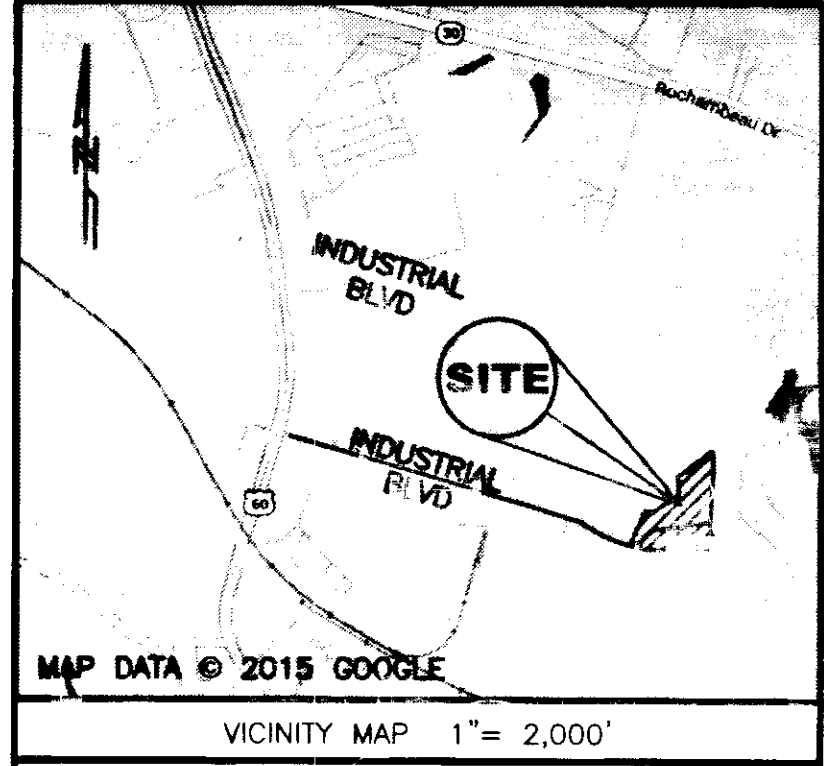


160003879



GENERAL NOTES

1. THIS PROPERTY IS SERVED BY PUBLIC WATER & PUBLIC SEWER. ALL LOTS PROPOSED AS A PART OF THIS SUBDIVISION PLAT SHALL EACH REQUIRE A SANITARY GRINDER PUMP.
2. 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 UNDATED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
3. THE PROPERTY SHOWN HEREIN LIES IN FEMA FLOOD ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 51095C0043D DATED DECEMBER 16, 2015.
4. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
5. ALL NEW UTILITIES SHALL BE UNDERGROUND.
6. 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.
7. A TITLE REPORT WAS NOT PROVIDED FOR THE PREPARATION OF THIS SUBDIVISION PLAT.
8. THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA (RPA) AND A RESOURCE MANAGEMENT AREA (RMA). RPA BOUNDARY AS SHOWN IS MEASURED OFF EDGE OF WETLAND. ALL NON-RPA AREAS IN JAMES CITY COUNTY ARE CLASSIFIED AS RMA.
9. 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 MEASURES 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 PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
10. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
13. JAMES CITY COUNTY CONSERVATION EASEMENT ORIGINALLY RECORDED AT INST. #070033149; A 'DEED OF EXCHANGE FOR EASEMENT OF NATURAL OPEN SPACE' HAS BEEN APPROVED BY THE JAMES CITY COUNTY ATTORNEY AND RECORDED IN THE JAMES CITY COUNTY/CITY OF WILLIAMSBURG COURTHOUSE AS INST. #160002134 MODIFYING THE EASEMENT BOUNDARY WITHIN PARCELS 8A & 8B.

PLAT SHOWING THE SUBDIVISION OF
PARCEL 8
JACOB'S INDUSTRIAL CENTER

LOCATED IN THE
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 02-10-2016 LRI JOB #15-124
SHEET 1 OF 2



JCC S-0038-2015

PROPERTY INFORMATION

TAX MAP #1330900008
PARCEL ID #33944
#263 INDUSTRIAL BLVD
ZONING DISTRICT: M2

BUILDING SETBACKS (BSL)
(PER RECORD PLAT, APPLIES TO BUILDINGS UP TO 35' TALL)

FRONT = 50'
REAR = 20'
SIDE = 20'

REFERENCES

INST. #150003597 (DEED)
INST. #140015322 (PLAT)
INST. #160002134 (CONSERVATION EASEMENT AREA EXCHANGE DEED & PLAT)

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GARNET JACOBS INDUSTRIAL REAL ESTATE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, TO JAMES H. MINOR & STEVE E. MINOR BY THAT CERTAIN DEED DATED FEBRUARY 27, 2015 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY ON MARCH 2, 2015 AS INSTRUMENT #150003597.

OWNER'S CERTIFICATE

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

James H. Minor 2/22/16
JAMES H. MINOR (SIGNATURE) DATE

James H. Minor 2/22/16
PRINTED NAME DATE

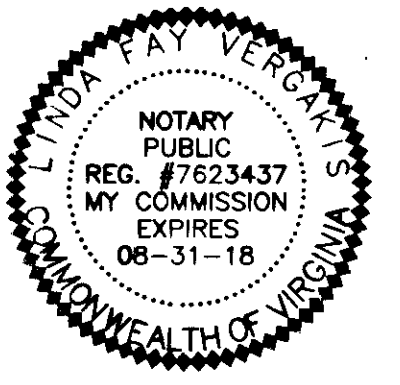
Steve E. Minor 2-22-16
STEVE E. MINOR (SIGNATURE) DATE

Steve E. Minor 2-22-16
PRINTED NAME DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, LINDA F. VERGAKIS, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 22ND DAY OF February, 2016.
MY COMMISSION EXPIRES AUGUST 31, 2018

Linda Fay Vergakis
NOTARY PUBLIC



CERTIFICATE OF APPROVAL

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

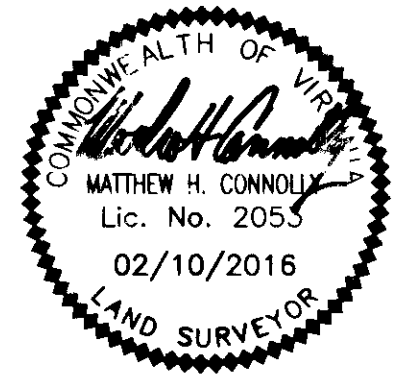
2/25/2016 DATE
[Signature] VIRGINIA DEPARTMENT OF TRANSPORTATION

2 Large/Small Plat(s) Recorded
herewith as # 160003879

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.

02/10/2016 DATE
Matthew H. Connolly MATTHEW H. CONNOLLY, L.S., LIC. NO 2053



2/29/16 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 THIS 29 DAY OF February, 2016
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:08 am
INSTRUMENT # 160003879
TESTE MORNA A. FOLEY, CLERK Rebecca Courman, Dep. Clerk

160003879

PLAT SHOWING THE SUBDIVISION OF
PARCEL 8
JACOB'S INDUSTRIAL CENTER

LOCATED IN THE
 STONEHOUSE MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 02-10-2016 LRI JOB #15-124
 SHEET 2 OF 2

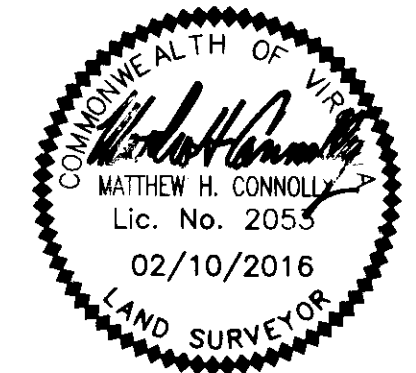
AREA TABULATION			
	OLD AREA	NEW AREA	
PARCEL 8	511,562 S.F. / 11.74 AC.	PARCEL 8A	328,823 S.F. / 7.549 AC.
TAX MAP: 1330900008		PARCEL 8B	182,739 S.F. / 4.195 AC.
TOTAL AREA	511,562 S.F. / 11.74 AC.	TOTAL AREA	511,562 S.F. / 11.744 AC.



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

N/F BOCA LAND INVESTORS, LLC
 P.B. 73, PG. 100-102
 TAX MAP #1331100002B

JCC S-0038-2015



N/F WELLINGTON ESTATES HOMEOWNER'S ASSOCIATION
 INST. #150020824
 TAX MAP #1331100002B

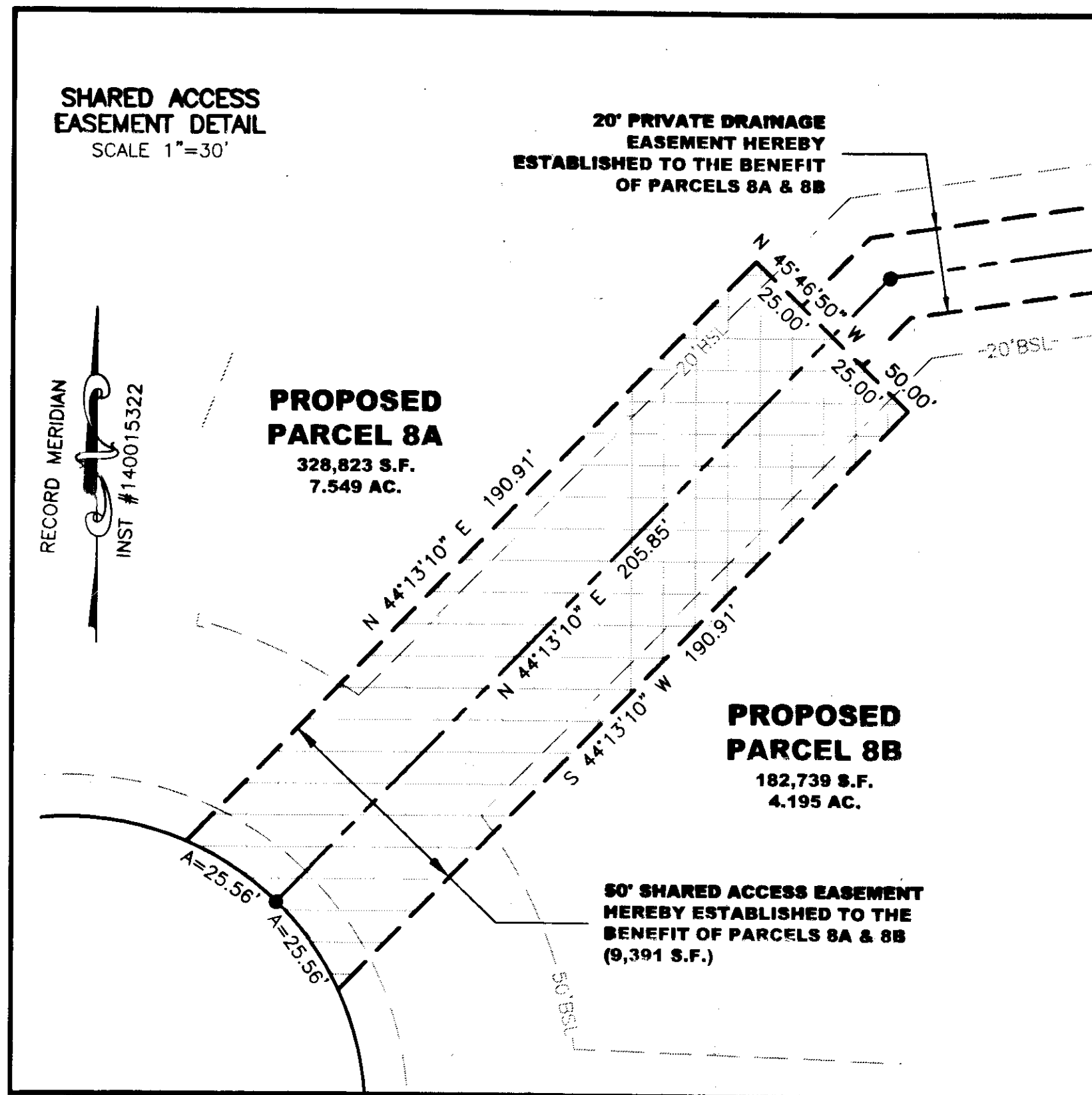
JAMES CITY COUNTY CONSERVATION EASEMENT (DOC. #070033149; CONSERVATION EASEMENT EXCHANGE FOR THIS SITE RECORDED AS INST. #160002134 & REFLECTED ON THIS PLAT)

2 Large/Small Plat(s) Recorded herewith as #160003879

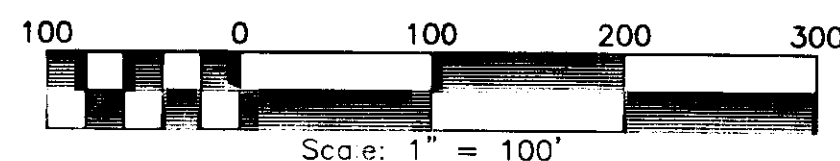
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 2-29-2016
 at 11:08 AM/PM, PG
 Document # 160003879
 MONA A. FOLEY, CLERK
 Clerk

LINE	BEARING	DISTANCE
L1	S 82°56'57" E	93.62'
L2	N 09°01'54" E	71.06'
L3	N 03°15'00" W	111.11'
L4	N 15°25'49" W	42.88'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	70.00'	58.33'	56.66'	N 21°54'30" W	47°44'41"
C2	70.00'	85.45'	80.24'	N 80°45'09" W	69°56'37"



LEGEND	
FM	EX. JCSA 6" FORCE MAIN
W	EX. JCSA 12" WATER MAIN
[Hatched Box]	RPA WETLANDS
[Diagonal Lines Box]	JAMES CITY COUNTY CONSERVATION EASEMENT (DOC.#070033149)
● IPF	IRON PIPE FOUND
● IRS	IRON ROD SET



STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS _____ DAY OF _____, 2016, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT INSTRUMENT # _____ TESTE _____

INDUSTRIAL BLVD. ROUTE 754 VARIABLE WIDTH RW (INSTRUMENT #070033149)

PARCEL 9
 N/F LITTLE TREE, LLC
 INST. #140009792
 TAX MAP #1240900009

10' JCSA UTILITY EASEMENT
 INST. #070033149

PARCEL 7
 N/F 190 PROPERTY, LLC
 INST. #140018254
 TAX MAP #1330900007

