

130010881

**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

3-29-13  
DATE

*K. R. McKenzie*  
GARNETT JACOBS INDUSTRIAL REAL ESTATE, LLC  
(AGENT)

**CERTIFICATE OF NOTARIZATION**

STATE OF CALIFORNIA  
COUNTY OF ORANGE

ON March 29, 2013, BEFORE ME, V. HILL, NOTARY PUBLIC, PERSONALLY APPEARED KEVIN R. MCKENZIE, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

*V. Hill*  
NOTARY PUBLIC SIGNATURE

(SEAL)  
Commission # 2007079  
exp 2-11-17

**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.

1/13/13 DATE  
*[Signature]* VIRGINIA DEPARTMENT OF TRANSPORTATION  
4-24-13 DATE  
*[Signature]* 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # \_\_\_\_\_.  
TESTE \_\_\_\_\_  
BY \_\_\_\_\_, 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 #070033449

**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**

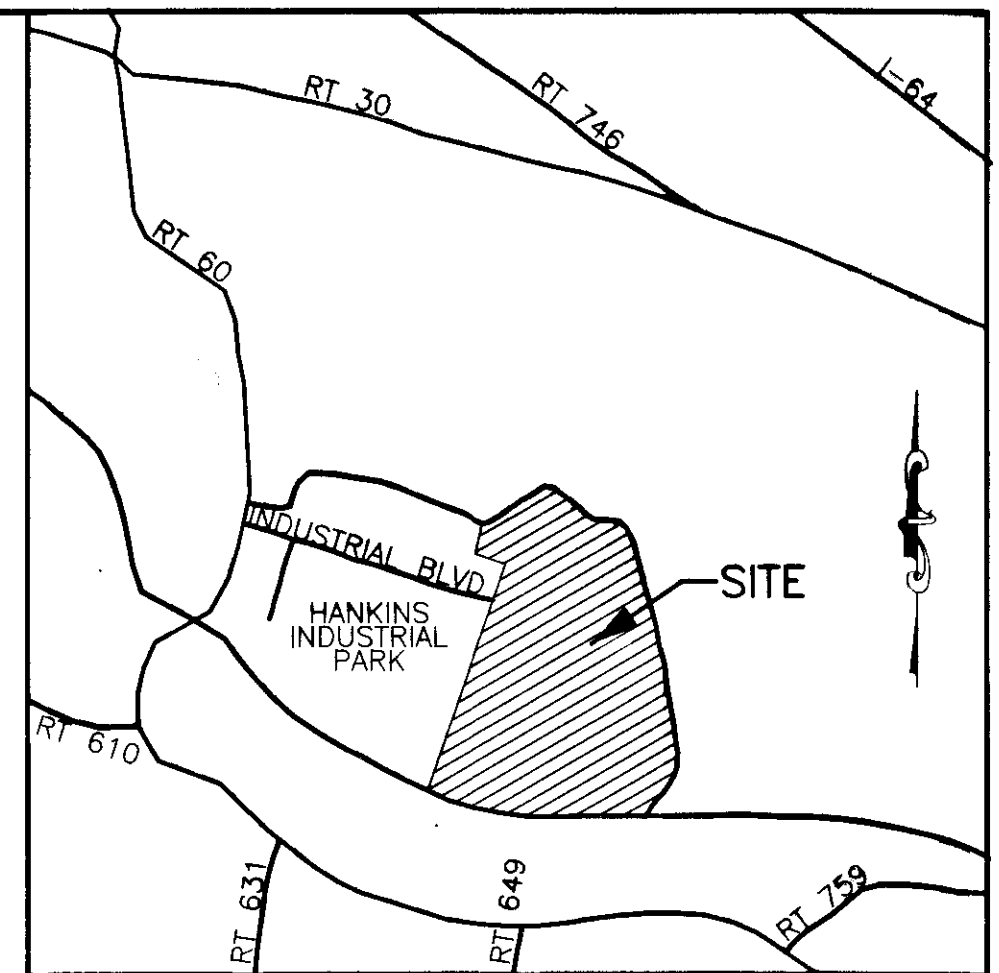
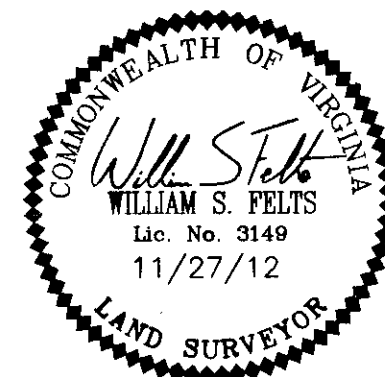
(FOR BUILDINGS UP TO 35' HIGH)  
FRONT = 50'  
SIDE = 20'  
REAR = 20'

**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



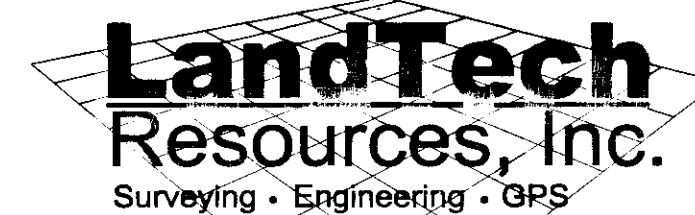
VICINITY MAP : SCALE: 1"=2000'

**AREA TABULATION**

PARCEL #	S.F./AC.
PARCEL 6	204,047 S.F./4.68 AC.
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.
<b>FUTURE DEVELOPMENT</b>	<b>2,068,505 S.F./47.49 AC.</b>
COMMON AREA	243,611 S.F./5.59 AC.
<b>TOTAL AREA</b>	<b>3,772,281 S.F./86.80 AC.</b>

MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.

S-0008-2013  
PLAT SHOWING SUBDIVISION OF PARCEL 6  
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



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

SHEET 1 OF 3

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
April 26, 2013

at 12:25 AM/PM, PG. 1  
Document # 130010881  
BETSY B. WOOLRIDGE, CLERK  
*[Signature]* Dep. Clerk

3  
130010881

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**RIGHT OF WAY CURVE TABLE**

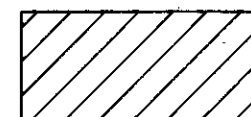
NO.	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C1	18°50'36"	S 64°53'35" E	139.39	840.00	276.26	275.02
C2	16°31'09"	N 66°03'18" W	108.87	750.00	216.24	215.49
C3	18°50'36"	S 64°53'35" E	124.45	750.00	246.66	245.55
C4	16°31'09"	N 66°03'18" W	120.49	830.00	239.30	238.47
C5	41°24'35"	N 84°58'50" E	18.90	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

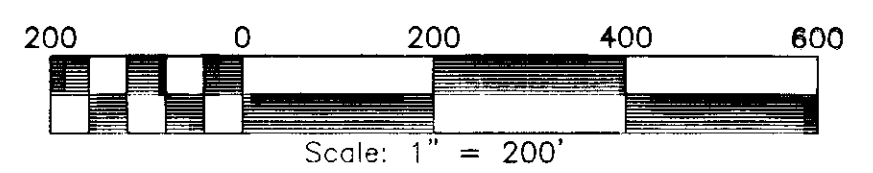
**RIGHT OF WAY LINE TABLE**

NO.	DIRECTION	DISTANCE
L1	S 74°18'53" E	34.04'
L2	N 74°18'53" W	34.04'

**AREA TABULATION**

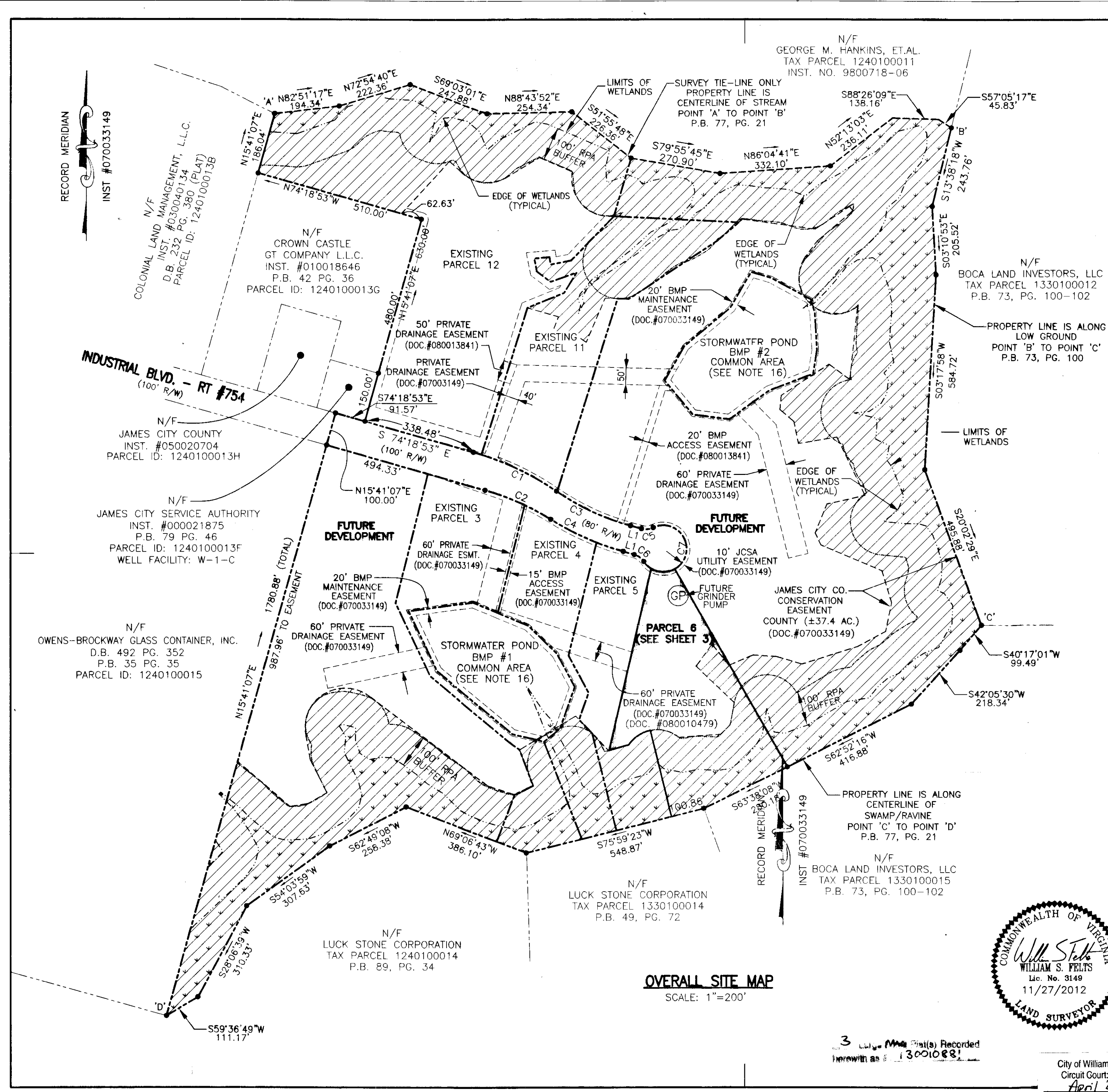
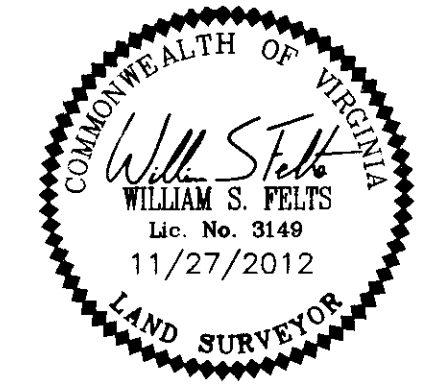
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 DENOTES JAMES CITY COUNTY CONSERVATION EASEMENT DOC.#070033149 (±37.4 AC. TOTAL)



**PLAT SHOWING SUBDIVISION OF PARCEL 6**  
 LOCATED AT  
**JACOB'S INDUSTRIAL CENTER**  
 LOCATED IN THE  
 STONEHOUSE MAGISTERIAL DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: 11/27/2012 SCALE 1" = 200' JOB# 12-421

**LandTech Resources, Inc.**  
 Surveying • Engineering • GPS  
 205-E Bulifants Boulevard, Williamsburg, VA 23188  
 Phone: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com



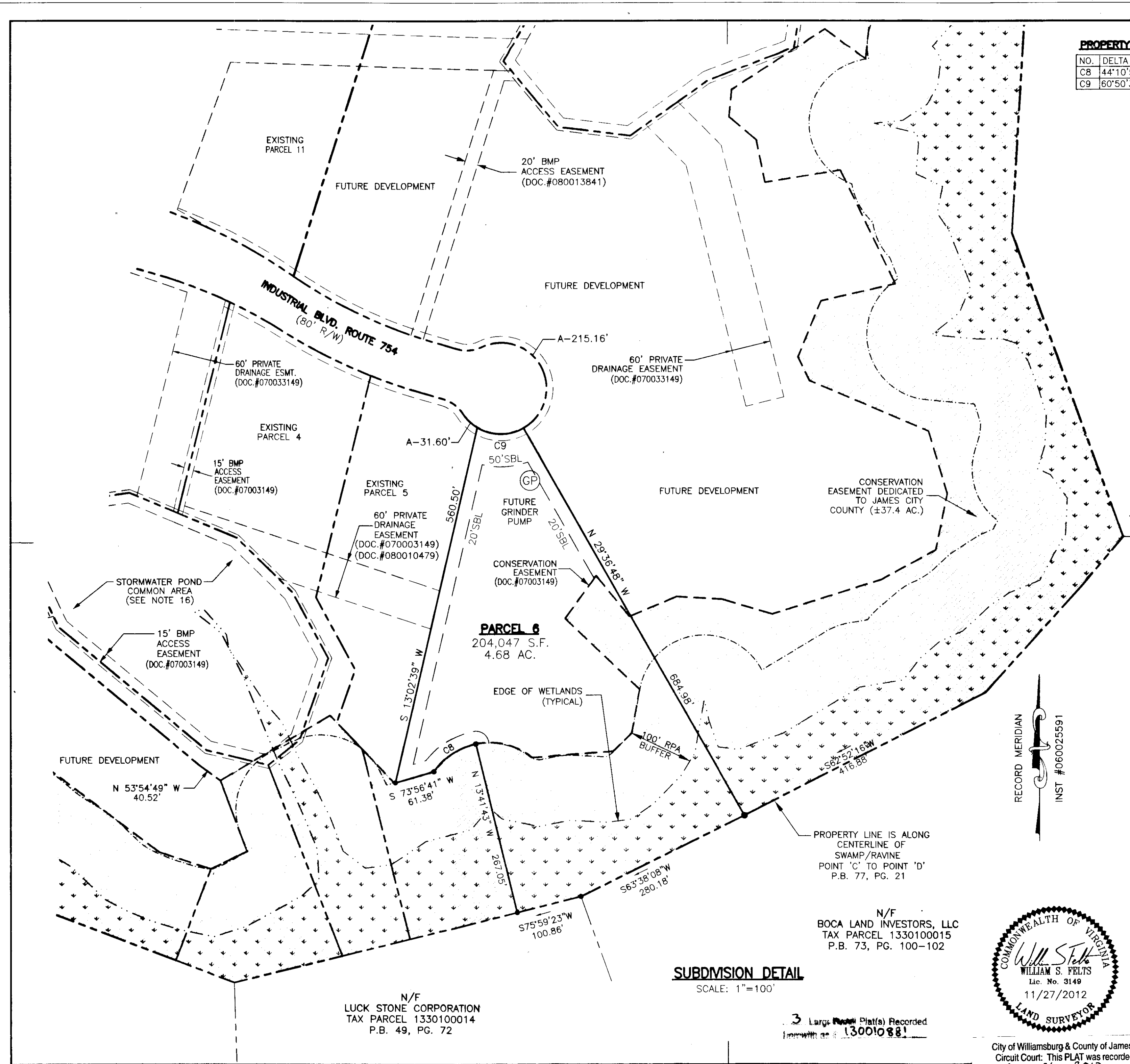
3 copies of this plat recorded herewith as 130010881

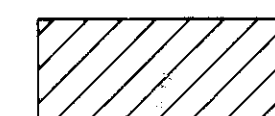
City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 April 26, 2013  
 at 12:25 AM/PM, PG.         
 Document # 130010881  
 BETSY B. WOOLRIDGE, CLERK  
 Patrick Marshall, Dep. Clerk

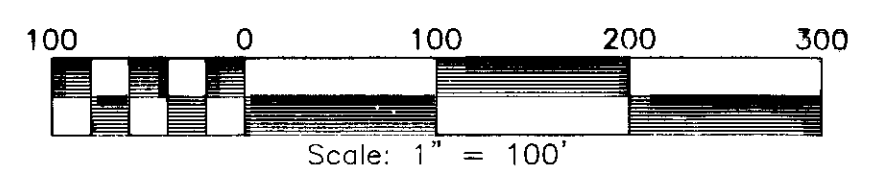
130010881

**PROPERTY CURVE TABLE**

NO.	DELTA	CHORD DIRECTION	TANGENT	RADIUS	ARC	CHORD
C8	44°10'54"	S 56°18'46" W	41.99	103.46'	79.78'	77.82'
C9	60°50'32"	S 89°11'32" E	41.10	70.00'	74.33'	70.89'

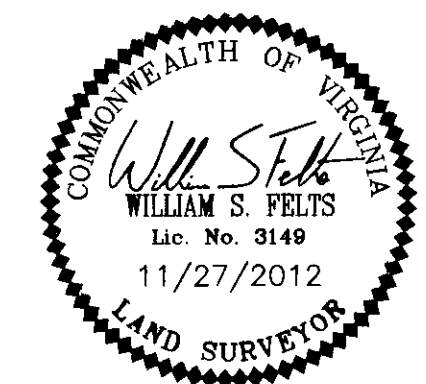


 DENOTES JAMES CITY COUNTY CONSERVATION EASEMENT (DOC.#070033149) (±37.4 AC. TOTAL)



**PLAT SHOWING SUBDIVISION OF PARCEL 6**  
 LOCATED AT  
**JACOB'S INDUSTRIAL CENTER**  
 LOCATED IN THE  
 STONEHOUSE MAGISTERIAL DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: 11/27/2012 SCALE 1" = 100' JOB# 12-421

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**SUBDIVISION DETAIL**  
 SCALE: 1"=100'

3 Large Plats Recorded  
 with as 130010881

N/F  
 LUCK STONE CORPORATION  
 TAX PARCEL 1330100014  
 P.B. 49, PG. 72

N/F  
 BOCA LAND INVESTORS, LLC  
 TAX PARCEL 1330100015  
 P.B. 73, PG. 100-102

City of Williamsburg & County of James City  
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 Betsy Woolridge, Dep. Clerk