

140008446

**OWNERS CERTIFICATE**

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS PLAT SHOWING SUBDIVISION OF PARCEL 1 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

GARNETT JACOBS INDUSTRIAL REAL ESTATE, LLC

May 12, 2014  
DATE

*[Signature]*  
GARNETT JACOBS INDUSTRIAL REAL ESTATE, LLC  
(AGENT)

**CERTIFICATE OF NOTARIZATION**

STATE OF CALIFORNIA  
COUNTY OF ORANGE

ON May 12, 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.

*[Signature]*  
NOTARY PUBLIC SIGNATURE (SEAL)

COMMISSION NO. 2022624 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.

5/20/14  
DATE Charles Catlett  
VIRGINIA DEPARTMENT OF TRANSPORTATION

5/20/14  
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 22<sup>nd</sup> DAY OF May, 2014.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 140008446

TESTE [Signature]  
BY [Signature], CLERK

3 Large/Small Plat(s) Recorded  
Herewith as # 140008446

**PROPERTY INFORMATION**

CURRENT OWNER: GARNETT JACOBS INDUSTRIAL REAL ESTATE, LLC

PARCEL ID: 1240100013

ZONING DISTRICT: M-2

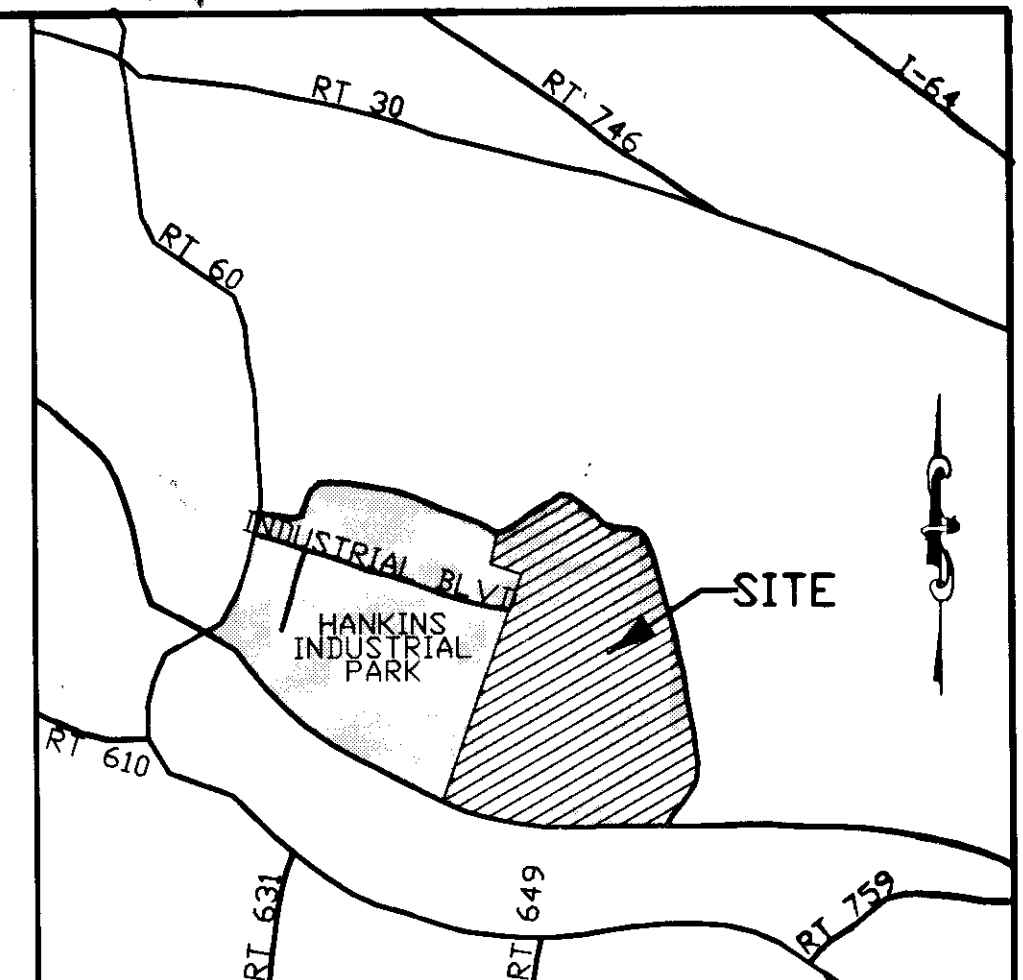
EXISTING ADDRESS:  
190 INDUSTRIAL BLVD.  
JAMES CITY COUNTY, VA

REFERENCES:

INST #060025591 INST #080010479  
INST #050003783 INST #080013841  
P.B. 77, PG. 20-21 INST #120013378  
INST #070033149

**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.
- VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURED TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PART AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.



VICINITY MAP : SCALE: 1"=2000'

**SETBACK REQUIREMENTS**

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

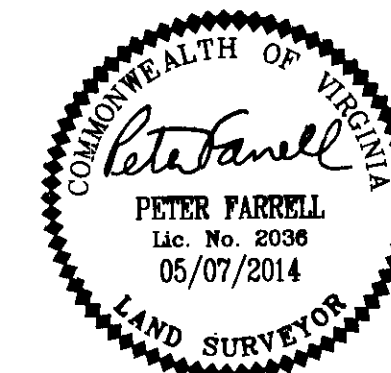
**AREA TABULATION**

PARCEL 1	681,655 S.F./15.65 AC.
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	1,309,950 S.F./30.07 AC.
COMMON AREA	243,611 S.F./5.59 AC.
TOTAL AREA	3,772,281 S.F./86.60 AC.

**PLAT SHOWING SUBDMISION OF PARCEL 1**

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

DATE: 05/07/2014 JOB# 14-102



**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.

05/07/2014  
DATE

*[Signature]*  
PETER FARRELL, L.S.

**LRI LANDTECH**  
**RESOURCES, INC.**  
ENGINEERING . SURVEYING . GPS

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

JCC CASE NO. S-0021-2014

SHEET 1 OF 3

140008446

140008446

RECORD MERIDIAN  
INST. #070033149

N/F  
COLONIAL LAND MANAGEMENT, L.L.C.  
INST. #030040134  
D.B. 232 PG. 380 (PLAT)  
PARCEL ID: 12401000138

N/F  
CROWN CASTLE  
GT COMPANY L.L.C.  
INST. #010018646  
P.B. 42 PG. 36  
PARCEL ID: 1240100013G

INDUSTRIAL BLVD. - RT #754  
(100' R/W)

N/F  
JAMES CITY COUNTY  
INST. #050020704  
PARCEL ID: 1240100013H

N/F  
JAMES CITY SERVICE AUTHORITY  
INST. #000021875  
P.B. 79 PG. 46  
PARCEL ID: 1240100013F  
WELL FACILITY: W-1-C

N/F  
OWENS-BROCKWAY GLASS CONTAINER, INC.  
D.B. 492 PG. 352  
P.B. 35 PG. 35  
PARCEL ID: 1240100015

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

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

N/F  
GEORGE M. HANKINS, ET AL.  
TAX PARCEL 1240100011  
INST. NO. 9800718-06

N/F  
BOCA LAND INVESTORS, LLC  
TAX PARCEL 133100002B  
P.B. 73, PG. 100-102

N/F  
BOCA LAND INVESTORS, LLC  
TAX PARCEL 133100002B  
P.B. 73, PG. 100-102

PROPERTY LINE IS ALONG  
LOW GROUND  
POINT 'B' TO POINT 'C'  
P.B. 73, PG. 100

FUTURE DEVELOPMENT

STORMWATER POND  
N/F  
JM GRIFFITH BUILDER, INC.  
INST. #060025531  
PARCEL ID: 1240900001A

FUTURE DEVELOPMENT

UTILITY EASEMENT  
(DOC.#070033149)

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

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 22, 2014

at 3:13 AM/PM, PG. \_\_\_\_\_  
Document # 140008446

BETSY B. WOOLRIDGE, CLERK  
Amy Steen, Dep. Clerk

OVERALL SITE MAP

SCALE: 1"=200'

3  
140008446

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

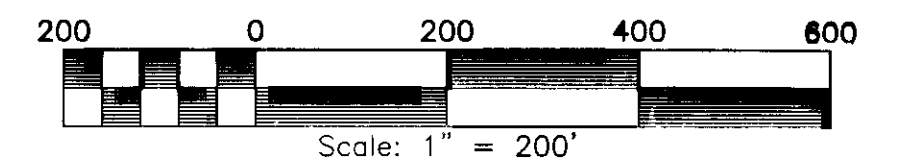
RIGHT OF WAY LINE TABLE

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

AREA TABULATION

PARCEL	AREA
PARCEL 1	681,655 S.F./15.65 AC.
PARCEL 9	76,900 S.F./1.77 AC.
PARCEL 6	204,047 S.F./4.68 AC.
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TOTAL AREA	3,772,281 S.F./86.60 AC.

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



PLAT SHOWING SUBDIVISION OF PARCEL 1

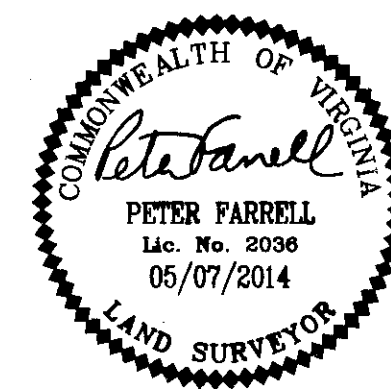
LOCATED AT  
JACOB'S INDUSTRIAL CENTER  
LOCATED IN THE  
STONEHOUSE MAGISTERIAL DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 05/07/2014 SCALE 1" = 200' JOB# 14-102

**LRI**  
**LANDTECH**  
**RESOURCES, INC.**  
ENGINEERING · SURVEYING · GPS

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JCC CASE NO. S-0021-2014  
SHEET 2 OF 3



140008446

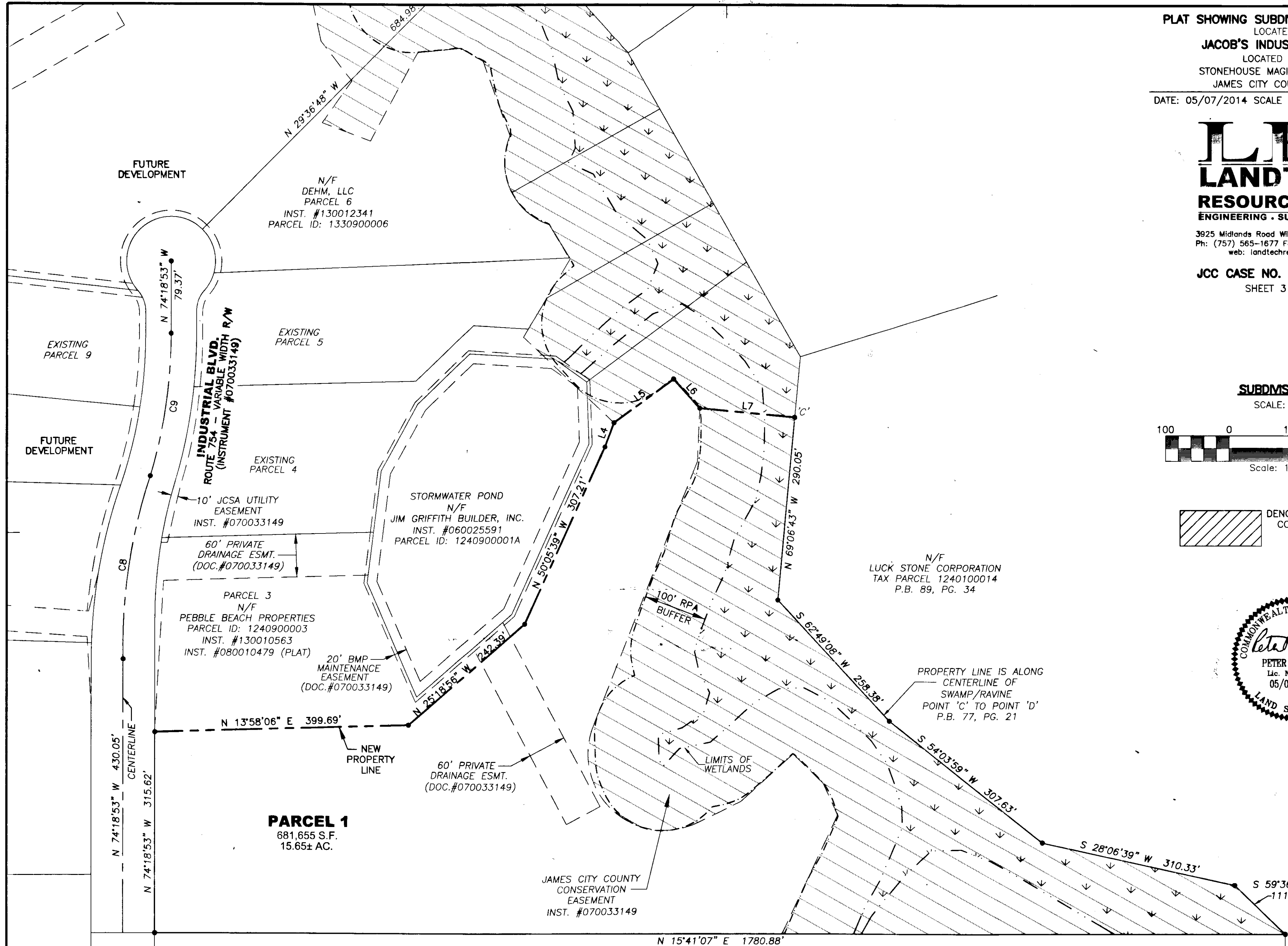
Handwritten notes

PLAT SHOWING SUBDMISION OF PARCEL 1  
 LOCATED AT  
**JACOB'S INDUSTRIAL CENTER**  
 LOCATED IN THE  
 STONEHOUSE MAGISTERIAL DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: 05/07/2014 SCALE 1" = 100' JOB# 14-102

**LRI**  
**LANDTECH**  
**RESOURCES, INC.**  
 ENGINEERING · SURVEYING · GPS

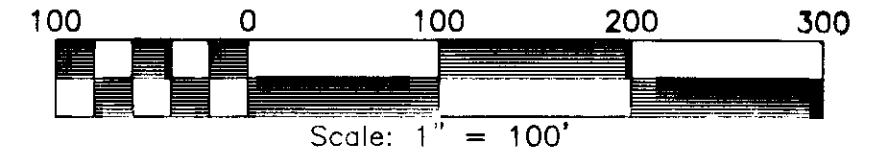
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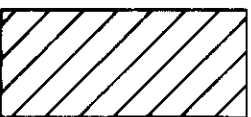
JCC CASE NO. S-0021-2014  
 SHEET 3 OF 3

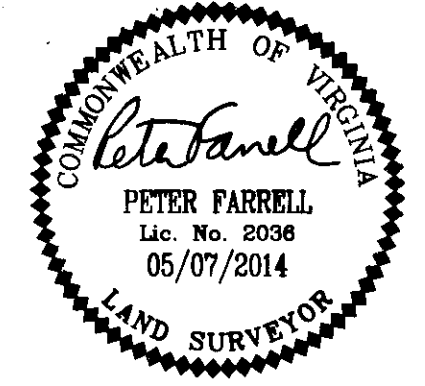


**SUBDMISION DETAIL**

SCALE: 1"=100'



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



**PARCEL 1**  
 681,655 S.F.  
 15.65± AC.

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 May 22, 2014  
 at 3:13 AM/PM, PG. PG.  
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 Dep. Clerk

N/F  
 OWENS-BROCKWAY GLASS CONTAINER, INC.  
 D.B. 492 PG. 352  
 P.B. 35 PG. 35  
 PARCEL ID: 1240100015

R/W CENTERLINE CURVE TABLE

C8	858.21'	293.47'	292.04'	N 65°55'32" W	19°35'33"
C9	790.00'	227.77'	226.98'	S 66°03'18" E	16°31'09"

PARCEL 1 LINE TABLE

L4	N 53°54'49" W	40.52'
L5	N 20°26'20" W	116.04'
L6	N 63°50'38" E	61.48'
L7	N 21°06'54" E	150.47'

3  
 140008446