



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

FOR EWELL INDUSTRIAL PARK, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY:

FRANK W. HUCKABY
PRINTED NAME
Frank W. Huckaby Mgr
FRANK W. HUCKABY TITLE: MANAGER DATE: 4-12-07

NOTARY: STATE OF VIRGINIA TO WIT:
Barbara J. Johnson, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 12 DAY OF April, 2007.
MY COMMISSION EXPIRES November 30, 2010.
NOTARY PUBLIC Barbara J. Johnson

FOR JOHN TYLER INVESTMENT GROUP, LTD, A VIRGINIA LIMITED LIABILITY COMPANY:

Randall K. Cooper
PRINTED NAME
Randall K. Cooper Mgr
RANDALL K. COOPER TITLE: MANAGER DATE: 5/2/07

NOTARY: STATE OF VIRGINIA TO WIT:
Shirley A. Behrens, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 2nd DAY OF May, 2007.
MY COMMISSION EXPIRES March 31, 2009.
NOTARY PUBLIC Shirley A. Behrens

FOR TRSTE, INC. (TRUSTEE):

Brian B. Skinner
PRINTED NAME
Brian B. Skinner SVP
BRIAN B. SKINNER TITLE: DATE: 5/2/07

DEED OF TRUST DATED NOVEMBER 23, 2004, LR040024601-PG.131-141

NOTARY: STATE OF VIRGINIA
Shirley A. Behrens, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 2nd DAY OF May, 2007.
MY COMMISSION EXPIRES March 31, 2009.
NOTARY PUBLIC Shirley A. Behrens

GENERAL NOTES

- PROPERTY TO BE ADJUSTED IS ALL OF ASSESSOR'S PARCELS 05-00-00-025 AND 05-06-00-001
- PROPERTY IS CURRENTLY ZONED IL (LIMITED INDUSTRIAL DISTRICT).
- THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN PER F.I.R.M. #510182-0025B, EFFECTIVE DATE 12/16/88.
- IMPROVEMENTS NOT SHOWN.
- SETBACK LINES PER YORK COUNTY ZONING ORDINANCE:
FRONT 45'
SIDE 10'
REAR 10'
- NONE OF THE AREA CONTAINED IN THIS BOUNDARY LINE ADJUSTMENT IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY EWELL INDUSTRIAL PARK, L.L.C. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- TOTAL SUBDIVIDED AREA: 22.659 ACRES.
- ANY FUTURE DEVELOPMENT MUST BE IN ACCORDANCE WITH CHAPTER 23.2, CHESAPEAKE BAY PRESERVATION ORDINANCE, OF THE YORK COUNTY CODE.

REFERENCES
P.B. 11, PG. 60
P.B. 10, PG. 517
P.B. 10, PG. 636

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1' / 20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAMES OF: JOHN TYLER INVESTMENT GROUP, LTD, A VIRGINIA LIMITED LIABILITY COMPANY AND EWELL INDUSTRIAL PARK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY.

SOURCE OF TITLE PARCEL 1

JOHN TYLER INVESTMENT GROUP, LTD, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM FRANK W. HUCKABY, ETUX, BY DEED DATED NOVEMBER 23, 2004 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, AS INSTRUMENT #040024600.

SOURCE OF TITLE EWELL INDUSTRIAL PARK, L.L.C

EWELL INDUSTRIAL PARK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM GREGORY R. DAVIS, TR. EWELL PARK ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP BY DEED DATED NOVEMBER 22, 1994, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, IN DEED BOOK 827, PAGE 467.

I CERTIFY THAT THE MONUMENTS AND IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 11, 2007.

G.T.W. 10/11/06
G.T.W. DATE

**BOUNDARY LINE ADJUSTMENT BETWEEN
EWELL INDUSTRIAL PARK, L.L.C,
A VIRGINIA LIMITED LIABILITY COMPANY
AND
JOHN TYLER INVESTMENT GROUP, LTD,
A VIRGINIA LIMITED LIABILITY COMPANY**

BRUTON DISTRICT YORK COUNTY, VIRGINIA
DATE: 10/11/06 SCALE: AS NOTED DRAWN: LBA



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994
Project No. 8055-15
Drawing No. 1 OF 2

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- IRS° IRON ROD SET
- IPF° IRON PIN FOUND
- IRF° IRON ROD FOUND

WATER:

EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY JAMES CITY SERVICE AUTHORITY.

SEWER:

EACH LOT IS TO BE SERVED BY PUBLIC FORCE MAIN.

CERTIFICATE OF APPROVAL

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

Allen May 6/25/07
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena, PLAT APPROVING AGENT
DATE: 9/19/07

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 19th DAY OF Sept, 2007.
THIS MAP WAS PRESENTED FOR RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 070022839 3:27pm.

TESTE: Lynn S. Jenkins, CLERK
BY: Rachel Burns