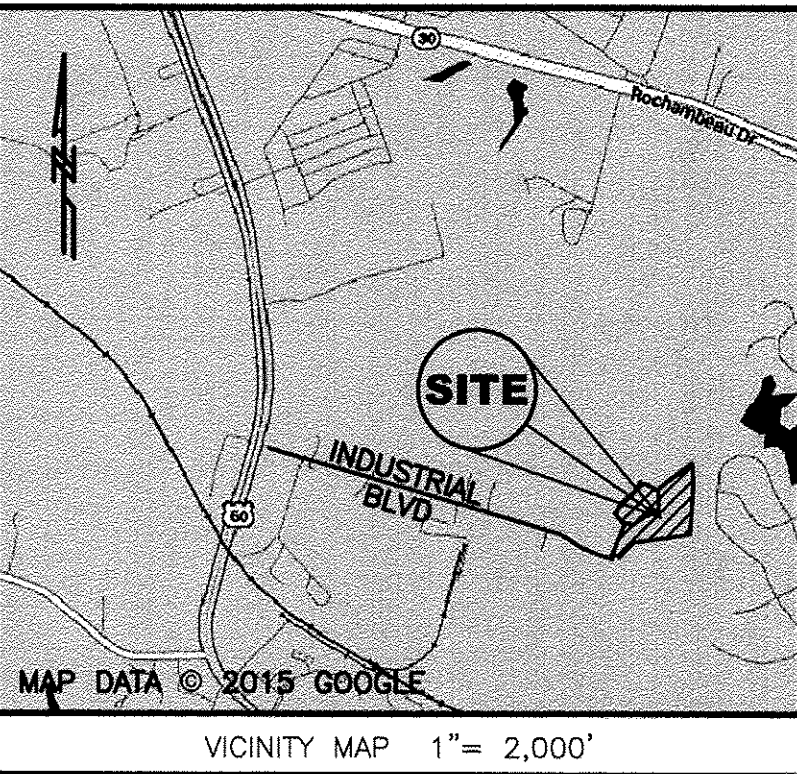


170008886



BOUNDARY LINE ADJUSTMENT BETWEEN
PARCEL 8A & BMP 2
JACOB'S INDUSTRIAL CENTER

STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 03/14/2017 SHEET 1 OF 2 LRI JOB #15-124



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

JCC S-0008-2017

CERTIFICATE OF SOURCE OF TITLE - PARCEL 8A

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES H. MINOR & STEVE E. MINOR, TO MINOR ENTERPRISES, LLC BY THAT CERTAIN DEED DATED SEPTEMBER 20, 2016 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY ON OCTOBER 24, 2016 AS INSTRUMENT #160019349.

OWNER'S CERTIFICATE - MINOR ENTERPRISES, LLC

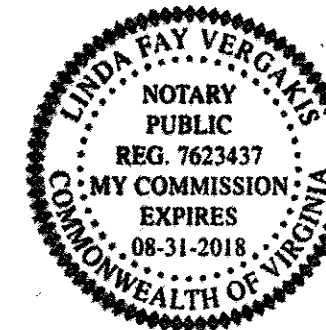
THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

James H. Minor 4/18/17
SIGNATURE DATE
James H. Minor Pres
PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City
I, Linda 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 18th DAY OF April, 2017. MY COMMISSION EXPIRES AUGUST 31, 2018.

Linda Vergakis
NOTARY PUBLIC
REG. 7623437
MY COMMISSION EXPIRES 08-31-2018
REGISTRATION NO. 7023437



CERTIFICATE OF SOURCE OF TITLE - BMP 2

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ATLAS VA I SPE, LLC TO GARNET JACOBS INDUSTRIAL REAL ESTATE, LLC BY THAT CERTAIN DEED DATED MARCH 21, 2013 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY ON APRIL 4, 2013 AS INSTRUMENT #130009256.

OWNER'S CERTIFICATE - GARNET JACOBS INDUSTRIAL REAL ESTATE, LLC

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

R. Paterson Jackson 4-10-17
SIGNATURE DATE
R. Paterson Jackson Chief Executive Officer
PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

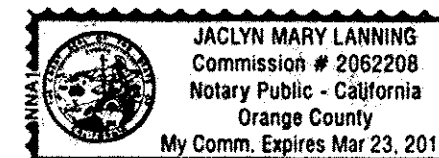
"A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT, TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT."

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
ON April 10, 2017, BEFORE ME, Jaclyn Mary Lanning, NOTARY PUBLIC, PERSONALLY APPEARED R. Paterson Jackson, WHO PROVED TO ME, ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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.

Jaclyn Mary Lanning (SEAL)
SIGNATURE OF NOTARY PUBLIC



GENERAL NOTES

1. PARCEL 8A IS SERVED BY PUBLIC WATER & PUBLIC SEWER.
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 UNDAMAGED. 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 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. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
11. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
12. 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.

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.

03/14/2017
DATE
Peter Farrell
PETER FARRELL, L.S., LIC. NO 2036



CERTIFICATE OF APPROVAL

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

4/20/17
DATE
Ellen Cook
SUBDIVISION AGENT OF JAMES CITY COUNTY

PROPERTY INFORMATION

PARCEL 8A
PARCEL ID #1330900008
#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'

PROPERTY INFORMATION

BMP PARCEL
PORTION OF
PARCEL ID #1240900001A
#266 INDUSTRIAL BLVD
ZONING DISTRICT: M2

REFERENCES

INST. #160003879 (PLAT)
INST. #140010683 (PLAT)
INST. #160019349 (DEED)
INST. #130009256 (DEED)

2 Large/Small Plat(s) Recorded
herewith as # 170008886

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 2 DAY OF May, 2017. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:07pm INSTRUMENT # 170008886
TESTE MONA A. FOLEY, CLERK Euzabeth O'Connor DC