A. Watson

A NOTARY PUBLIC IN AND FOR THE 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 COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 29th DAY

OF December

MY COMMISSION EXPIRES 10-31-2000

Lucinda A. Watson
SIGNATURE

CERTIFICATE OF APPROVAL

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

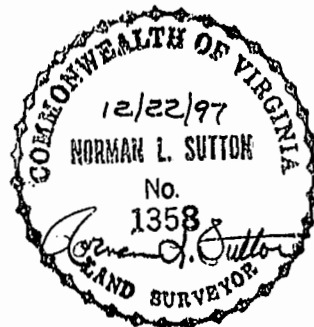
12-23-97 Sm Ambler
DATE VA. DEPT. OF TRANSPORTATION

12/23/97 [Signature]
DATE VA. DEPT. OF HEALTH
SUBDIVISION AGENT OF JAMES CITY COUNTY

SURVEYOR'S CERTIFICATE

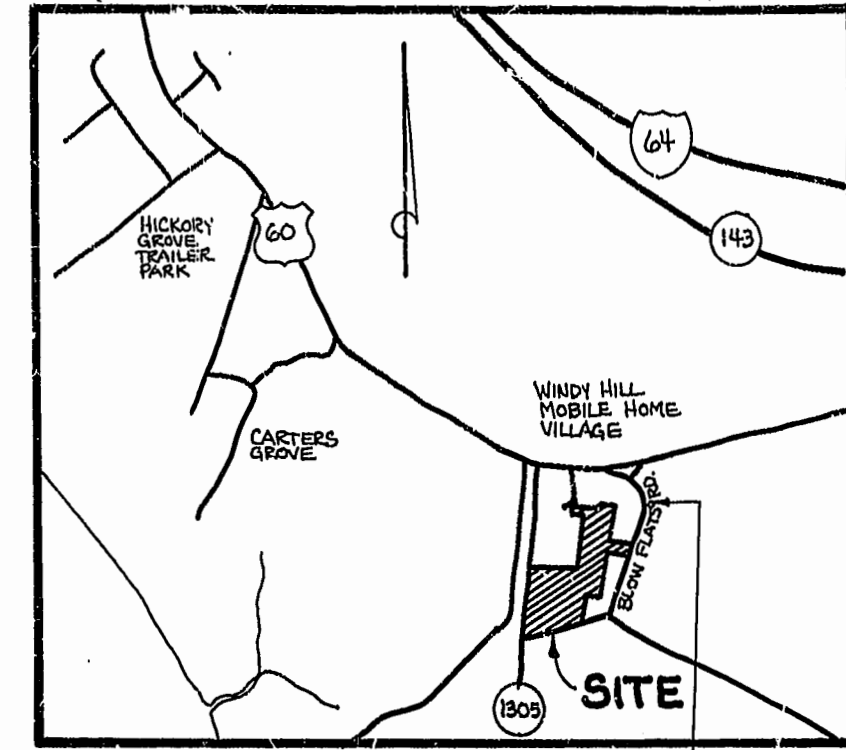
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

12/22/97 Norman L. Sutton
DATE NAME



DEVELOPMENT NOTES:

1. PROPERTY IS ZONED: "M-2", GENERAL INDUSTRIAL DISTRICT.
2. MINIMUM LOT SIZE IS 10,000 SQ. FT.
3. LOTS ARE TO BE SERVED BY PUBLIC WATER SYSTEM AND PUBLIC SEWER SYSTEM.
4. DEVELOPER: VIRGINIA TRUSSES INCORPORATED
1574 PENNIMAN ROAD
WILLIAMSBURG, VIRGINIA 23185
5. 15' DRAINAGE & UTILITY EASEMENT IS HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY FOR THE PUBLIC USE.
6. UNLESS OTHERWISE NOTED, ALL OTHER DRAINAGE EASEMENTS ON THIS PLAT SHALL REMAIN PRIVATE.
7. ANY OTHER UTILITIES OR COMPANIES SHALL SECURE SEPARATE INSTRUMENTS AND/OR PLATS.
8. TOTAL AREA = 20.09 ACRES
LOT AREA = 17.93 ACRES
9. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 17-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
10. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 17-34 THRU 17-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. EACH INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF BMP'S TO ENSURE COMPLIANCE WITH THE COUNTY'S CHESAPEAKE BAY CRITERIA.
12. TAX MAP (59-2)(01-0-0029-C)
13. THE MINIMUM SETBACK OF ANY PORTION OF A STRUCTURE, WHICH IS IN EXCESS OF 35 FEET IN HEIGHT SHALL BE INCREASED ONE FOOT FOR EACH THREE FEET OF THE STRUCTURE'S HEIGHT IN EXCESS OF 35 FEET.
14. ALL STREETS SHOWN HEREON ARE DEDICATED TO PUBLIC USE.
15. VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY FOR THE BMP, TO THE EXTENT ALLOWED BY LAW.



VICINITY MAP
SCALE: 1" = 2000'

JAMES CITY COUNTY GEODETIC
GROUND CONTROL STATION 350
EASTING (X) 12,037,926.178
NORTHING (Y) 3,603,795.257

REFERENCES:

D.B. 731 PG. 593, P.B. 51 PG. 42

SOURCE OF TITLE

TITLE TO THE LAND SHOWN HEREON WAS GRANTED TO VIRGINIA TRUSSES, INC. BY DEED DATED MARCH 27, 1995 FROM NATIONS BANK OF VIRGINIA. SAID DEED IS RECORDED IN THE WILLIAMSBURG/JAMES CITY COUNTY COURTHOUSE IN DEED BOOK 731 PAGE 593.

SKIFFES CREEK INDUSTRIAL PARK

ROBERTS DISTRICT
JAMES CITY COUNTY, VIRGINIA

REVISED NOV. 14, 1997, DEC. 8, 1997 & DEC. 22, 1997

SUTTON & JAMES, P.C.

Land Surveying & Civil Engineering

P.O. Box 1596
Gloucester, VA 23061
PH: (804) 693-4450

3:33 pm
Recorded 5
DOCUMENT 6
Belmont

PLAT RECORDED
P.B. NO. 107 PAGE 33-34