

VICINITY MAP (APPROX. SCALE 1"=2000')

SURVEYOR'S CERTIFICATE

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

Ronald W. Eads, L.S. 3-11-03 DATE

REFERENCES

- 1.) BELL ATLANTIC-VIRGINIA, INC. EASEMENT INSTRUMENT NO. 980009874
2.) CITY OF NEWPORT NEWS WATERLINE EASEMENT INSTRUMENT NO. 010007526
3.) SKIFFES CREEK INDUSTRIAL PARK PLAT: P.B. 68, PG. 33-34

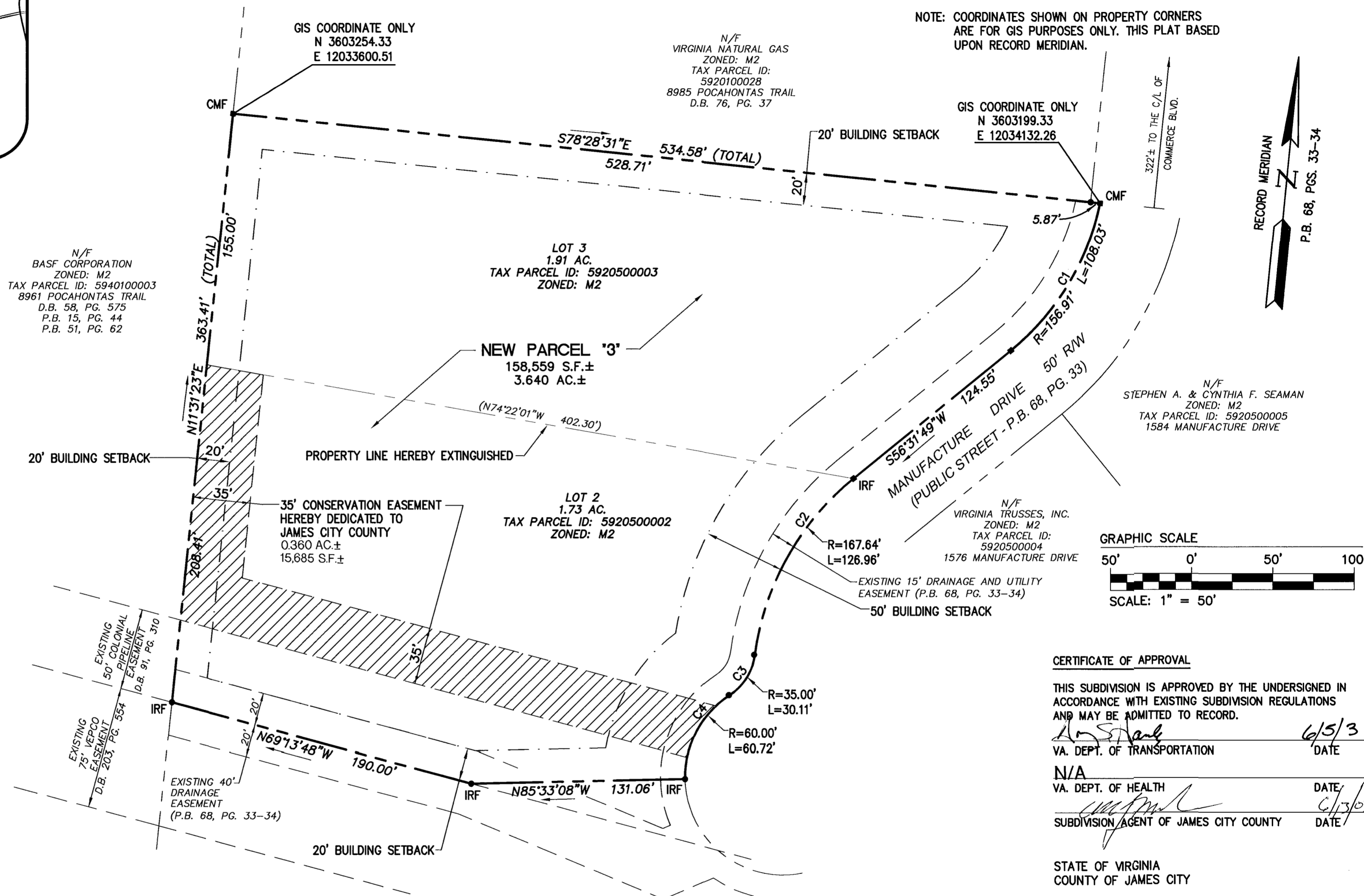
AREA TABULATION

AREA LOT 2 (TAX PARCEL (59-2) (5-2)) =75,359 S.F.± OR 1.730 AC±
AREA LOT 3 (TAX PARCEL (59-2) (5-3)) =83,200 S.F.± OR 1.910 AC±
TOTAL AREA =158,559 S.F.± OR 3.640 AC±

NOTES: (CONT'D)

8.) ANY EXISTING UNUSED WELL SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

NOTE: COORDINATES SHOWN ON PROPERTY CORNERS ARE FOR GIS PURPOSES ONLY. THIS PLAT BASED UPON RECORD MERIDIAN.



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 2 AND LOT 3 SKIFFES CREEK INDUSTRIAL PARK WAS CONVEYED BY JOHN LOUIS AND ROBERTA ADAMS THAYER-SMITH TO SOUTHERN EQUIPMENT COMPANY, INC. BY DEED DATED JUNE 27, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NUMBER 020014963.

OWNERS CERTIFICATE

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

Larry H. Spence 3/24/03 DATE
FOR SOUTHERN EQUIPMENT COMPANY, INC.
LARRY H. SPENCE PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF North Carolina
CITY/COUNTY OF Wake
Marie J. Russell 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 24th DAY OF March 2003
MY COMMISSION EXPIRES 6/30/07
Marie J. Russell SIGNATURE

NOTES:

- 1.) PROPERTY SHOWN AS LOT 2 IS ALL OF TAX MAP PARCEL (59-2)(5-2). PROPERTY ADDRESS: #1563 MANUFACTURE DRIVE
PROPERTY SHOWN AS LOT 3 IS ALL OF TAX PARCEL (59-2)(5-3). PROPERTY ADDRESS: #1571 MANUFACTURE DRIVE.
2.) PROPERTIES SHOWN ARE CURRENTLY ZONED "M-2" GENERAL INDUSTRIAL. SETBACK REQUIREMENTS: AS SHOWN PER P.B. 68, PG. 33-34
3.) PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SEWER.
4.) PROPERTY LINES AS SHOWN ARE BASED ON RECORD AND OTHER AVAILABLE INFORMATION. IMPROVEMENTS ARE NOT SHOWN. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
5.) PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER COMMUNITY PANEL #510201-0060 B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE 2/06/91.
6.) UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
7.) ALL PROPERTY MONUMENTS SHALL BE SET IN ACCORDANCE TO SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

LEGEND
IRS IRON ROD SET
IRF IRON ROD FOUND
CMF CONCRETE MONUMENT FOUND

LOT 1
N/F
MICHAEL J. & ANITA M. EPPARD
ZONED: M2
TAX PARCEL ID: 5920500001
1568 MANUFACTURE DRIVE
INSTRUMENT NO. 980002316

Table with 7 columns: NO., DELTA, RADIUS, LENGTH, TANGENT, CHORD, CH. BEARING. Contains curve data for C1, C2, C3, and C4.

CERTIFICATE OF APPROVAL

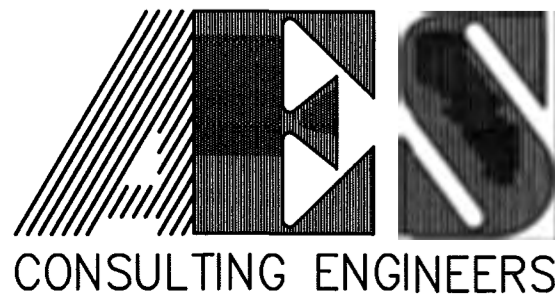
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

VA. DEPT. OF TRANSPORTATION 6/5/3 DATE
N/A
VA. DEPT. OF HEALTH DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY 6/13/03 DATE

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 10 DAY OF July 2003, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge, Clerk
PLAT BOOK 90, PAGE 85



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

PLAT OF BOUNDARY LINE EXTINGUISHMENT
LOT 2 AND LOT 3
SKIFFES CREEK INDUSTRIAL PARK
OWNED BY SOUTHERN EQUIPMENT COMPANY, INC.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Contains revision history for the plat.

Table with columns: Designed AES, Drawn RDM/JFS, Scale 1"=50', Date 3/11/03, Project No. 9190, Drawing No. 1 OF 1.