

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 1 WAS CONVEYED BY GEORGE S. HANKINS, SR., TRUSTEE, ET. ALS. TO WALTER J. & RUTH W. SCRUGGS BY DEED DATED 9/18/80 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 209 PAGE 426.

THE PROPERTY SHOWN ON THIS PLAT AS 50' R/W WAS CONVEYED BY VIRGINIA NATIONAL BANK TO WALTER J. SCRUGGS, TRUSTEE, JAMES CITY INDUSTRIAL LAND TRUST BY DEED DATED 8/24/82 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 226 PAGE 35.

OWNERS CERTIFICATE

THE LOT LINE EXTINGUISHMENT & BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

Walter J. Scruggs 11-18-98
WALTER J. SCRUGGS DATE

Ruth W. Scruggs 11-18-98
RUTH W. SCRUGGS DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF WILLIAMSBURG
I, J.E. Phillips, Jr. 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 AND STATE AFORESAID, GIVEN UNDER MY NAME THIS 18 DAY OF NOVEMBER 1998.
MY COMMISSION EXPIRES AUGUST 31, 2000
J.E. Phillips, Jr.
SIGNATURE

OWNERS CERTIFICATE

THE LOT LINE EXTINGUISHMENT & BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

Walter J. Scruggs, Trustee 11-18-98
FOR JAMES CITY INDUSTRIAL LAND TRUST DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF WILLIAMSBURG
I, J.E. Phillips, Jr. 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 AND STATE AFORESAID, GIVEN UNDER MY NAME THIS 18 DAY OF NOVEMBER 1998.
MY COMMISSION EXPIRES AUGUST 31, 2000
J.E. Phillips, Jr.
SIGNATURE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

A.D. Sebert 11/4/98
A.D. SEBERT, L.S. DATE

CERTIFICATE OF APPROVAL

THIS LOT LINE EXTINGUISHMENT AND BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 11/18/98
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

DELTA= 90°00'00"
R=25.00'
L=39.27'
T=25.00'
CH=35.36'
CB=S28°14'50"E

JCC COORDINATE REFERENCE*
N=11,975,406.90
E= 3,669,437.97

50' R/W

S16°45'10"W 125.00'

INDUSTRIAL BOULEVARD
S.R. 754
100' R/W

S73°14'50"E 375.00'

LOT 1
HANKINS INDUSTRIAL PARK
TAX PARCEL (12-4)(1-13A)
#102 HANKINS INDUSTRIAL PARK

N73°14'50"W 400.00'

N/F
LANCIONE
LOT 1.
JAMES CITY INDUSTRIAL LAND TRUST
TAX PARCEL (12-4)(1-16A)
#8004 HANKINS INDUSTRIAL PARK

THIS PLAT PREPARED WITHOUT
BENEFIT OF A TITLE REPORT.

FORMER AREA LOT 1= 52,366 S.F.± (1.2022 AC.±)
FORMER AREA 50' R/W = 33,039 S.F.± (0.7585 AC.±)
FORMER AREA TOTAL = 85,405 S.F.± (1.9607 AC.±)

NEW AREA LOT 1 = 59,866 S.F.± (1.3742 AC.±)
NEW AREA 50' R/W = 25,539 S.F.± (0.5863 AC.±)
NEW AREA TOTAL = 85,405 S.F.± (1.9607 AC.±)

NOTE: THIS PROPERTY IS
CURRENTLY ZONED M-2

LOT LINE HEREBY
EXTINGUISHED

NEW LOT LINE
CREATED BY
THIS PLAT

50' R/W
STANDING IN THE NAME OF
JAMES CITY INDUSTRIAL LAND TRUST

N16°45'10"E 150.00'

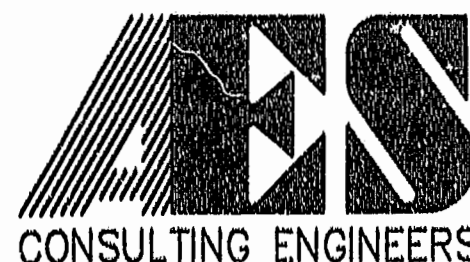
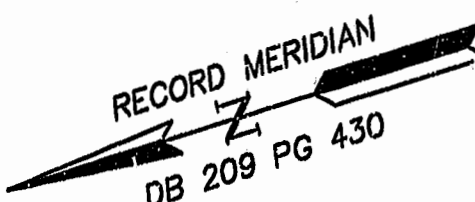
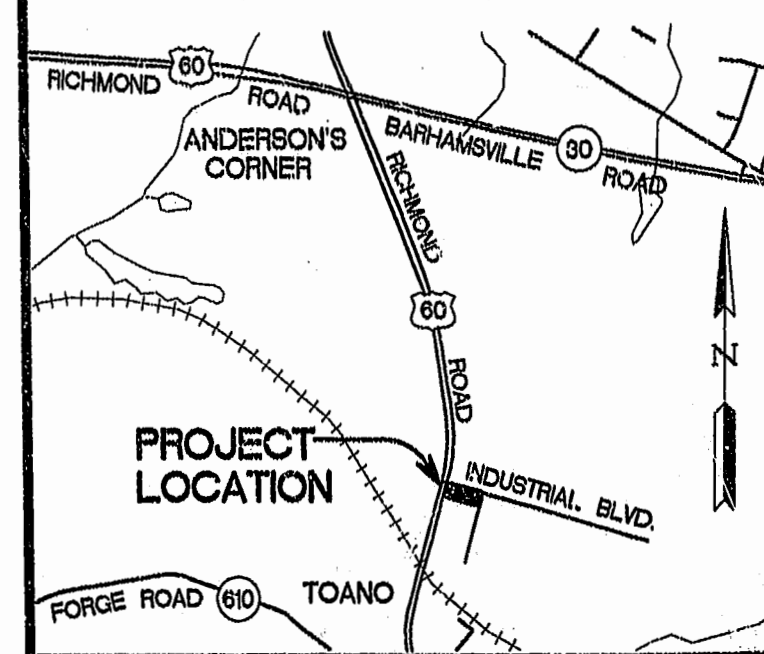
JCC COORDINATE REFERENCE*
N=11,975,522.20
E= 3,669,054.95

U.S. ROUTE 60
160' R/W

TO
ANDERSON'S
CORNER

TO
TOANO

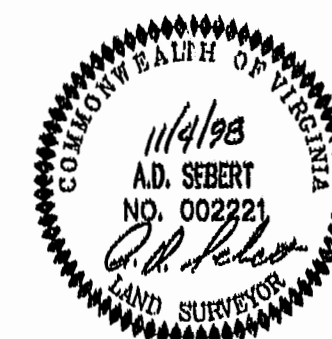
* J.C.C. COORDINATES ARE FOR GIS SYSTEM ONLY.
METES AND BOUNDS ARE BASED ON RECORD
INFORMATION AS NOTED.



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(757) 253-0040
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PLAT OF LOT LINE EXTINGUISHMENT
AND BOUNDARY LINE ADJUSTMENT
BETWEEN LOT 1, HANKINS INDUSTRIAL PARK
AND PARCEL OF LAND OWNED BY
JAMES CITY INDUSTRIAL LAND TRUST

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed ADS	Drawn ADS
Scale 1"=40'	Date 11/4/98
Project No. 8603	Drawing No. 1 OF 1