

120007012

CERTIFICATION OF SOURCE OF TITLE

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. 110002088 ON JANUARY 20, 2011.

OWNER'S CERTIFICATE

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

FOR WILLIAMSBURG POTTERY PROPERTIES, LLC. PETER KAO - EXECUTIVE VICE-PRESIDENT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City TO-WIT: I, HYANG S. MURPHY A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 21 DAY OF Feb, 2012.

MY COMMISSION EXPIRES OCT 31, 2014

NOTARY REGISTRATION NUMBER: 7374654

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

THOMAS C. SUBLETT, L.S. #1886 2/13/12 DATE

CERTIFICATE OF APPROVAL

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

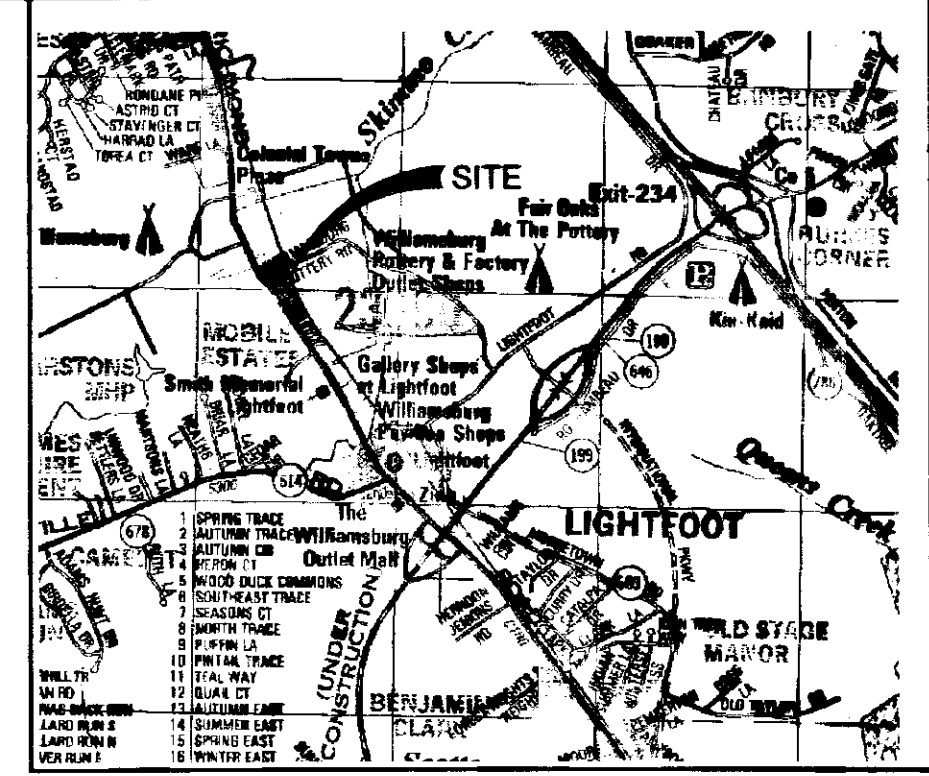
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE 3-15-12

VDOT APPROVAL

JAM C FORD, P.E. VIRGINIA DEPARTMENT OF TRANSPORTATION DATE 2/27/12

GENERAL NOTES:

- 1. PROPERTY AS SHOWN IS ALL OF TAX MAP PARCEL # (24-3)(1-24).
2. TAX MAP PARCEL # (24-3)(1-24) IS CURRENTLY ZONED "M1" - LIMITED BUSINESS/INDUSTRIAL WITH PROFFERS DATED JANUARY 28, 2011
3. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
4. SETBACK REQUIREMENTS: AS SHOWN
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
6. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
7. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
9. THE EXISTING JCSA 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.
10. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0110C DATED 9/28/07.
11. THIS PLAT IS BASED ON DEED AND PLATS OF RECORD. A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED.
12. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVICITUDES AND COVENANTS OF RECORD.
13. THE PURPOSE OF THIS PLAT IS FOR THE SUBDIVISION OF A PARCEL CONTAINING 18.776 ACRES± INTO PARCELS 'A', 'B', AND 'C' AS WELL AS 'A-1', 'A-2' AND 'C-1', WHICH ARE PARCELS TO BE DEDICATED TO VDOT BY DEED OF EASEMENT.



ADC MAP PERMITTED USE NUMBER 21004223

VICINITY MAP

SCALE: 1" = 2000'±

AREA TABULATION WILLIAMSBURG POTTERY FACTORY, INC.

OLD PARCEL AREA=817,891 S.F.± OR 18.776 AC.±

NEW PARCEL AREAS: PARCEL A = 610,360 S.F.± OR 14.012 AC.± PARCEL B = 21,059 S.F.± OR 0.483 AC.± PARCEL C = 177,730 S.F.± OR 4.080 AC.±

TOTAL NEW PARCEL AREA = 809,149 S.F.± OR 18.575 AC.± TOTAL AREA TO VDOT = 8,742 S.F.± / 0.201 AC.±

TOTAL PARCEL AND R/W AREA= 817,891 S.F.± / 18.776 AC.±

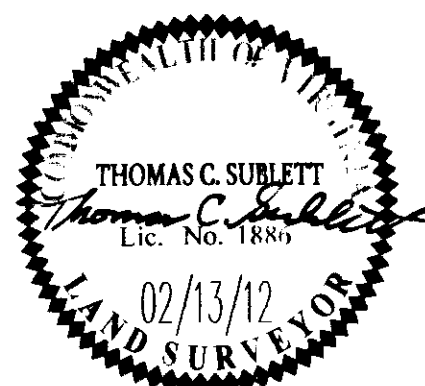
STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 3rd DAY OF April, 2012. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:10 AM/PM INSTRUMENT # 120007012

TESTE: Betsy B. Woolridge, Clerk By Claudia H. Bailekhal, Dep. Clerk

TAX PARCEL: # (24-3) (1-24) STREET ADDRESS: #6692 RICHMOND ROAD

3 Large/Small Plat(s) Recorded herewith as # 120007012

Table with 4 columns: Rev, Date, Description, Revised By. The table is currently empty.



Logo for NES Consulting Engineers, 5248 Old Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040, Fax: (757) 220-8994, www.aesva.com. Locations: Hampton Roads, Central Virginia, Middle Peninsula.

PLAT OF SUBDIVISION AND RIGHT-OF-WAY DEDICATION WILLIAMSBURG POTTERY PROPERTIES, LLC. TO VIRGINIA DEPARTMENT OF TRANSPORTATION. STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: MJR/TCS Project Number: 9510-04 Scale: 1"=50' Date: 02/13/12 Sheet Number: 1 OF 3