

080013841

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS PLAT SHOWING SUBDIVISION OF PARCEL 11 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

JIM GRIFFITH BUILDERS, INC.

4-10-08 DATE
James W. Griffith
JAMES W. GRIFFITH (PRESIDENT)

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF York I, Kathleen R. Tolber, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 10th DAY OF April, 2008. MY COMMISSION EXPIRES January 31, 2012.

Kathleen R. Tolber
NOTARY PUBLIC 348362 REGISTRATION NO.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY VIRGINIA TECH FOUNDATION, INC., A VIRGINIA CHARITABLE FOUNDATION, GEORGE M. HANKINS, JR., SHARON HANKINS DUNN, GEORGE S. HANKINS, JR., MARY HENLEY HANKINS THOMPSON, AND SHALIMAR HOLDING COMPANY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, TO JIM GRIFFITH BUILDER, INC., A VIRGINIA CORPORATION BY INSTRUMENT #060025591, DATED OCTOBER 4, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

ENGINEERS OR SURVEYORS 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.

4/10/2008 DATE
Matthew H. Connolly
MATTHEW H. CONNOLLY, L.S. LIC. #2053

CERTIFICATE OF APPROVAL

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

4/10/08 DATE
J. Williams
VIRGINIA DEPARTMENT OF TRANSPORTATION

5/15/08 DATE
[Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA - JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 3rd DAY OF June, 2008.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 080013841

TESTE BY *Betsy B. Woolridge*
Claudia A. Brinkholz Clerk

PROPERTY INFORMATION

CURRENT OWNER: JIM GRIFFITH BUILDER, INC.

PARCEL ID: 1240100013

EXISTING AREA: 86.60± AC.

ZONING DISTRICT: M-2

EXISTING ADDRESS:
190 INDUSTRIAL BLVD.
JAMES CITY COUNTY, VA

REFERENCES:

INST #060025591
INST #050003783
P.B. 77, PG. 20-21

JCC CASE #S-SP-0150-2006
S-0063-2007

GENERAL NOTES

- 1. PROPERTY SHOWN IS A PORTION OF PARCEL 2 OF TAX PARCEL #(12-4)(1-13).
- 2. PROPERTY IS CURRENTLY ZONED "M-2", "GENERAL INDUSTRIAL".
- 3. SETBACKS (M-2) SEE REQUIREMENTS BELOW.
- 4. ALL PARCELS SHALL BE SERVED BY PUBLIC WATER & PUBLIC SEWER.
- 5. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 6. THE PROPERTY AS SHOWN LIES IN ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL COMMUNITY PANEL NUMBER 510201 0045 C, EFFECTIVE DATE SEPTEMBER 28, 2007.
- 7. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- 8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 9. ALL NEW UTILITIES SHALL BE UNDERGROUND.
- 10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 11. EXTERIOR PROPERTY LINES SHOWN FROM PLAT RECORDED IN DOC.#070033149. WETLANDS AND RPA SHOWN BY OTHERS.
- 12. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) (1) OF THE JAMES CITY COUNTY CODE.
- 13. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
- 14. REFER TO JCC CASE #S-0063-2007 FOR RIGHT OF WAY DEDICATION AND JCC CASE #SP-0150-2006 FOR ROADWAY AND STORMWATER FACILITY CONSTRUCTION.
- 15. PLAT OF EASEMENT AND RIGHT OF WAY DEDICATION REFERENCED AS JCC CASE #S-0063-2007 IS RECORDED AT THE CLERK'S OFFICE OF THE CIRCUIT COURT IN JAMES CITY COUNTY AT INSTRUMENT #070033149.
- 16. ALL COMMON AREA WILL BE OWNED AND MAINTAINED BY THE JACOB'S INDUSTRIAL CENTER OWNERS ASSOCIATION.
- 17. ALL LOTS SHALL REQUIRE GRINDER PUMPS.

SETBACK REQUIREMENTS

(FOR BUILDINGS UP TO 35' HIGH)

FRONT = 50'

SIDE = 20'

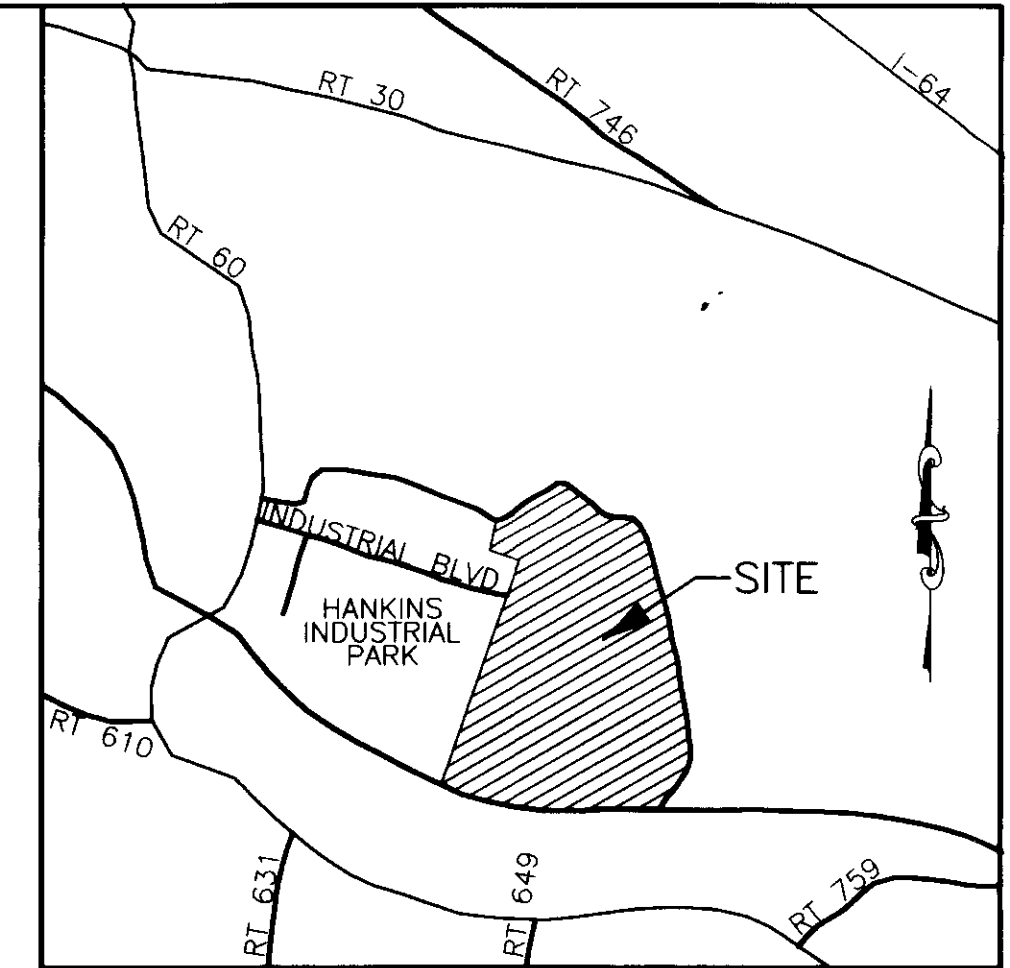
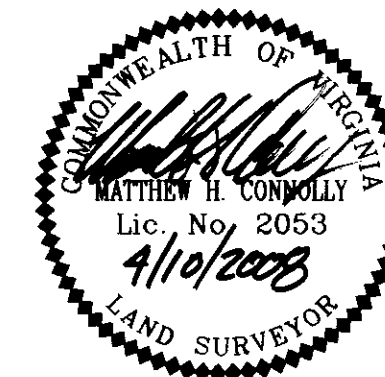
REAR = 20'

3 Large/Small Plans Recorded
herewith as # 080013841

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
3 June 2008

at 10:41 AM/PM: PG
DOCUMENT # 080013841
BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk



VICINITY MAP : SCALE: 1"=2000'

PLAT SHOWING SUBDIVISION OF PARCEL 11

LOCATED AT
JACOB'S INDUSTRIAL CENTER
LOCATED IN THE
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 02-27-2008 JOB# 08-023
REV. 04-10-08 (PER COUNTY COMMENTS)

LandTech
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Surveying • Engineering • GPS

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Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

080013841

N/F
 GEORGE M. HANKINS, ET.AL.
 TAX PARCEL 1240100011
 INST. NO. 9800718-06

RIGHT OF WAY CURVE TABLE

NO.	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C1	18°50'36"	S 64°53'35" E	139.39	840.00	276.26	275.02
C2	16°31'09"	N 66°03'18" W	108.87	750.00	216.24	215.49
C3	18°50'36"	S 64°53'35" E	124.45	750.00	246.66	245.55
C4	16°31'09"	N 66°03'18" W	120.49	830.00	239.30	238.47
C5	41°24'35"	N 84°58'50" E	18.90	50.00	36.14	35.36
C6	41°24'35"	N 53°36'36" W	18.90	50.00	36.14	35.36
C7	262°49'09"	S 15°41'07" W	N/A	70.00	321.09	105.00

RIGHT OF WAY LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 74°18'53" E	34.04'
L2	N 74°18'53" W	34.04'

N/F
 WELLINGTON, LLC
 TAX PARCEL 1330100012
 P.B. 73, PG. 100-102

N/F
 COLONIAL LAND MANAGEMENT, L.L.C.
 INST. #030040134
 D.B. 232, PG. 380 (PLAT)
 PARCEL ID: 1240100013B

N/F
 CROWN CASTLE
 GT COMPANY L.L.C.
 INST. #010018646
 P.B. 42 PG. 36
 PARCEL ID: 1240100013G

N/F
 JAMES CITY COUNTY
 INST. #050020704
 PARCEL ID: 1240100013H

N/F
 JAMES CITY SERVICE AUTHORITY
 INST. #000021875
 P.B. 79 PG. 46
 PARCEL ID: 1240100013F
 WELL FACILITY: W-1-C

N/F
 OWENS-BROCKWAY GLASS CONTAINER, INC.
 D.B. 492 PG. 352
 P.B. 35 PG. 35
 PARCEL ID: 1240100015

N/F
 JSG CORPORATION
 TAX PARCEL 1240100014
 P.B. 89, PG. 34

N/F
 JACK L. MASSIE, CONT.
 TAX PARCEL 1330100014
 P.B. 49, PG. 72

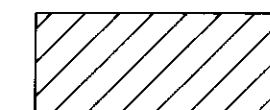
N/F
 WELLINGTON, LLC
 TAX PARCEL 1330100015
 P.B. 73, PG. 100-102

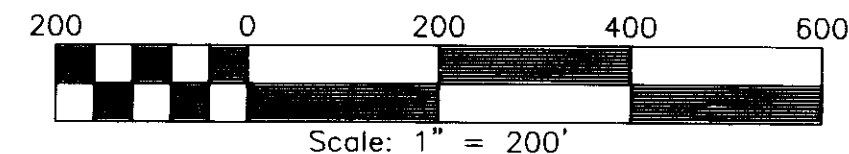
STORMWATER POND
 BMP #2
 COMMON AREA
 (SEE NOTE 16)

STORMWATER POND
 BMP #1
 COMMON AREA
 (SEE NOTE 16)

AREA TABULATION

PARCEL	AREA
PARCEL 11	217,239 S.F./4.99 AC.
PARCEL 3	173,350 S.F./3.98 AC.
PARCEL 4	130,612 S.F./3.00 AC.
PARCEL 5	130,560 S.F./3.00 AC.
FUTURE DEVELOPMENT	2,876,909 S.F./66.04 AC.
COMMON AREA	243,611 S.F./5.59 AC.
TOTAL AREA	3,772,281 S.F./86.60 AC.

 DENOTES JAMES CITY COUNTY
 CONSERVATION EASEMENT
 DOC.#070033149
 (±37.4 AC. TOTAL)



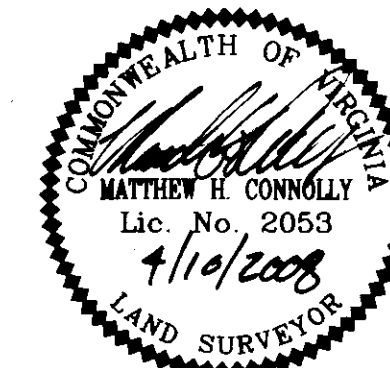
PLAT SHOWING SUBDIVISION OF PARCELS 11
 LOCATED AT
 JACOB'S INDUSTRIAL CENTER
 LOCATED IN THE
 STONEHOUSE MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 02-27-2008 SCALE 1" = 200' JOB# 08-023
 REV. 04-10-08 (PER COUNTY COMMENTS)

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SHEET 2 OF 3



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 10:41 AM/PM, PG. 3 June 2008
 DOCUMENT # 080013841
 BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk

3 Large/Small Plat(s) Recorded
 herewith as # 080013841

080013841

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RIGHT OF WAY LINE TABLE

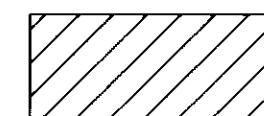
NO.	DIRECTION	DISTANCE
L1	S 74°18'53" E	34.04'
L2	N 74°18'53" W	34.04'

PROPERTY CURVE TABLE

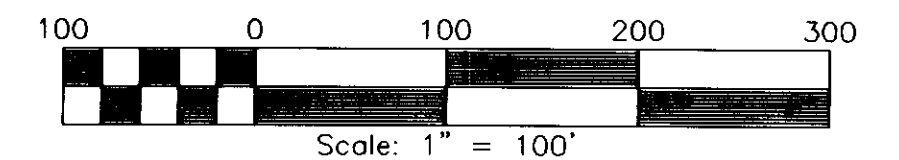
NO.	DELTA	CHORD DIRECTION	TANGENT	RADIUS	ARC	CHORD
C8	17°06'48"	N 64°01'41" W	126.39	840.00	250.90	249.96
C13	00°13'30"	N 55°35'02" W	1.47	750.00	2.95	2.95

PROPERTY LINE TABLE

NO.	DIRECTION	DISTANCE
L3	N 67°50'54" E	118.62 FT
L4	N 31°46'18" E	71.16 FT
L5	S 70°48'47" W	82.40 FT
L6	N 53°08'31" W	51.87 FT
L7	N 10°59'01" W	39.33 FT
L8	N 84°56'21" E	45.72 FT
L9	S 08°58'32" E	22.17 FT
L10	N 79°25'09" E	62.75 FT
L11	N 43°56'21" E	184.96 FT
L12	S 49°44'44" W	86.67 FT
L13	N 88°04'14" W	33.52 FT



DENOTES JAMES CITY COUNTY CONSERVATION EASEMENT DOC.#070033149 (±37.4 AC. TOTAL)



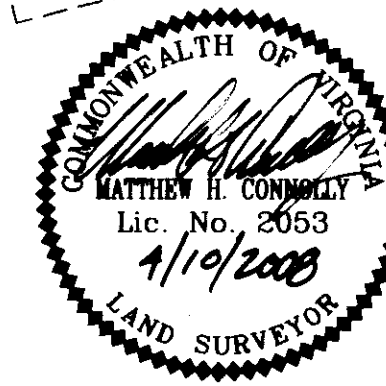
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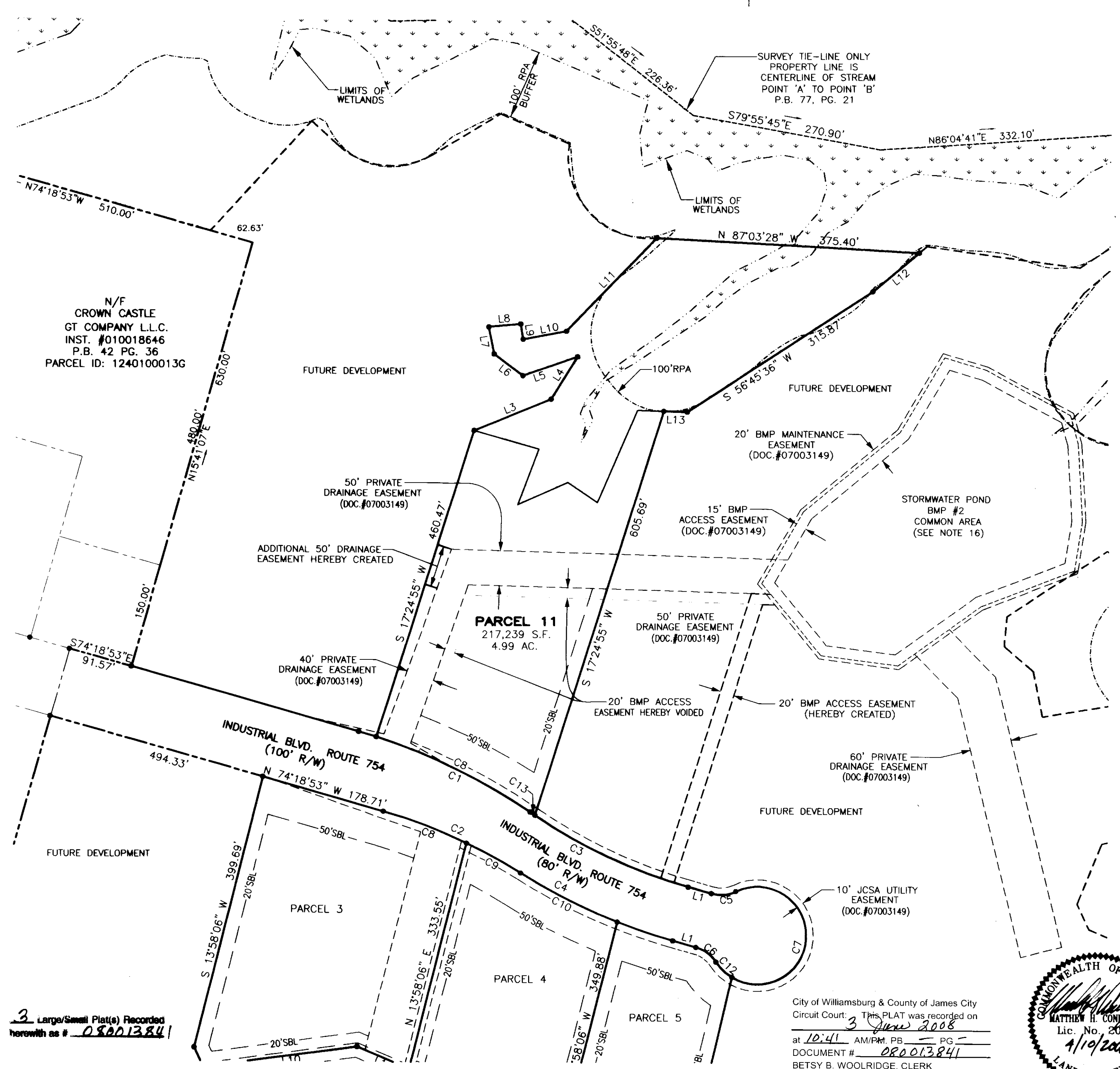
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 GT COMPANY L.L.C.
 INST. #010018646
 P.B. 42 PG. 36
 PARCEL ID: 1240100013G

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