

130002742

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS PLAT SHOWING SUBDIVISION OF PARCEL 12 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

GARNETT JACOBS INDUSTRIAL REAL ESTATE, LLC

1/11/13 DATE K. Rullk GARNETT JACOBS INDUSTRIAL REAL ESTATE, LLC (AGENT)

CERTIFICATE OF NOTARIZATION

STATE OF ~~VIRGINIA~~ California
CITY/COUNTY OF Orange I, Angie Shen, 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. 2013. GIVEN UNDER MY HAND THIS 11th DAY OF January, 2013. MY COMMISSION EXPIRES 4-30-15

Angie Shen NOTARY PUBLIC 1547030 REGISTRATION NO.

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF GARNETT JACOBS INDUSTRIAL REAL ESTATE, LLC AND WAS ACQUIRED FROM ATLAS VA I SPE, LLC BY DEED DATED JUNE 22, 2012 AND RECORDED AS INSTR. #120013378 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

CERTIFICATE OF APPROVAL

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

1/23/13 DATE Jon C. H. PE. VIRGINIA DEPARTMENT OF TRANSPORTATION

1-28-13 DATE Carroll 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 29 DAY OF January, 2013. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 130002742 @ 9:04 AM. TESTE Steph B. Worthington, Clerk BY Charles A. Brinkley, Dep CLERK

PROPERTY INFORMATION

CURRENT OWNER: GARNETT JACOBS INDUSTRIAL REAL ESTATE, LLC
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 #080010479
INST #050003783 INST #080013841
P.B. 77, PG. 20-21 INST #120013378
INST #070033149

3 Large/Small Plat(s) Recorded
with as # 130002742.

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 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 SANITARY GRINDER PUMPS.
18. A TITLE REPORT WAS NOT PROVIDED FOR THIS SUBDIVISION PLAT.

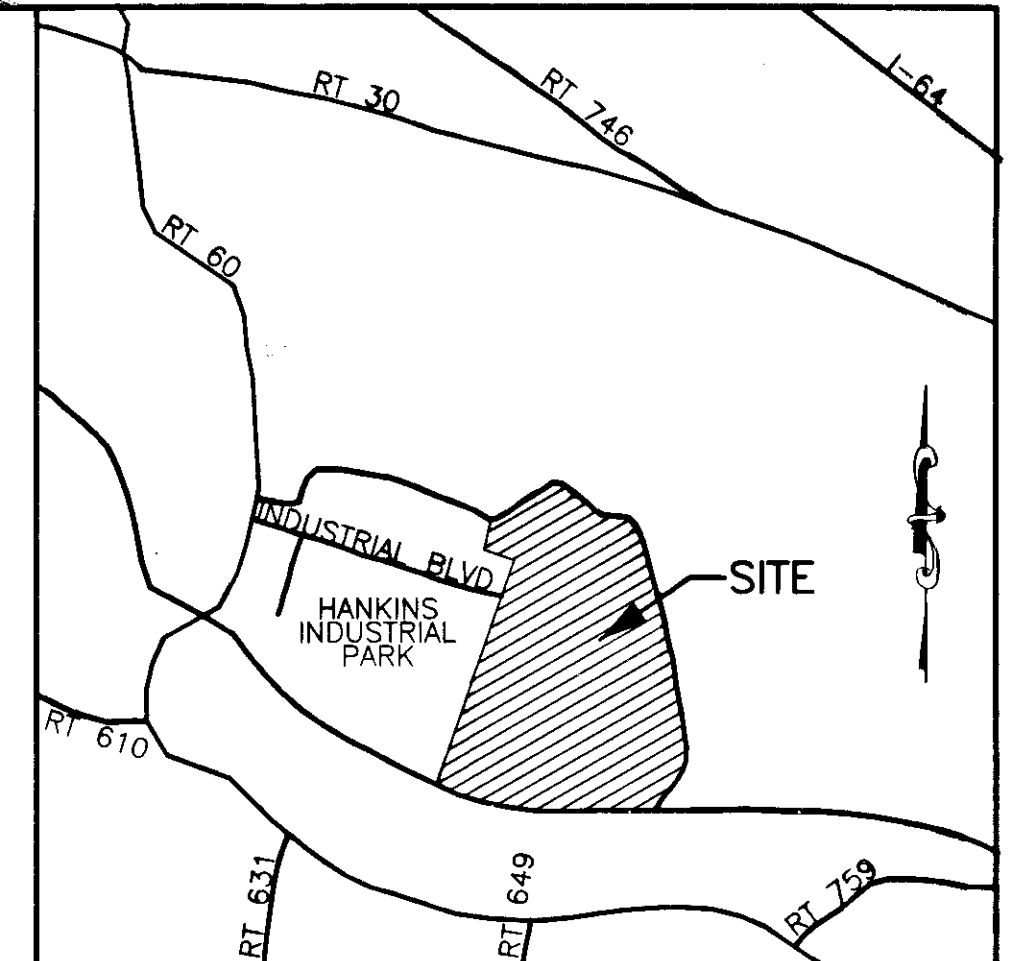
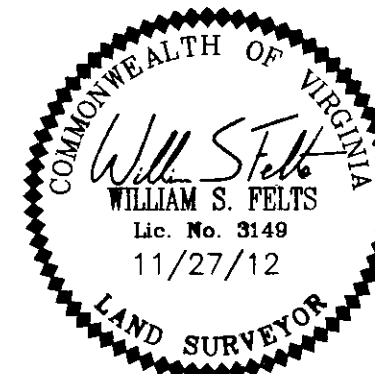
SETBACK REQUIREMENTS

(FOR BUILDINGS UP TO 35' HIGH)
FRONT = 50'
SIDE = 20'
REAR = 20'

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.

11-27-12 DATE William S. Felts WILLIAM S. FELTS, L.S., LIC. #3149



VICINITY MAP : SCALE: 1"=2000'

AREA TABULATION

PARCEL 12	604,357 S.F./13.87 AC.
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	2,272,552 S.F./52.17 AC.
COMMON AREA	243,611 S.F./5.59 AC.
TOTAL AREA	3,772,281 S.F./86.80 AC.

PLAT SHOWING SUBDIVISION OF PARCEL 12
LOCATED AT
JACOB'S INDUSTRIAL CENTER
LOCATED IN THE
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 11-27-2012 SCALE: N.T.S. JOB# 12-421



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