

080010479

**OWNERS CERTIFICATE**

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS PLAT SHOWING SUBDIVISION OF PARCELS 3, 4 & 5 LOCATED AT JACOB'S INDUSTRIAL PARK IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

JIM GRIFFITH BUILDERS, INC.

*James W. Griffith*  
JAMES W. GRIFFITH (PRESIDENT)

3-27-08  
DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF York, I, Kathleen Ryan Taber, 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 27 DAY OF March, 2008. MY COMMISSION EXPIRES January 31 2012.

*Kathleen Ryan Taber*  
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. HANGINS, JR., MARY HENLEY HANKINS THOMPSON, AND SHALMAR 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.

3-27-2008  
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.

3/27/08  
DATE

*J. W. Bannan*  
VIRGINIA DEPARTMENT OF TRANSPORTATION

4-7-08  
DATE

*Virginia*  
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 18<sup>th</sup> DAY OF April, 2008.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 080010479

TESTE Betsy B. Woolridge, Clerk  
BY Candice A. White, Dep. CLERK

**PROPERTY INFORMATION**

CURRENT: 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 #0600225591

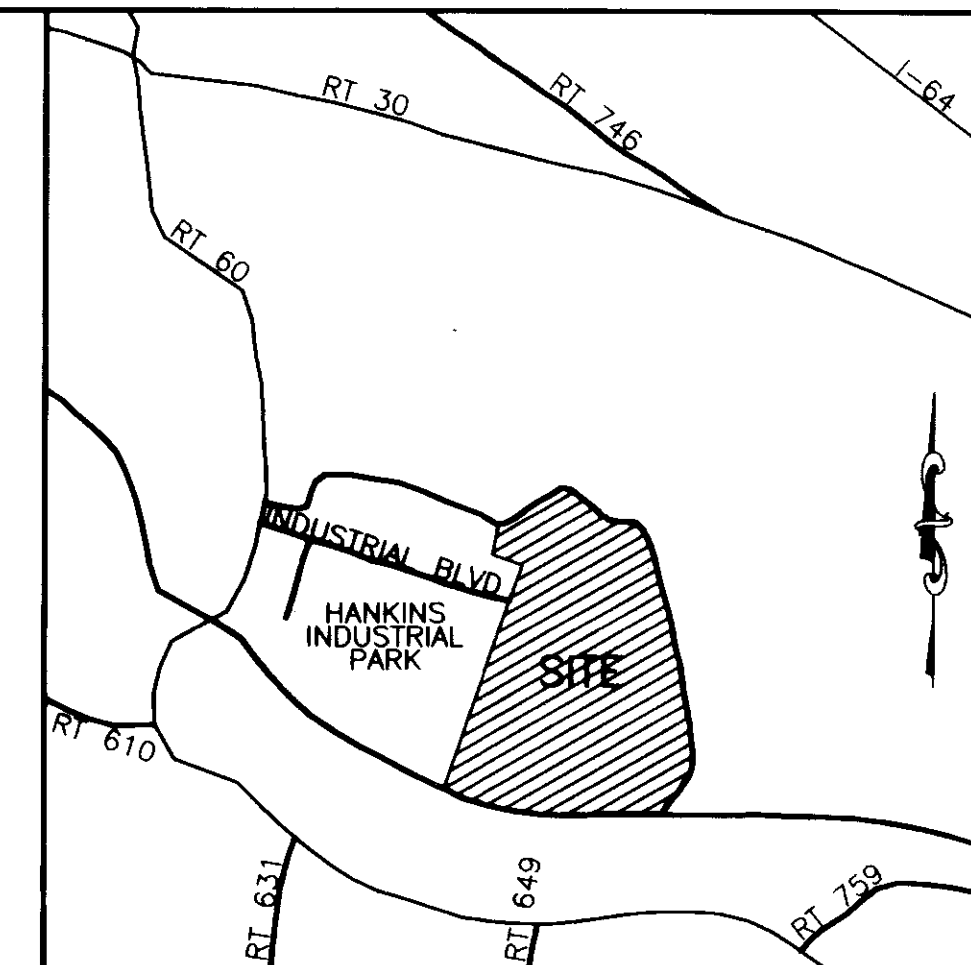
INST #050003783

P.B. 77, PG. 20-21

JCC CASE #S-0008-2008

**GENERAL NOTES**

1. PROPERTY SHOWN IS ALL OF PARCEL 2 OF TAX PARCEL 1240100013
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. ALL LOTS SHALL REQUIRE GRINDER PUMPS.
15. VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE BMP OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE.
16. 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.
17. REFER TO JCC CASE #S-0063-2007 FOR RIGHT OF WAY DEDICATION AND JCC CASE #SP-0150-2006 FOR ROADWAY AND STORMWATER FACILITY CONSTRUCTION.
18. ALL COMMON AREA WILL BE OWNED AND MAINTAINED BY THE JACOB'S INDUSTRIAL CENTER OWNERS ASSOCIATION.



VICINITY MAP : SCALE: 1"=2000'

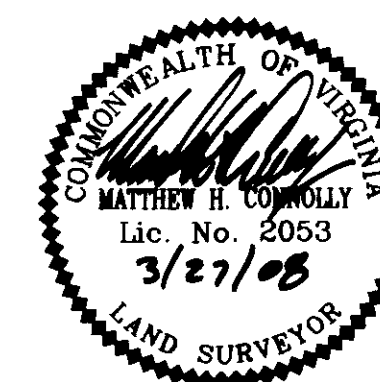
**SETBACK REQUIREMENTS**

(FOR BUILDINGS UP TO 35' HIGH)

FRONT = 50'

SIDE = 20'

REAR = 20'



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
18 April 2008  
at 2:55 AM/PM, PG. 20  
DOCUMENT # 080010479  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

2 Large Size Prints  
renew with # 080010479

**PLAT SHOWING SUBDIVISION OF PARCELS 3, 4 & 5**

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

DATE: 02-20-2008 JOB# 08-022  
REV. 03-18-2008 (PER COUNTY COMMENTS)

**LandTech**  
Resources, Inc.  
Surveying • Engineering • GPS

201 "A" Bulifants Boulevard, Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

080010479

**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

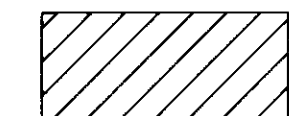
**RIGHT OF WAY LINE TABLE**

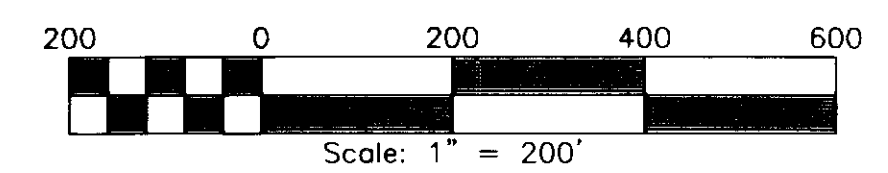
NO.	DIRECTION	DISTANCE
L1	S 74°18'53" E	34.04'
L20	N 74°18'53" W	34.04'

**AREA TABULATION**

PARCEL	AREA
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.
COMMON AREA	243,611 S.F./5.59 AC.
FUTURE DEVELOPMENT	3,094,148 S.F./71.03 AC.
TOTAL AREA	3,772,281 S.F./86.60 AC.

\*ALL LOTS SHALL REQUIRE GRINDER PUMPS

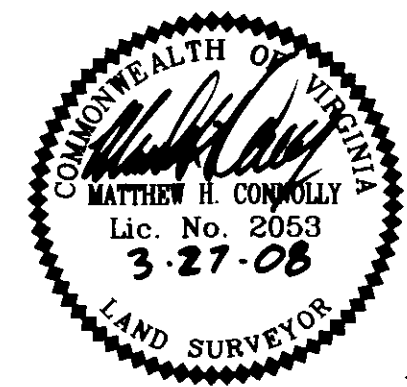
 DENOTES JAMES CITY COUNTY CONSERVATION EASEMENT DOC.#070033149 (±37.4 AC. TOTAL)



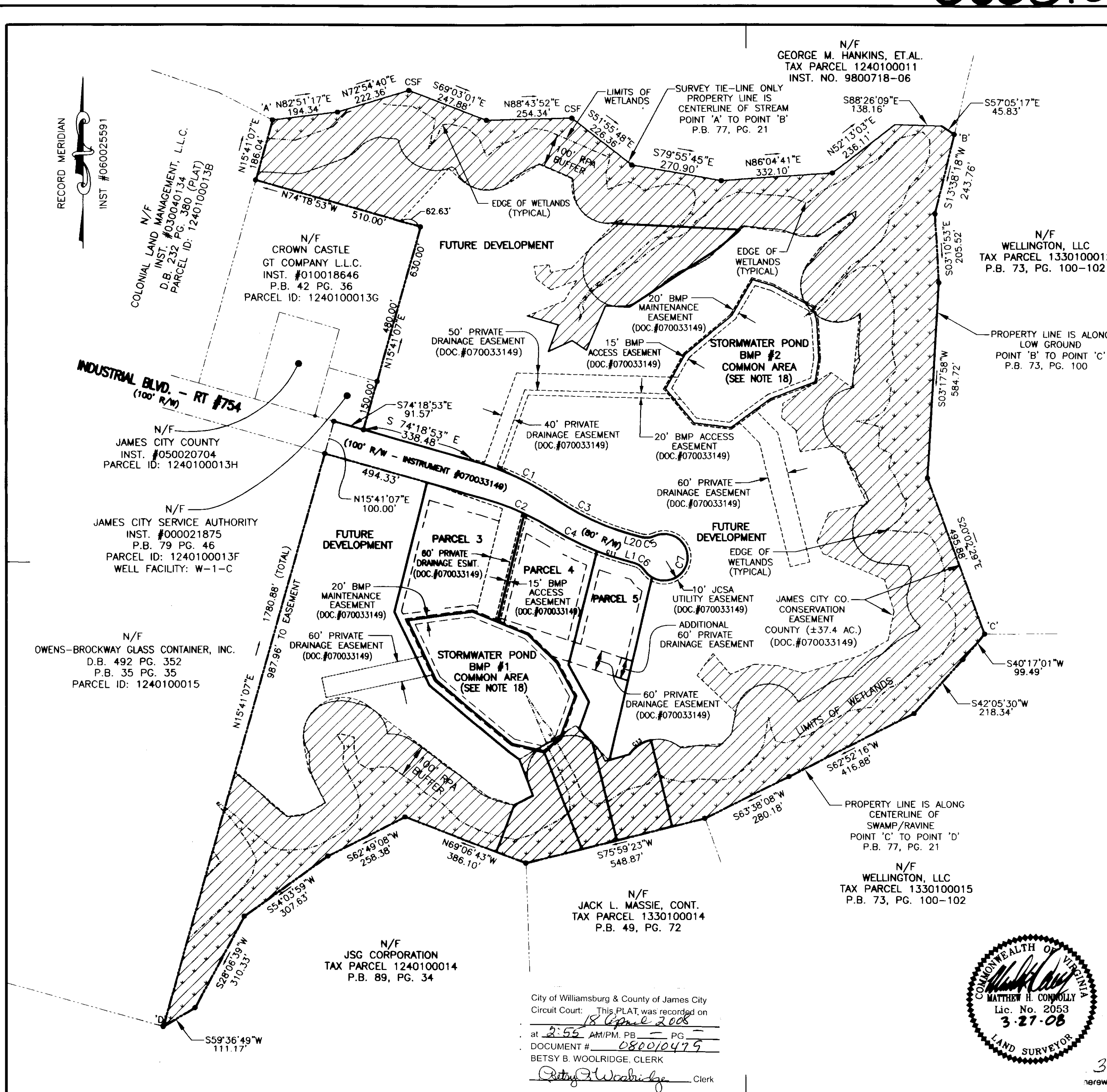
**PLAT SHOWING SUBDIVISION OF PARCELS 3, 4 & 5**  
 LOCATED AT  
**JACOB'S INDUSTRIAL CENTER**  
 LOCATED IN THE  
 STONEHOUSE MAGISTERIAL DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: 02-20-2008 SCALE 1" = 200' JOB# 08-022  
 REV. 3-18-2008 (PER COUNTY COMMENTS)

**LandTech Resources, Inc.**  
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 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



3 Original Plat(s) Recorded  
 herewith as # 080010479

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C1	18°50'36"	S 64°53'35" E	139.39	840.00	276.26	275.02
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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'
L20	N 74°18'53" W	34.04'

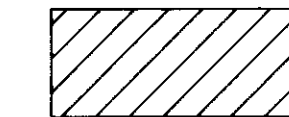
**PROPERTY CURVE TABLE**

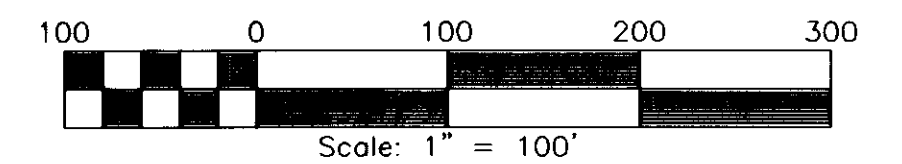
NO.	DELTA	CHORD DIRECTION	TANGENT	RADIUS	ARC	CHORD
C8	09°43'23"	N 69°27'12" W	63.79	750.00	127.27	127.12
C9	06°47'47"	N 61°11'37" W	44.53	750.00	88.96	88.91
C10	10°41'03"	S 63°08'15" E	77.61	830.00	154.77	154.55
C11	05°50'06"	S 71°23'50" E	42.30	830.00	84.53	84.49
C12	25°51'58"	S 45°50'17" E	16.07	70.00	31.60	31.33
C13	44°10'54"	S 56°18'46" W	41.99	103.46	79.78	77.82

**PROPERTY LINE TABLE**

NO.	DIRECTION	DISTANCE
L3	S 73°56'41" W	61.38
L4	S 21°06'54" W	150.47
L5	S 63°50'38" W	61.48
L6	S 20°26'20" E	116.04
L7	S 76°28'33" E	97.25
L8	N 50°05'39" W	295.86
L9	N 25°18'56" W	198.12
L10	S 82°07'15" W	195.33
L11	N 67°16'07" W	80.65
L12	N 67°16'07" W	97.86
L13	N 45°44'41" W	120.08
L14	N 28°25'28" W	114.31
L15	N 19°16'41" E	133.84
L16	N 51°08'51" E	61.81
L17	N 43°28'56" W	56.90
L18	S 19°16'41" W	86.29
L19	S 28°25'28" E	126.65

\*ALL LOTS SHALL REQUIRE GRINDER PUMPS

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



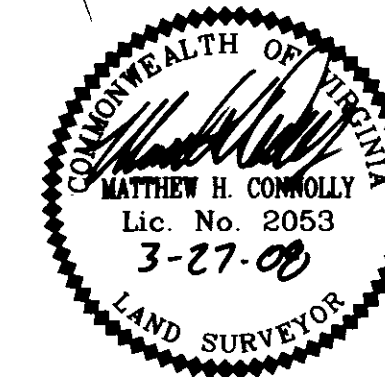
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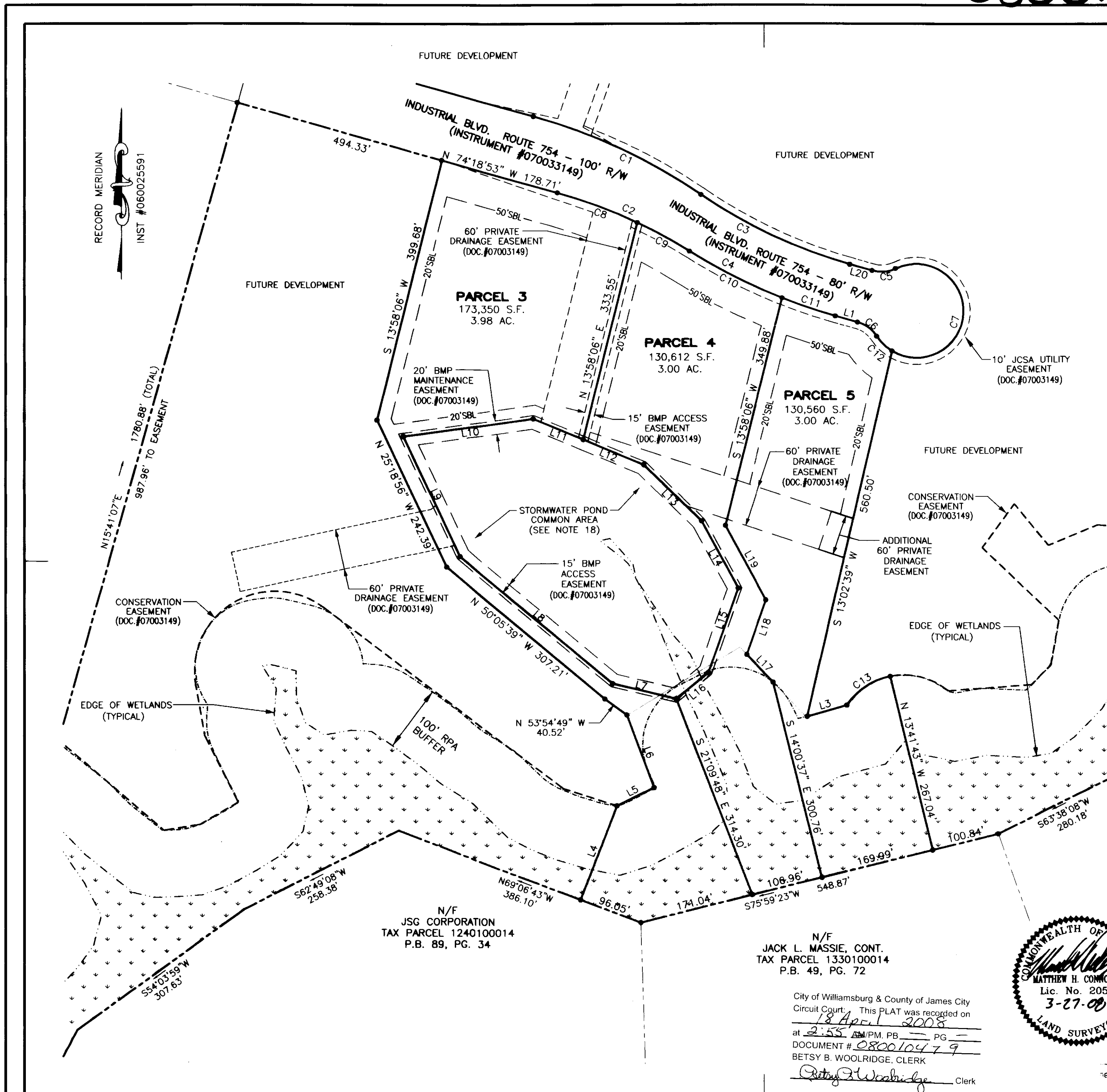


N/F  
 JACK L. MASSIE, CONT.  
 TAX PARCEL 1330100014  
 P.B. 49, PG. 72

City of Williamsburg & County of James City  
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*Betsy B. Woolridge* Clerk

3 Figures Recorded  
 are with AS \* 080010479

SHEET 3 OF 3



N15°41'07"E  
 1780.88' (TOTAL)  
 987.96' TO EASEMENT

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