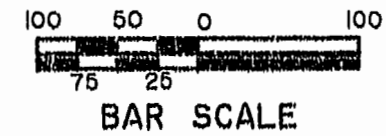
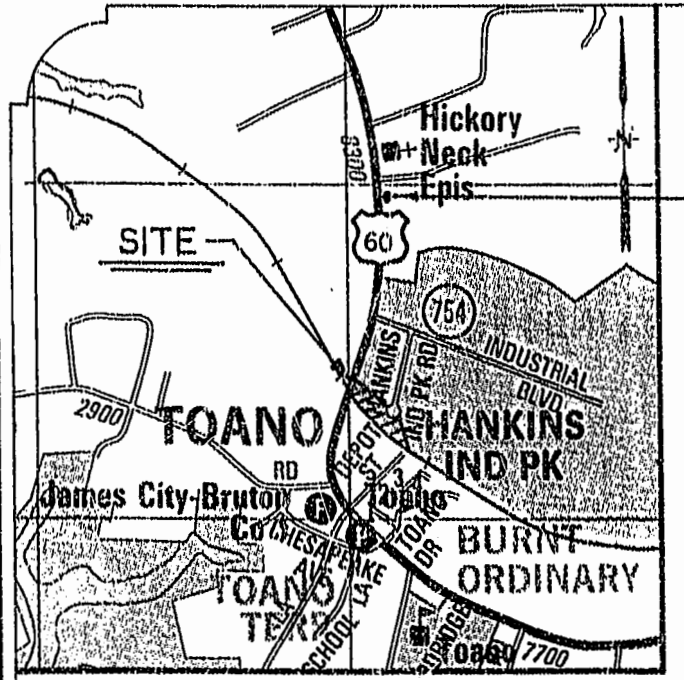


- PROPERTY IS ZONED "M-1", LIMITED INDUSTRIAL
- MINIMUM LOT SIZE= 10,000 SQ. FT.
- BUILDING SETBACK REQUIREMENTS: (M-1)
FRONT: 50'
REAR: 20'
SIDE: 20'
- LOTS ARE TO BE SERVED BY PUBLIC WATER SYSTEM AND PUBLIC SEWER SYSTEM.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- DEVELOPER: JAMES CITY INDUSTRIAL LAND TRUST
P.O. BOX 137
TOANO, VA 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.



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, Donna K Temple, 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 29th DAY OF May 1997
SIGNED: Donna K Temple
MY COMMISSION EXPIRES: June 30, 2000

OWNERS CONSENT:

THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRE OF THE UNDERSIGNED OWNER(S).
JAMES CITY INDUSTRIAL LAND TRUST
BY: Walter J. Scruggs, Trustee
WALTER J. SCRUGGS, TRUSTEE

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: [Signature] DATE: 5/18/98
HIGHWAY DEPARTMENT:
SIGNED: [Signature] DATE: 5/13/97

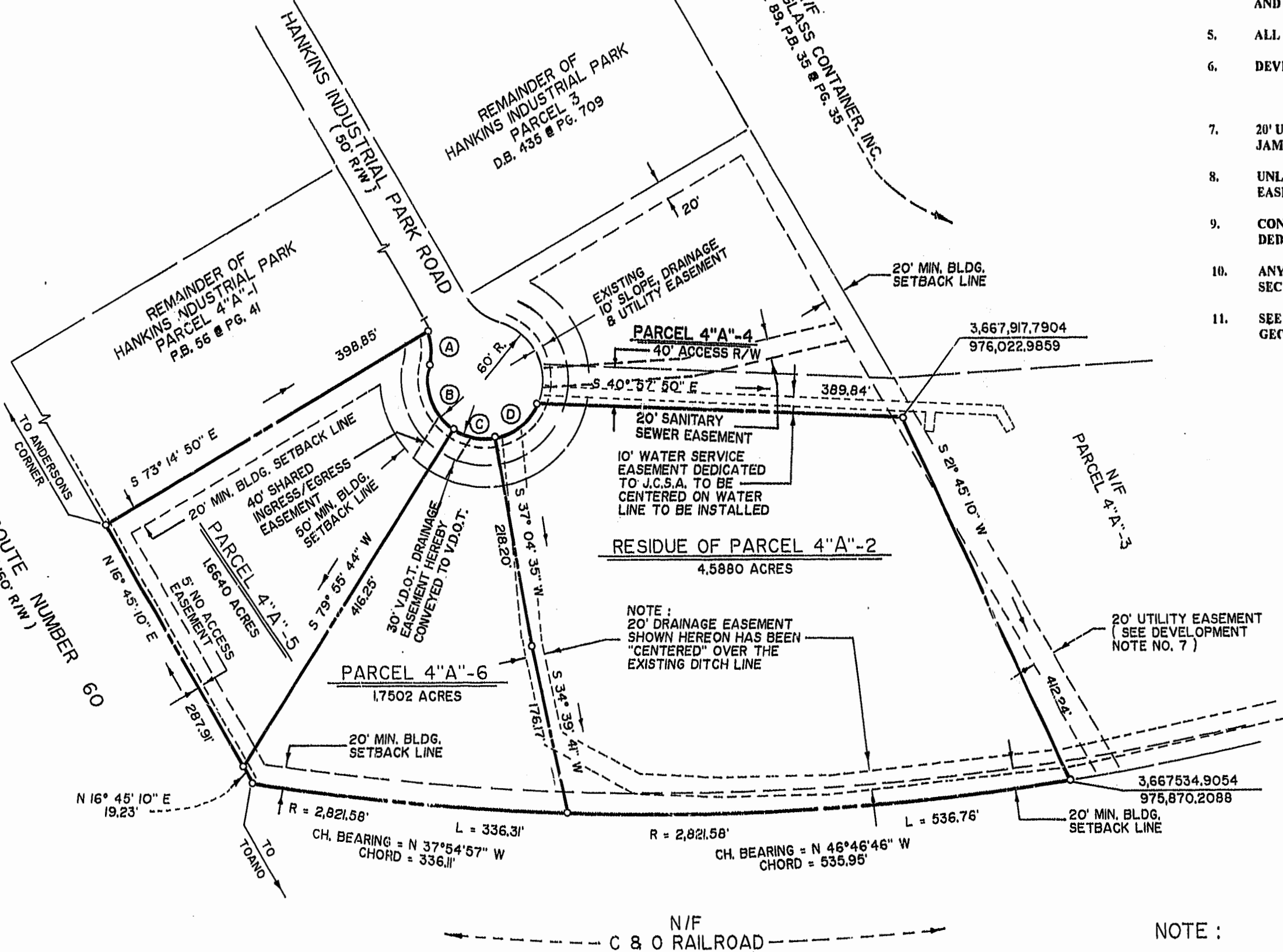
SURVEYORS CERTIFICATE

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 HAVE 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.



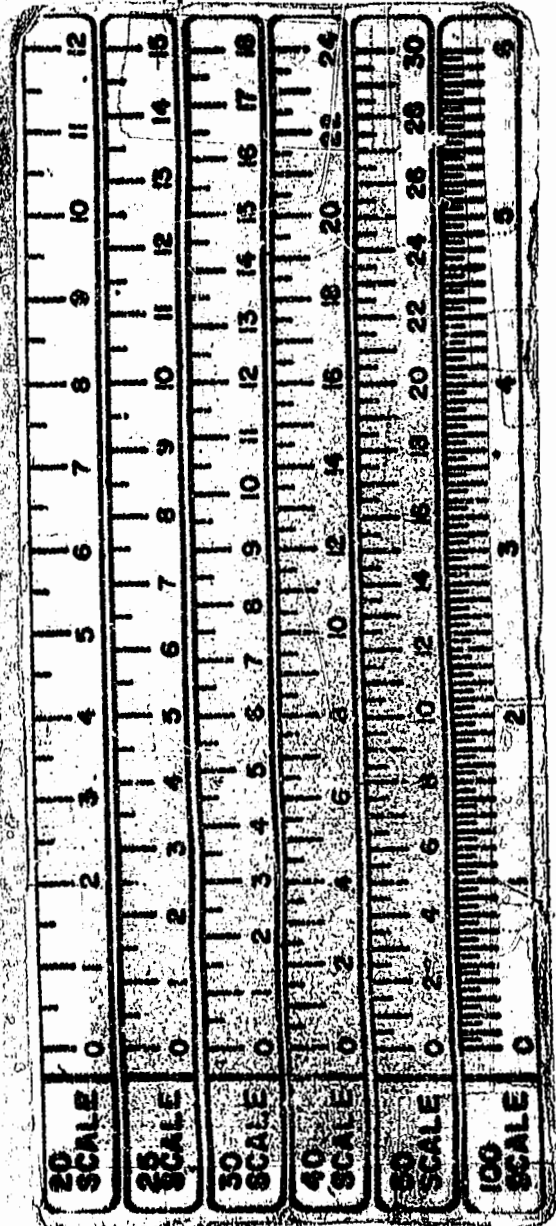
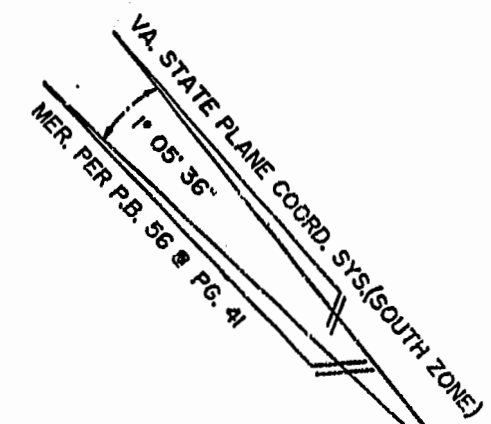
GIVEN UNDER MY HAND THIS 27 DAY OF MAY 1997
Edloe Morecock, III
EDLOE MORECOCK, III, C.L.S.

REVISED 9/18/96 - REVISED LANGUAGE FOR V.D.O.T. DRAINAGE EASEMENT CONVEYANCE



REFERENCES:

- P.B. 44 @ PG. 86
- D.B. 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 BY DEED DATED AUGUST 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.

12:20 PM
Recorded May 1998
DOCUMENT # 98-1035
Edloe Morecock

NOTE:

- LOT 4"A"-2 WILL UTILIZE THE 40' ACCESS EASEMENT THAT SERVES LOT 4"A"-3.
- LOT 4"A"-5 AND 4"A"-6 SHALL USE THE 40' SHARED INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

PLAT SHOWING RESUBDIVISION OF
PARCEL 4"A"-2
HANKINS INDUSTRIAL PARK
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 5-23-1997 SCALE: 1" = 100'

Rickmond Engineering, Inc.

1643-C Merrimac Trail
Williamsburg VA 23185
(757)229-1776
Fax No. (757) 229-4683
Civil Engineering
Environmental Engineering
Land Surveying
Internet: rickmond@tri.net

JOB NUMBER: 97146

CURVE	RADIUS	ARC	TANGENT	DELTA	CH. BEARING	CHORD
A	60.00'	35.24'	18.15'	33°39'22"	S 44°49'32" W	34.74'
B	60.00'	75.10'	43.35'	71°37'45"	N 26°47'29" E	70.30'
C	60.00'	44.88'	23.55'	42°51'09"	S 31°29'53" E	43.84'
D	60.00'	59.08'	32.17'	56°23'46"	N 81°07'17" W	56.70'