

202601607

CERTIFICATION OF SOURCE OF TITLE (PARCEL A)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILLIAMSBURG POTTERY PROPERTIES, INC. TO WILLIAMSBURG POTTERY PROPERTIES, LLC. BY DEED OF CORRECTION DATED SEPTEMBER 23, 2010 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS INSTRUMENT NO. 110002086 ON JANUARY 20, 2011.

AREA TABULATION

REMAINDER AREA OF PARCEL ID #2430100024A (PARCEL A)	579,354 S.F.	13.300 AC.±
NEW AREA OF REMAINDER PARCEL A	378,274 S.F.	8.684 AC.±
NEW PARCEL A2	201,080 S.F.	4.616 AC.±

OWNER'S CERTIFICATION

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

FOR: WILLIAMSBURG POTTERY PROPERTIES, LLC.

PETER KAO/CEO
PRINTED NAME AND TITLE

[Signature]

Jul 27, 2026
DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City

I, Stefanie Street 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 27th DAY OF January, 2026

MY COMMISSION EXPIRES: 10/31/2026

NOTARY REGISTRATION NUMBER: 7792057

[Signature]
NOTARY PUBLIC SIGNATURE

STEFANIE STREET
NOTARY PUBLIC
REGISTRATION # 7792057
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 10/31/2026

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
02/09/2026
at 2:11 AM/PM PB PG
Document # 202601607
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

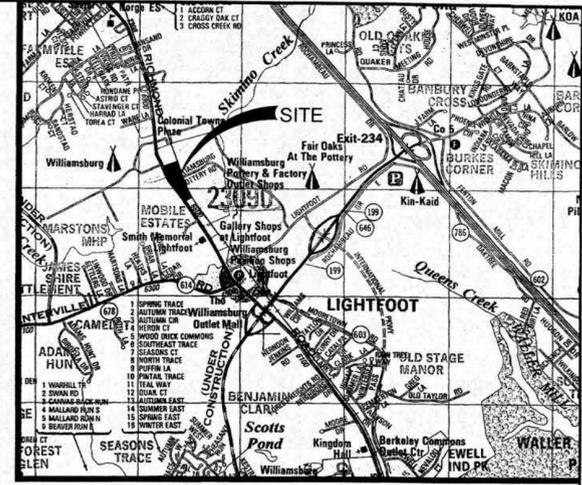
3 Large/Small Plat(s) Recorded
herewith as # 202601607

LEGEND

- WM= WATER METER
- WV= WATER VALVE
- SMH= SANITARY MANHOLE
- CO= SANITARY CLEANOUT
- DI= DROP INLET
- FH= FIRE HYDRANT
- PIV= POST INDICATOR VALVE
- SIAM CONN= FIRE DEPARTMENT CONNECTION
- PP= POWER POLE
- MH= MANHOLE
- FP= FLAGPOLE
- HVAC= AIR CONDITIONING UNIT
- TELECOMM= TELECOMMUNICATIONS
- TRANS= ELECTRIC TRANSFORMER
- GM= GAS METER
- GV= GAS VALVE
- LP= LIGHT POLE
- GL= GROUND LIGHTING
- EV= ELECTRIC VAULT
- EM= ELECTRIC METER
- FMV= FORCE MAIN VALVE

GENERAL NOTES

- THE SUBJECT PROPERTY IS CURRENTLY ZONED: M1 LIMITED BUSINESS/INDUSTRIAL.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- THE PROPERTY BOUNDARY AS SHOWN IS BASED ON PREVIOUS SURVEYS BY AES CONSULTING ENGINEERS AND DEEDS AND PLATS OF RECORD AND A CURRENT SITE INSPECTION. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- THE SUBJECT PROPERTY IS A PORTION OF JAMES CITY COUNTY ASSESSOR'S, PARCEL ID (PIN) No.: 2430100024A, LRSN: 33026, PROPERTY ADDRESS: 6810 RICHMOND ROAD, WILLIAMSBURG, VA 23188.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. MAP No. 51095C0107D, EFFECTIVE DATE 12/16/2015.
- ALL STREETS SHOWN ON THIS PLAT ARE PRIVATE RIGHT-OF-WAYS THAT SHALL NOT BE MAINTAINED BY THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- BUILDING SETBACKS ARE AS SHOWN.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- EASEMENTS NOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY COUNTY 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.
- NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS WITHIN THE EASEMENT.
- THE 10' PRIVATE UTILITY EASEMENTS SHOWN ON PROPOSED PARCEL A2 ARE FOR THE BENEFIT OF PARCEL A1 AND ARE AS SHOWN ON A PLAT OF SUBDIVISION TITLED "PLAT OF SUBDIVISION PARCEL A WILLIAMSBURG POTTERY" WHICH IS RECORDED IN INSTRUMENT NO. 202600258.
- PARCEL A2 SHALL HAVE ACCESS TO RICHMOND ROAD (ROUTE 60) OVER REMAINING PARCEL A AND TAX PARCEL ID 2430100024B. NO DIRECT ACCESS IS PERMITTED FROM RICHMOND ROAD OR ALONG THE CURB LINE OF THE EXISTING PRIVATE ACCESS ENTRANCE ROADS.
- REFERENCE IS HEREBY MADE TO:
 - SUP-0015-2001
 - Z-0008-2006, MP-0009-2006, SUP-36-2006
 - Z-0002-2010, MP-0001-2010, SUP-0029-2010
 - Z-25-0007, MP-25-0005
- CROSS ACCESS AND PARKING EASEMENT. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A PLACE OF PUBLIC ASSEMBLY ON PARCEL A2, THE APPLICANT SHALL ESTABLISH A RECORD IN THE COUNTY CIRCUIT COURT CLERK'S OFFICE AN AGREEMENT IN A FORM AND CONTENT SATISFACTORY TO THE COUNTY ATTORNEY, WHICH PROVIDES, AT A MINIMUM, THAT THE OWNER OF PARCEL A2, ITS OCCUPANTS AND INVITEES, SHALL HAVE THE NON-EXCLUSIVE RIGHT TO UTILIZE (a) ALL OF THE ACCESSES TO RT. 60 LOCATED ON THE PROPERTY, (b) ALL OF THE OPEN DRIVE AISLES ON THE PROPERTY AS THE SAME MAY EXIST FROM TIME TO TIME, AND (c) 50 PARKING SPACES IN ADDITION TO THOSE LOCATED ON PARCEL A2.



VICINITY MAP SCALE: 1" = 2000'

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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.

[Signature] 1-23-2026
SAMUEL J. BIKKERS, L.S. #002304 DATE

CERTIFICATE OF APPROVAL

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

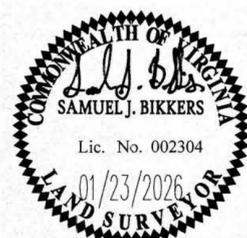
[Signature] 02/09/2026
SUBDIVISION AGENT OF THE DATE
COUNTY OF JAMES CITY

3 Large/Small Plat(s) Recorded
herewith as # 202601607

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 9th DAY OF February, 2026
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:11 AM/PM
INSTRUMENT # 202601607

TESTE: *[Signature]*
ELIZABETH O'CONNOR, CLERK

Rev.	Date	Description	Revised By

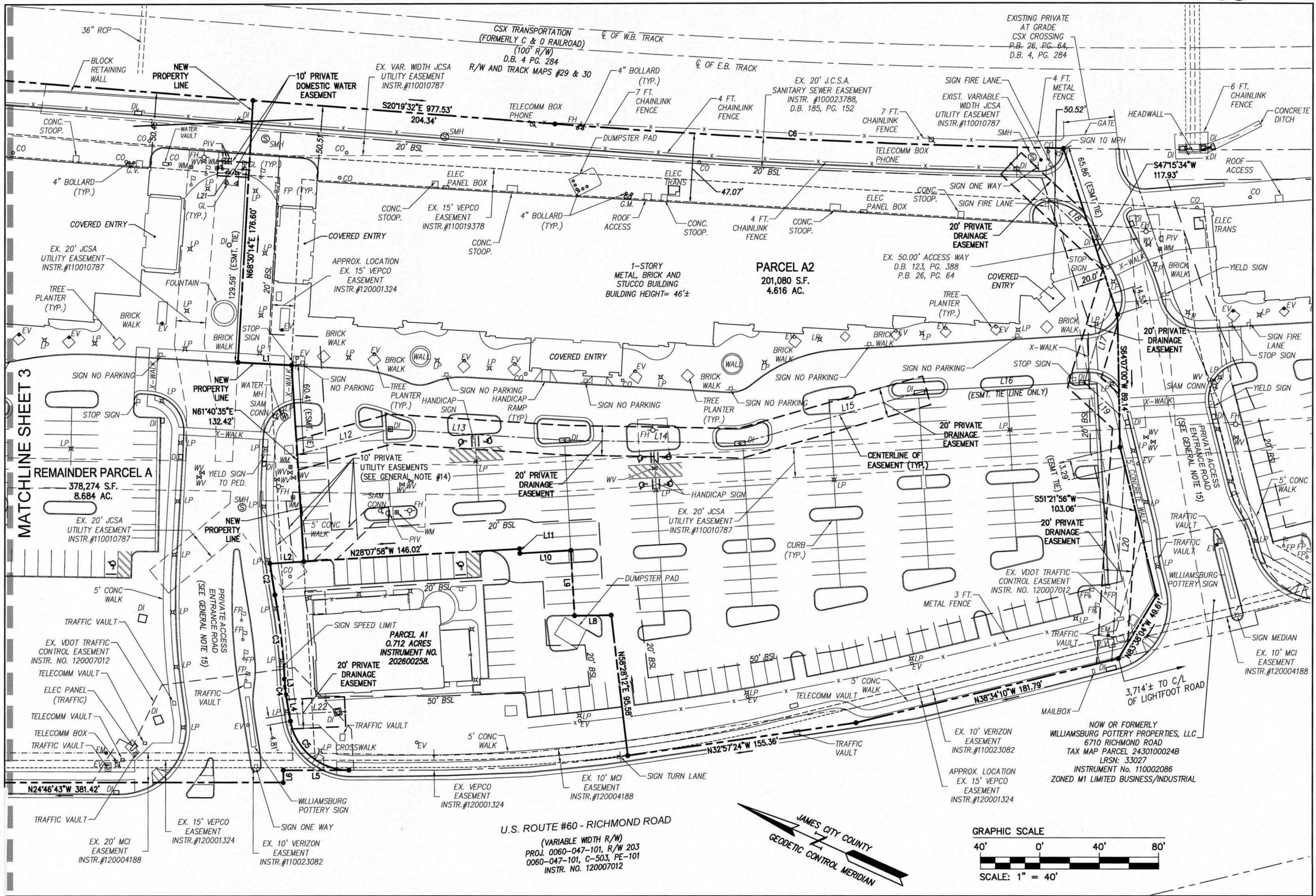


AES
CONSULTING ENGINEERS
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Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
REMAINING PARCEL A
WILLIAMSBURG POTTERY
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	9510-08
Scale:	N/A
Date:	9/24/2025
Sheet Number	1 OF 3

202601607



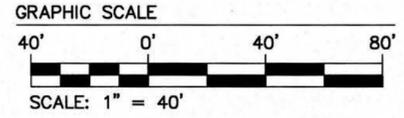
MATCHLINE SHEET 3

REMAINDER PARCEL A
378,274 S.F.
8.684 AC.

PARCEL A2
201,080 S.F.
4.616 AC.

PARCEL A1
0.712 ACRES
INSTRUMENT NO. 202600258.

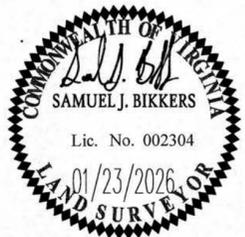
U.S. ROUTE #60 - RICHMOND ROAD
(VARIABLE WIDTH R/W)
PROJ. 0060-047-101, R/W 203
0060-047-101, C-503, PE-101
INSTR. NO. 120007012



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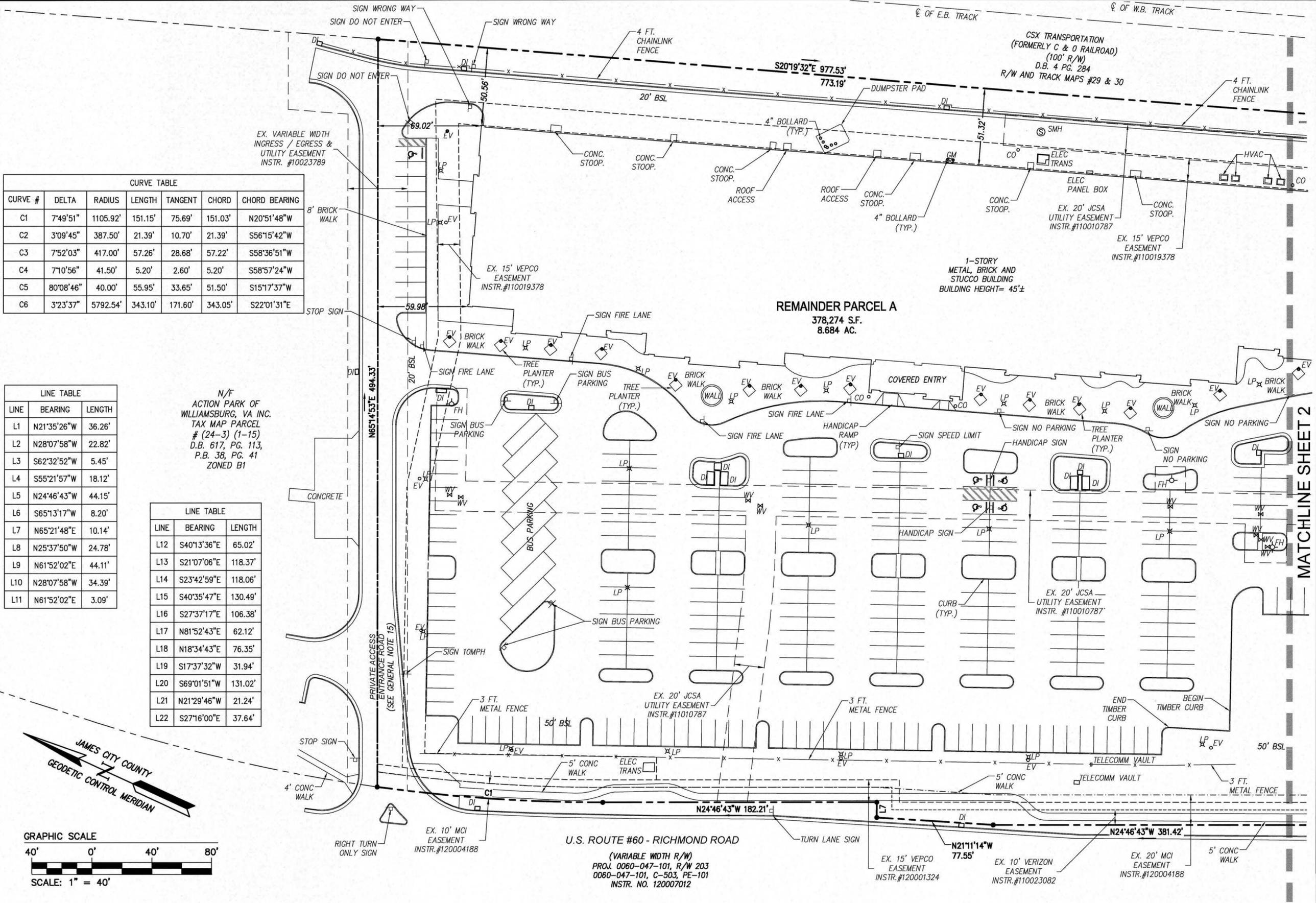
City of Williamsburg & County of James City
Circuit Court: This PLAT is recorded on
02/11/2026
Document # 202601607
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

Rev.	Date	Description	Revised By



PLAT OF SUBDIVISION
REMAINING PARCEL A
WILLIAMSBURG POTTERY
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	9510-08
Scale:	Date:
1" = 40'	9/24/2025
Sheet Number	
2 OF 3	



CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	7°49'51"	1105.92'	151.15'	75.69'	151.03'	N20°51'48"W
C2	3°09'45"	387.50'	21.39'	10.70'	21.39'	S56°15'42"W
C3	7°52'03"	417.00'	57.26'	28.68'	57.22'	S58°36'51"W
C4	7°10'56"	41.50'	5.20'	2.60'	5.20'	S58°57'24"W
C5	80°08'46"	40.00'	55.95'	33.65'	51.50'	S15°17'37"W
C6	3°23'37"	5792.54'	343.10'	171.60'	343.05'	S22°01'31"E

LINE TABLE

LINE	BEARING	LENGTH
L1	N21°35'26"W	36.26'
L2	N28°07'58"W	22.82'
L3	S62°32'52"W	5.45'
L4	S55°21'57"W	18.12'
L5	N24°46'43"W	44.15'
L6	S65°13'17"W	8.20'
L7	N65°21'48"E	10.14'
L8	N25°37'50"W	24.78'
L9	N61°52'02"E	44.11'
L10	N28°07'58"W	34.39'
L11	N61°52'02"E	3.09'

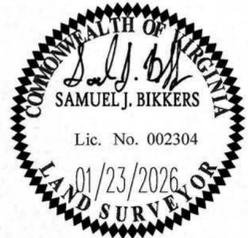
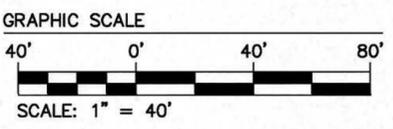
LINE TABLE

LINE	BEARING	LENGTH
L12	S40°13'36"E	65.02'
L13	S21°07'06"E	118.37'
L14	S23°42'59"E	118.06'
L15	S40°35'47"E	130.49'
L16	S27°37'17"E	106.38'
L17	N81°52'43"E	62.12'
L18	N18°34'43"E	76.35'
L19	S17°37'32"W	31.94'
L20	S69°01'51"W	131.02'
L21	N21°29'46"W	21.24'
L22	S27°16'00"E	37.64'

N/F ACTION PARK OF WILLIAMSBURG, VA INC. TAX MAP PARCEL # (24-3) (1-15) D.B. 617, PG. 113, P.B. 38, PG. 41 ZONED B1

3 Large Small Plat(s) Recorded herewith as # 202601607

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 04-09-2026 at 2:11 AM by AM/EM/PB PG ELIZABETH E. O'CONNOR, CLERK Elizabeth E. O'Connell, Clerk



PLAT OF SUBDIVISION
REMAINING PARCEL A
WILLIAMSBURG POTTERY

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS
Project Number: 9510-08
Scale: 1" = 40' Date: 9/24/2025
Sheet Number: 3 OF 3

MATCHLINE SHEET 2