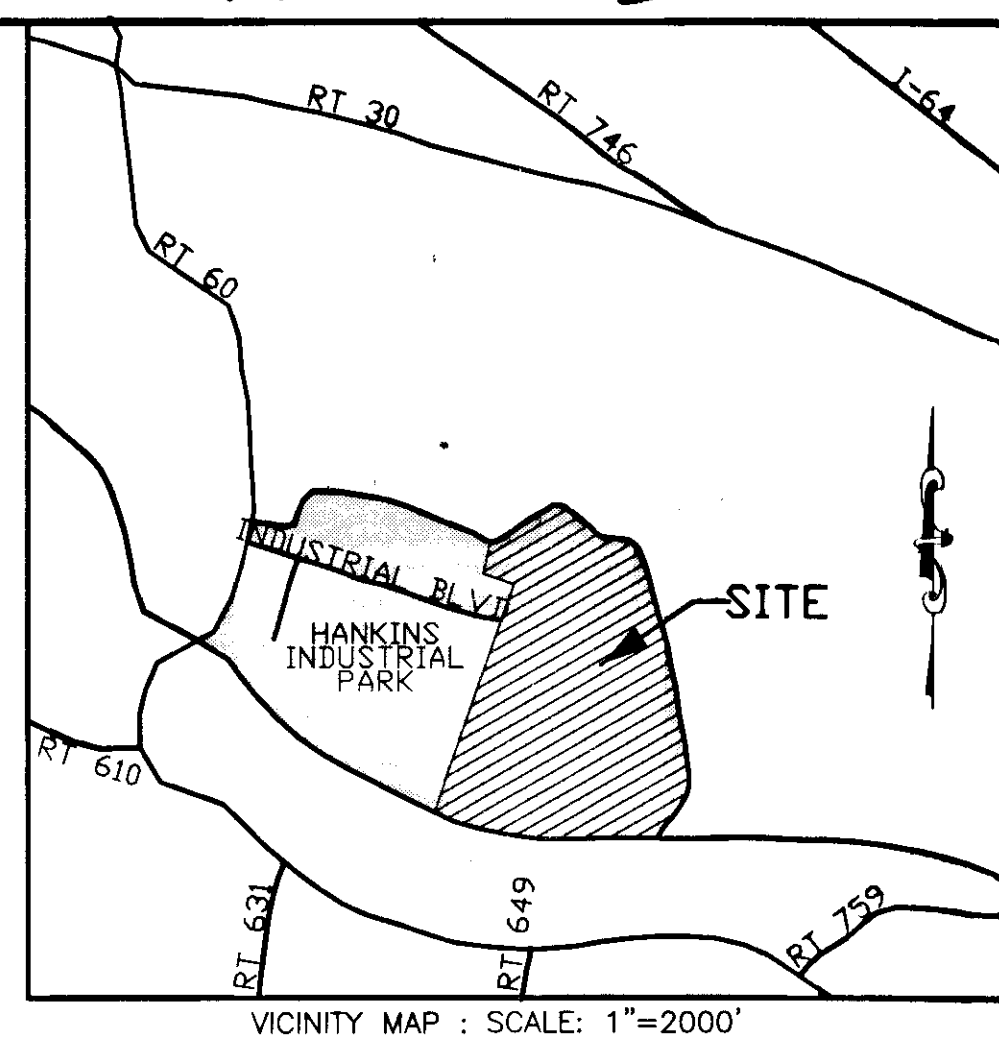


140006663



VICINITY MAP : SCALE: 1"=2000'

SETBACK REQUIREMENTS

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

AREA TABULATION

PARCEL 9	76,900 S.F./1.77 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.
FUTURE DEVELOPMENT	1,991,605 S.F./45.72 AC.
COMMON AREA	243,611 S.F./5.59 AC.
TOTAL AREA	3,772,281 S.F./86.60 AC.

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS PLAT SHOWING SUBDIVISION OF PARCEL 9 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

GARNETT JACOBS INDUSTRIAL REAL ESTATE, LLC
March 27, 2014
DATE
GARNETT JACOBS INDUSTRIAL REAL ESTATE, LLC
(AGENT)

CERTIFICATE OF NOTARIZATION

STATE OF CALIFORNIA
COUNTY OF ORANGE
ON March 27, 2014, BEFORE ME, A. O'Donnell, NOTARY PUBLIC, PERSONALLY APPEARED R. Patterson Jackson, 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.

A. O'Donnell
NOTARY PUBLIC SIGNATURE (SEAL)

COMMISSION NO. 2022627 EXPIRES: April 29, 2017

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.

4/7/14 DATE
Virginia DEPARTMENT OF TRANSPORTATION
4/22/14 DATE
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 24th DAY OF April, 2014.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 140006663
TESTE
BY Deputy Clerk

PROPERTY INFORMATION

CURRENT OWNER: GARNETT JACOBS INDUSTRIAL REAL ESTATE, LLC
PARCEL ID: 1240100013
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
herewith as # 140006663

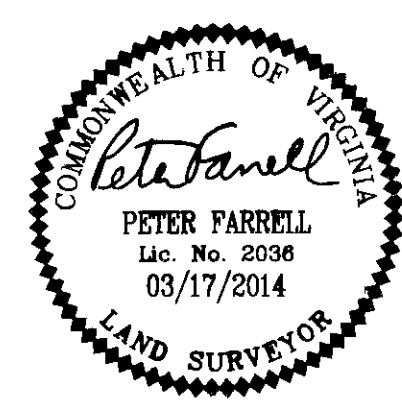
GENERAL NOTES

- PROPERTY SHOWN IS A PORTION OF PARCEL 2 OF TAX PARCEL #(12-4)(1-13).
- PROPERTY IS CURRENTLY ZONED "M-2", "GENERAL INDUSTRIAL".
- SETBACKS (M-2) SEE REQUIREMENTS BELOW.
- ALL PARCELS SHALL BE SERVED BY PUBLIC WATER & PUBLIC SEWER.
- 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.
- 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.
- 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.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- EXTERIOR PROPERTY LINES SHOWN FROM PLAT RECORDED IN DOC.#070033149. WETLANDS AND RPA SHOWN BY OTHERS.
- 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.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
- REFER TO JCC CASE #S-0063-2007 FOR RIGHT OF WAY DEDICATION AND JCC CASE #SP-0150-2006 FOR ROADWAY AND STORMWATER FACILITY CONSTRUCTION.
- 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.
- ALL COMMON AREA WILL BE OWNED AND MAINTAINED BY THE JACOB'S INDUSTRIAL CENTER OWNERS ASSOCIATION.
- ALL LOTS SHALL REQUIRE SANITARY GRINDER PUMPS.
- A TITLE REPORT WAS NOT PROVIDED FOR THIS SUBDIVISION PLAT.
- 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.

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.

03/17/2014
DATE
Peter Farrell



PLAT SHOWING SUBDIVISION OF PARCEL 9

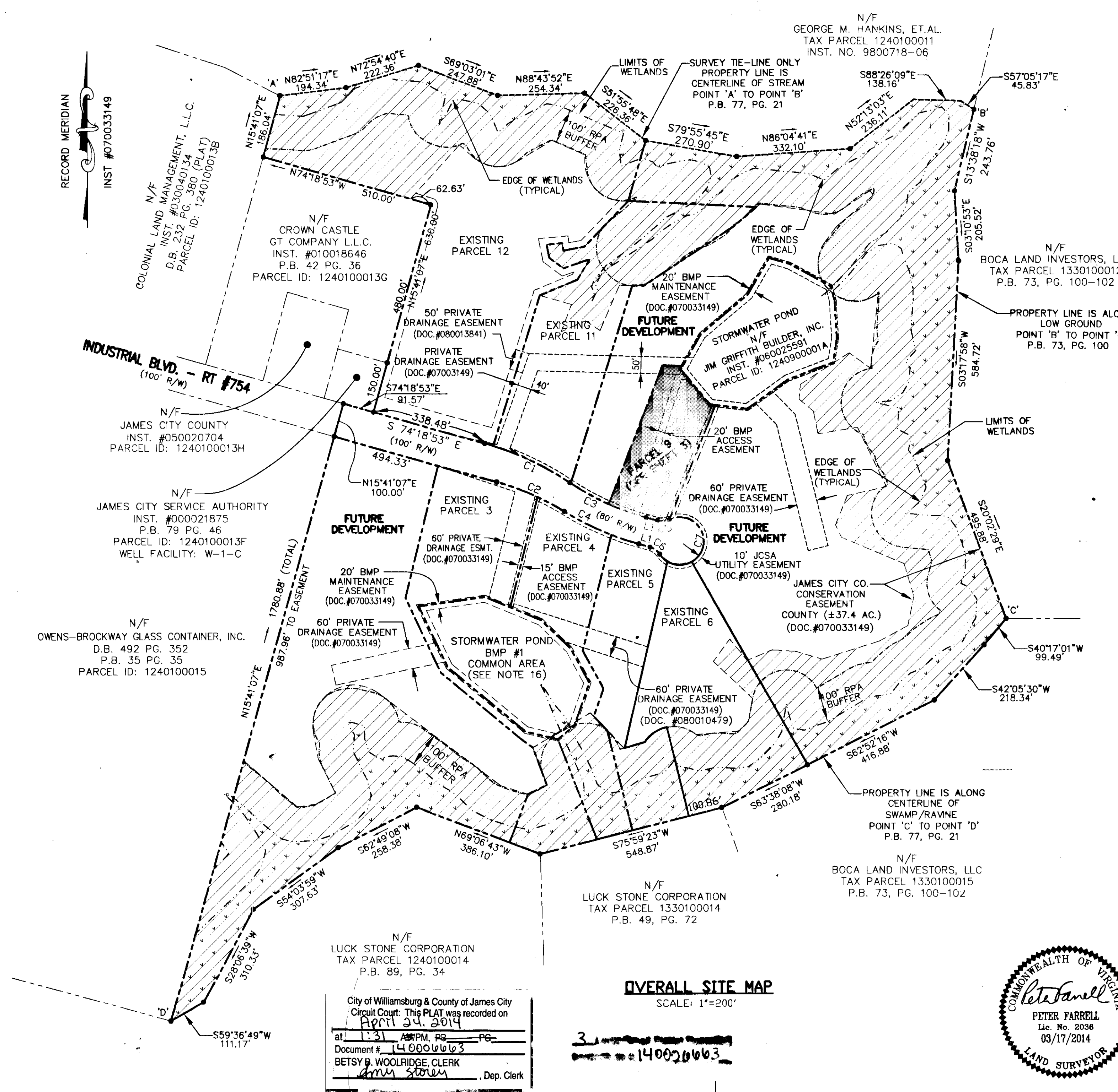
LOCATED AT
JACOB'S INDUSTRIAL CENTER
LOCATED IN THE
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 03/17/2014 JOB# 14-020

LRI
LANDTECH
RESOURCES, INC.
ENGINEERING . SURVEYING . GPS

3925 Midlands Road Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

S-0010-2014
SHEET 1 OF 3

14000663



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

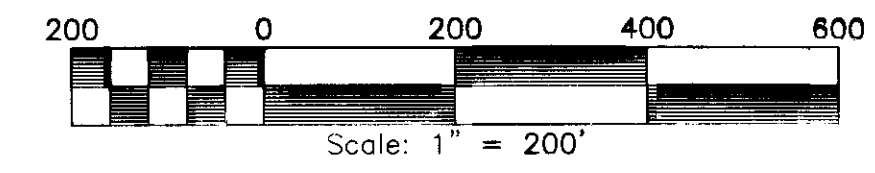
RIGHT OF WAY LINE TABLE

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

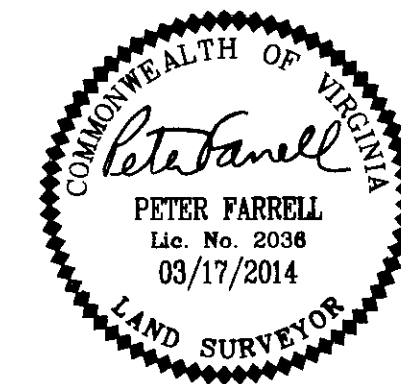
AREA TABULATION

PARCEL	AREA
PARCEL 9	76,900 S.F./1.77 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.
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PARCEL 4	130,612 S.F./3.00 AC.
PARCEL 5	130,560 S.F./3.00 AC.
FUTURE DEVELOPMENT	1,991,805 S.F./45.72 AC.
COMMON AREA	243,611 S.F./5.59 AC.
TOTAL AREA	3,772,281 S.F./86.80 AC.

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



PLAT SHOWING SUBDMISION OF PARCEL 9
LOCATED AT
JACOB'S INDUSTRIAL CENTER
LOCATED IN THE
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 02/14/2014 SCALE 1" = 200' JOB# 14-020



LRI LANDTECH RESOURCES, INC.
ENGINEERING • SURVEYING • GPS

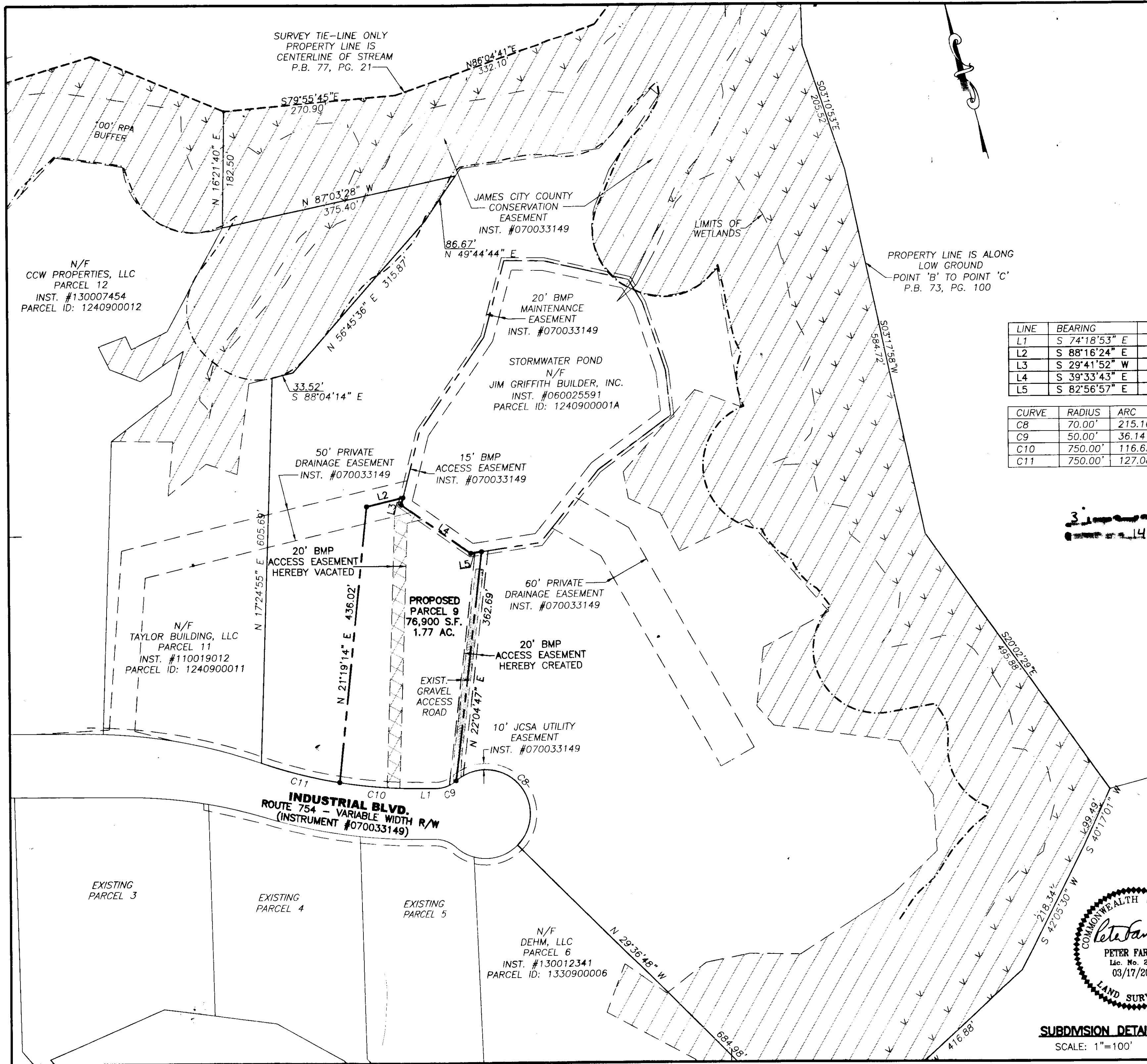
3925 Midlands Road Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

S-0010-2014
SHEET 2 OF 3

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 24, 2014
at 1:31 PM, PG. 3
Document # 14000663
BETSY B. WOOLRIDGE, CLERK
amy stover, Dep. Clerk

OVERALL SITE MAP
SCALE: 1"=200'

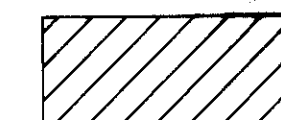
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14000663

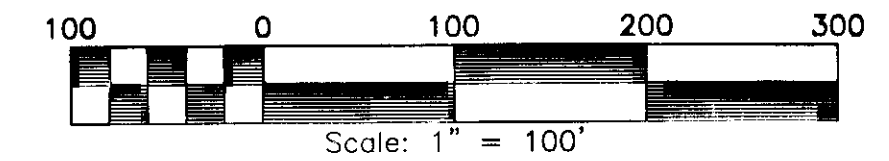


LINE	BEARING	DISTANCE
L1	S 74°18'53" E	34.04'
L2	S 88°16'24" E	59.26'
L3	S 29°41'52" W	11.57'
L4	S 39°33'43" E	132.77'
L5	S 82°56'57" E	17.26'

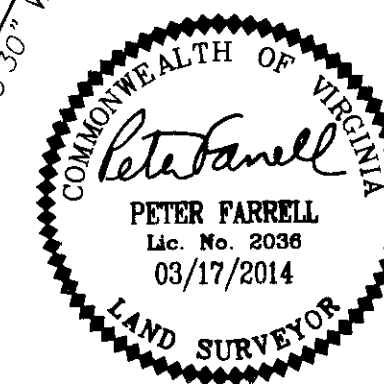
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C8	70.00'	215.16'	139.92'	S 27°40'08" E	176°06'40"
C9	50.00'	36.14'	35.36'	N 84°58'50" E	41°24'35"
C10	750.00'	116.63'	116.51'	S 69°51'35" E	8°54'35"
C11	750.00'	127.08'	126.93'	S 60°33'02" E	9°42'31"

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
April 24, 2014
 at 1:31 AM PM, PB PG
 Document # **140006663**
 BETSY B. WOOLRIDGE, CLERK
 Amy Stover, Dep. Clerk

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



PLAT SHOWING SUBDMISION OF PARCEL 9
 LOCATED AT
JACOB'S INDUSTRIAL CENTER
 LOCATED IN THE
 STONEHOUSE MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 DATE: 02/14/2014 SCALE 1" = 100' JOB# 14-020



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SUBDMISION DETAIL
 SCALE: 1"=100'

S-0010-2014
 SHEET 3 OF 3