CERTIFICATION OF SOURCE OF TITLE

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY 64 ASSOCIATES, INC., A VIRGINIA CORPORATION TO NORGE CENTER, INC., A VIRGINIA CORPORATION BY DEED DATED FEBRUARY 9, 1987 AND RECORDED IN DEED BOOK 330, PAGE 494 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

CERTIFICATION OF SOURCE OF TITLE

THE REMAINDER OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ELLEN TAYLOR HOWARD, WIDOW, BY HER ATTORNEY-IN-FACT, WILLIAM C. HOWARD TO NORGE CENTER, INC., A VIRGINIA CORPORATION BY DEED DATED FEBRUARY 23, 1987 AND RECORDED IN DEED BOOK 333, PAGE 75 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATION

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

5-2-2011

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY

I, GWEN C. SCHATZMAN A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

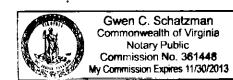
GIVEN UNTO MY HAND THIS 2ND DAY OF MAY

11/30/2013

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES:

NOTARY REGISTRATION NUMBER: 361448



GENERAL NOTES

- 1. ALL UTILITIES AVAILABLE TO SITE SHALL BE INSTALLED UNDERGROUND.
- 2. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 3. PROPERTY ADDRESS OF PARENT PARCEL IS 7508 RICHMOND ROAD
- 4. PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER COMMUNITY PANEL 510201 0110 C PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: SEPTEMBER **28**, 2007
- 5. PROPERTY IS ALL OF TAX MAP PARCEL (23-2) (1-71)
- 6. PROPERTY IS CURRENTLY ZONED B-1 (GENERAL BUSINESS WITH PROFFERS)
- 7. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
- 8. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 9. LOT IS SERVED BY PUBLIC WATER AND SEWER.

AREA TABULATION

REMAINDER OF PARCEL 6

TOTAL AREA SUBDIVIDED

PARCEL 6A

S.F.±

150,363

953,966

1,104,329

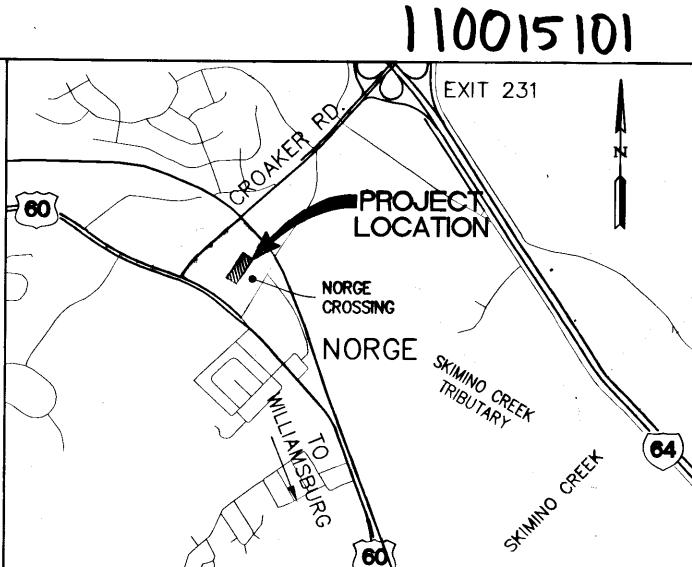
AC.±

3.452

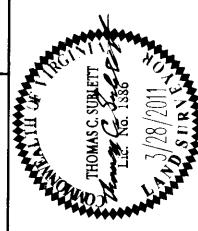
21.900

25.352

- THIS PLAT IS BASED UPON A PLAT PREPARED BY AES CONSULTING ENGINEERS DATED FEBRUARY 10, 1998 AND RECORDED IN P.B. 68, PG. 67 AND ENTITLED "PLAT SHOWING BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT FOR PARCELS 1 THRU 6 NORGE CENTER, INC." AND A FIELD SURVEY PERFORMED BY AES CONSULTING ENGINEERS ON THE GROUND ON 12/10/10.
- 11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- 12. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA (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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- 13. AN EXCEPTION TO THE ROAD FRONTAGE PROVISIONS (SECTION 19-40) OF THE SUBDIVISON ORDINANCE WAS GRANTED BY THE PLANNING COMMISSION ON JULY 6, 2011.







SURVEYOR'S 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.

CERTIFICATE OF APPROVAL

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

NOT APPLICABLE DATE

NOT APPLICABLE VIRGINIA DEPARTMENT OF

TRANSPORTATION

SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

Large/Small Plat(s) Recorded herewith as # 1/00/5/0/

> STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY, OF JAMES CITY CIRCUIT COURT. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO

THE RECORD AS THE LAW DIRECTS. @ 3:16-#M/PM

ORTION

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roject Contacts:	JFS/TCS
Project Number:	6753-06
icale:	Date:
1"=100"	3/28/2011
Sheet N	fumber
10	F2

110015101 LEGEND DELTA=11'49'53" RADIUS=5077.59' NORGE R. 761 --336'00'47'E NEW 30'ACCESS EASEMENT — LENGTH=1048.51' OHF DRILL HOLE FOUND 245.33 TANGENT=526.13 CHORD=1046.65' OIRF IRON ROD FOUND C.B.=\$39'29'00"E 638.54 ONF NAIL FOUND 30' BUFFER BUILDING SETBACK LINE CSX RAILROAD AND BSL ANE 45' R/ 130.62 IRS MAINTENANCE AND ACCESS EASEMENT S1579'46"W *30.57*′ DELTA=15"29"02" RADIUS=578.09' 100-YR LENGTH=156.23' TANGENT=78.59' 113.68 ELEV.= CHORD=155.75' 113.67 C.B.=S22'54'17"W EX. 15' VA POWER EASEMENT D.B. 702, **PG. 933** PARCEL 6A 19:36'10 138.89' - BSL 75.00° FROM CENTERLINE OF R/W 30' BUFFER -N335013E EASEMENT N47'27'40'E 115.75'----L= 47.54 (ESMT. TIE) 612.90 20' DRAMAGE (ESMT.) REMAINDER EASEMENT-20' UTILITY EASIEMENT HEREBY DEDICATED TO JCSA-PARCEL 6 NEW 30' 20' DRAMAGE-DETAIL FOR BMP ACCESS EASEMENT-AREA= 953,966 S.F. OR EASEMENT -N59"21"12"W **EASEMENTS** \$56'00'47'E 21.90 ACRES± 5.00 NORGE CENTER, INC D.B. 330, PG. 494 D.B. 333, PG. 75 S30'38'48"W 140.84 N56'00'47"W, 352.80' T.M. (23-2)(1-71) EX. 16' WIDE DRAINAGE EASEMENT P.B. 59, PG. 30 EX. VARIABLE WIDTH DRAINAGE EASEMENT -30' ACCESS EASEMENT DELTA=60'49'10"-P.B. 59, PG. 30 (P.B. 59, PG. 30) RADIUS=50.00' PROPERTY LENGTH=53.07" LINES TANGENT=29.35' 30' BUFFER CHORD=50.62' (P.B. 49, PG. 40) (P.B. 59, PG. 30) (TYP.) C.B.=N25'36'39"W (SEE DETAIL) NORGI .R. 761 20' 831,-PARCEL 6A FARM FRESH NORGE PLAZA, INC. PARCEL 7 - "FARM FRESH" AREA= D.B. 634, PG. 480 150,363 S.F± OR N33'59'13"E P.B. 59, PG. 30 P.B. 60, PG. 38 J.452 ACRES± 612.90 MORGE CENTER, INC T.M. (23-2) (1-71F) D.B. 333, PG. 75 D.B. 330, PG. 494 20' BSL-(CULTIVATED FIELD) INGRESS/EGRESS 20' UTILITY EASEMENT AND BSL DELTA=03"27"43" EASEMENT HEREBY -RADIUS=1859.86' DEDICATED TO JCSA LENGTH=112.37' (CENTERED ON P/L) TANGENT=56.20' DELTA=62"20"22" CHORD=112.36 RADIUS=35.00' - EX. VARIABLE WIDTH C.B.=N4679'42 E EX. EASEMENT FOR INGRESS AND EGRESS FOR USE IN COMMON BY ALL PARCELS 20 UTILITY LENGTH=38.08" JCSA UTILITY EASEMENT DOC. # 050022460 EASEMENT HEREBY 251.09° TANGENT=21.17 N5679'37"W. (P.B. 49, PG. 40) DEDICATED TO JCSA CHORD=36.23' (P.B. 68, PG. 67) C.B.=S8710'58"E - EXISTING -N56'00'47"W 16' STORM SEWER PROPERTY -NORGE CENTER, INC (P/L ALONG F.C.) (P.B. 59, PG. 30) PARCEL 1 -S30'38'48"W D.B. 406, PG. 097 T.M. (23-2)(1-71A) -- 556'00'47"E, 398.64" *78.05*′ -30' UTILITY EASEMENT (P.B. 49/40 & PB 59/30) DELTA=86'39'20" RADIUS=33.23 35.8' (ESMT. TIE) LENGTH=50.26' TANGENT=31.35' EX. 20' DRAINAGE N56'00'47"W, VAR. WIDTH UTILITY 20' DRAINAGE & UTILITY ESMNT. — EASEMENT (PB 59/30) (P.B. 68, PG. 67) CHORD=45.61" EASEMENT PLAT OF SUBDIVISION
PARCEL 6A
TION OF NORGE CENTER
PROPERTY OF
NORGE CENTER, INC. N11700'47"W-C.B.=N12*40'52"W N/F SHOPS AT 21.21 N/F NORGE CENTER, INC NORGE CENTER, INC OLD POINT NORGE CROSSING PARCEL 5 NATIONAL BANK PARCEL 2 D.B. 406, PG. 097 -*\$78**59*13**\ PARCEL 3 EX. 15 VA POWER. 759'13"E D.B. 406, PG. 097 T.M. (23-2)(1-71C) PARCEL 4 21.21 DOC.# 050012734 DOC.# 980003453 EASEMENT T.M. (23-2)(1-71B) T.M. (23-2)(1-71E) D.B. 702, PG 933 T.M. (23-2)(1-710) City of Williamsburg & County of James City N/F CITIZENS & FARMERS Circuit Court: This PLAT was recorded on T.M. (23-2) (1-70) ORTION 3:16 AM/PM. PB - PG -DOCUMENT # // 8815 [0] BETSY B. WOOLRIDGE, CLERK 100' STRUCTURAL EX. 7' ADDITIONAL Retru & Woodricke SETBACK (PB 49/40) -INGRESS/EGRESS ESMT. PARCELS 2-6 EXISTING EASEMENT FOR -(PARCEL 1-5) EX. 20' DRAINAGE & UTILITY ESMNT. INGRESS AND EGRESS FOR USE IN COMMON BY ALL APPROX LOCATION (P.B. 68, PG. 67) EX. 15' X 30' (P.B. 68, PG. 67) PARCELS VA POWER EASEMENT D.B. 702, PG. 933 (P.B. 49, PG. 40) EX. VARIABLE WIDTH-GRAPHIC SCALE (P.B. 68, PG. 67) DRAINAGE ESMT. (P.B. 59, PG. 30) Project Contacts: JFS/TCS Large/Small Plat(s) Recorded 100' 100' 200' DELTA=01"21'00" RICHMOND ROAD Project Number: 6753-06 herewith as # _//00/5/0/ RADIUS=2975.80' LENGTH=70.11' TANGENT=35.06' Date: U.S. RT. 60 - VAR. R/W 1"=100" 3/28/2011 SCALE: 1" = 100'CHORD=,70.11' Sheet Number C.B.=N52*50'21*W 2 OF 2