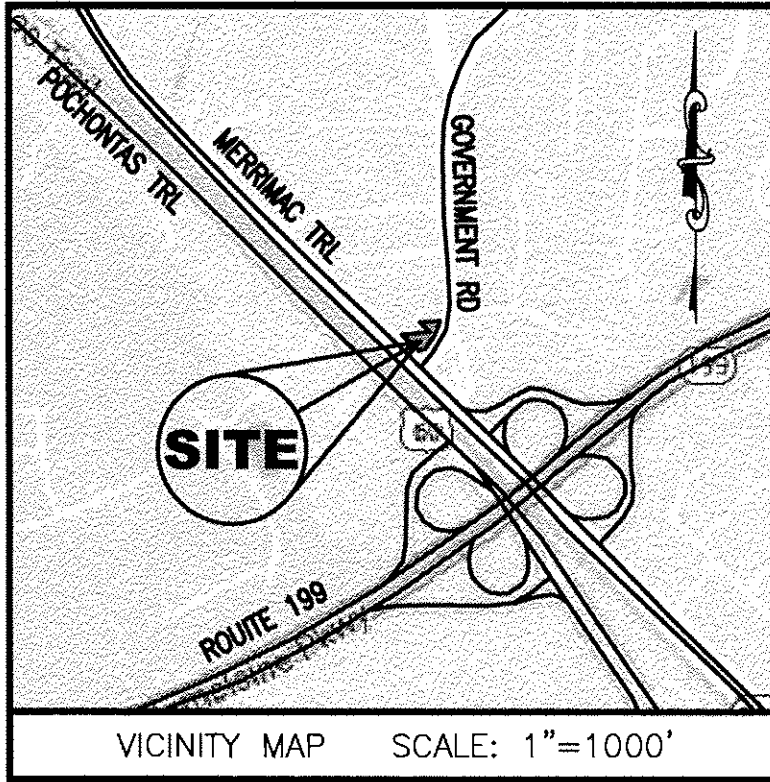


170009551



GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. THIS PROPERTY APPEARS TO LIE IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0143D, DATED DECEMBER 16, 2015.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
7. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DEDICATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. PARCEL D-1 IS TO BE SEPARATE FROM PARCEL A SHOWN ON INST. #060004065. PARCEL D-1 IS TO HAVE A DIFFERENT TAX MAP, PARCEL IDENTIFICATION, AND ADDRESS THAN THOSE OF PARCEL A
10. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. PARCEL SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER
12. EASEMENTS NOTED 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.

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF:

PARCEL'S A, B, C, & D
 QP STORAGE LLC AND WAS ACQUIRED FROM STORYLAND PROPERTIES, LLC BY THAT CERTAIN DEED DATED MAY 11, 2016 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST. #160008756.

PARCEL A
 TAX MAP: 5020100046 (PORTION OF)
 ADDRESS: 7346 MERRIMAC TRAIL
 ZONED: R2

PARCEL C
 TAX MAP: 5020100046 (PORTION OF)
 ADDRESS: 7346 MERRIMAC TRAIL
 ZONED: R2

PARCEL B
 TAX MAP: 5020100046 (PORTION OF)
 ADDRESS: 7346 MERRIMAC TRAIL
 ZONED: R2

PARCEL D
 TAX MAP: 5020100044
 ADDRESS: 7336 MERRIMAC TRAIL
 ZONED: R2

BOUNDARY LINE ADJUSTMENT PLAT
 BETWEEN
 PARCEL B, PARCEL C, & PARCEL D
 SITUATE AT THE INTERSECTION OF
 MERRIMAC TRAIL & GOVERNMENT ROAD
 JAMES CITY COUNTY VIRGINIA
 DATE: 03/28/2017 SHEET 1 OF 2 JOB # 16-564

LRI
LANDTECH
RESOURCES, INC.
 ENGINEERING • SURVEYING • GPS

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

CONSENT OF OWNER PARCEL'S A, B, C, & D
 THIS BOUNDARY LINE ADJUSTMENT AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS AND TRUSTEES

[Signature] 4/26/17
 SIGNATURE DATE

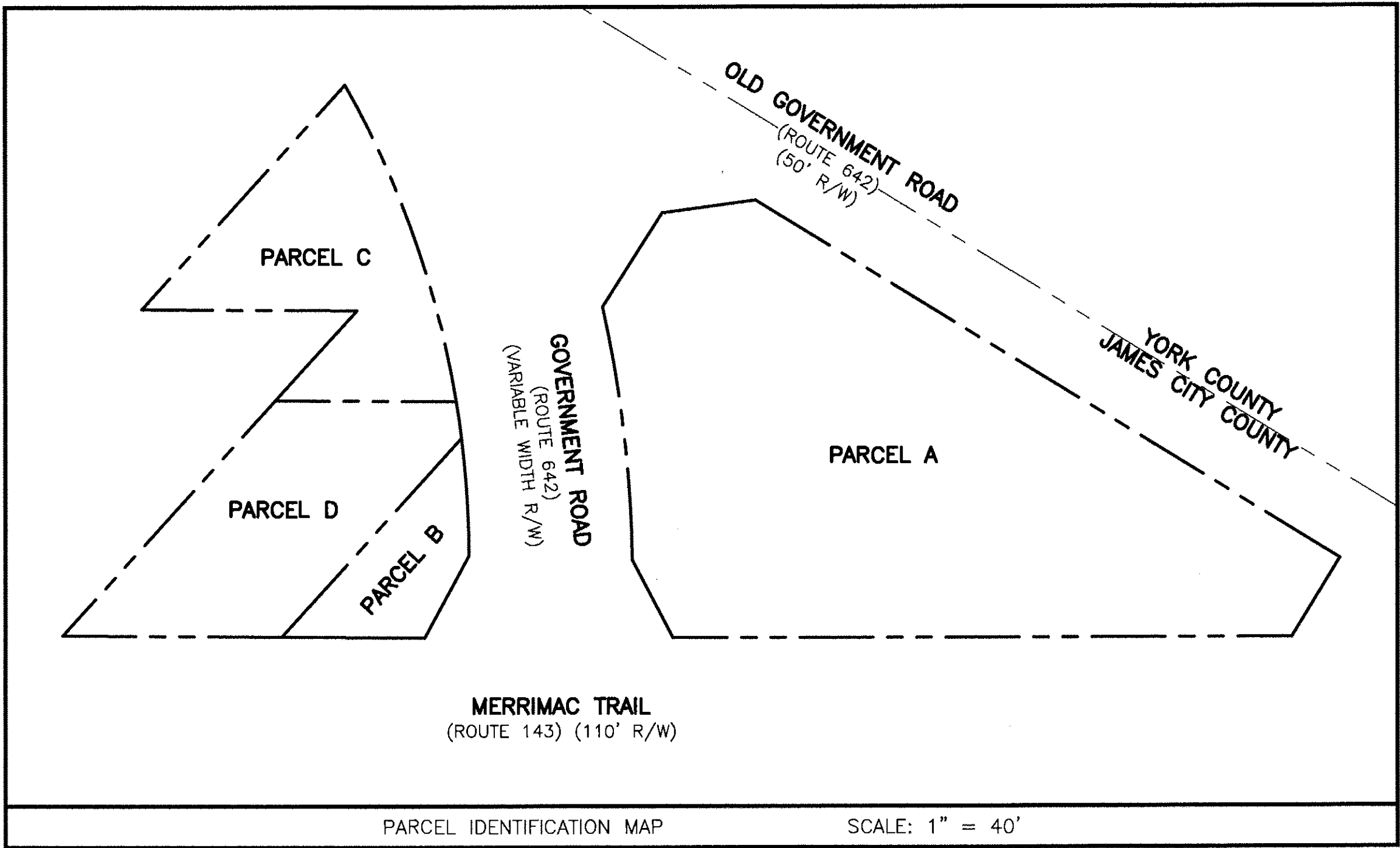
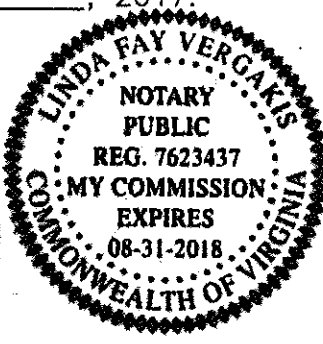
[Signature] Member
 NAME PRINTED TITLE

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 PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY HAND THIS 26TH DAY OF APRIL, 2017.
 MY COMMISSION EXPIRES AUGUST 31, 2018.

[Signature]
 NOTARY PUBLIC
 7623437
 NOTARY REGISTRATION NUMBER

2 Large/Small Plat(s) Recorded
 herewith as # 170009551



STATE OF VIRGINIA, COUNTY OF JAMES CITY
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 10 DAY OF May, 2017.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW 9:25am DIRECTS.
 INSTRUMENT # 170009551
 TESTE MONA A. FOLEY, CLERK Elizabeth D. Connor D. C.

EXISTING PARCELS	AREA
PARCEL A*	23,807 S.F. / 0.547 AC.
PARCEL B*	2,023 S.F. / 0.046 AC.
PARCEL C*	5,436 S.F. / 0.125 AC.
PARCEL D	5,969 S.F. / 0.137 AC.
TOTAL	37,235 S.F. / 0.855 AC.

PROPOSED PARCEL	AREA
PARCEL A	23,807 S.F. / 0.547 AC.
PARCEL D-1	13,428 S.F. / 0.308 AC.
TOTAL	37,235 S.F. / 0.855 AC.

*PARCELS ARE A PORTION OF TAX MAP #5020100046

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.

[Signature]
 WILLIAM S. FELTS, L.S. 3149
 03/28/2017
 DATE



S-0001-2017

APPROVAL BLOCK

4/28/17
 DATE

[Signature]
 SUBDIVISION AGENT OF JAMES CITY COUNTY

170009551

BOUNDARY LINE ADJUSTMENT PLAT
 BETWEEN
PARCEL B, PARCEL C, & PARCEL D
 SITUATE AT THE INTERSECTION OF
MERRIMAC TRAIL & GOVERNMENT ROAD

JAMES CITY COUNTY VIRGINIA
 DATE: 03/28/2017 SHEET 2 OF 2 JOB # 16-564



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 Ph: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

N/F
 HARRY BURRELL & VIRGINIA RANDOLPH ESTATE
 T.M. 5020100041

N/F
 JAMES D BROWN
 T.M. 5020100037

N/F
 CHERYLL, ROSSL, & JAMES BROWN
 T.M. 5020100038

N/F
 ROBERT WILLIAMS & VIRGINIA RANDOLPH ESTATE
 T.M. 5020100042

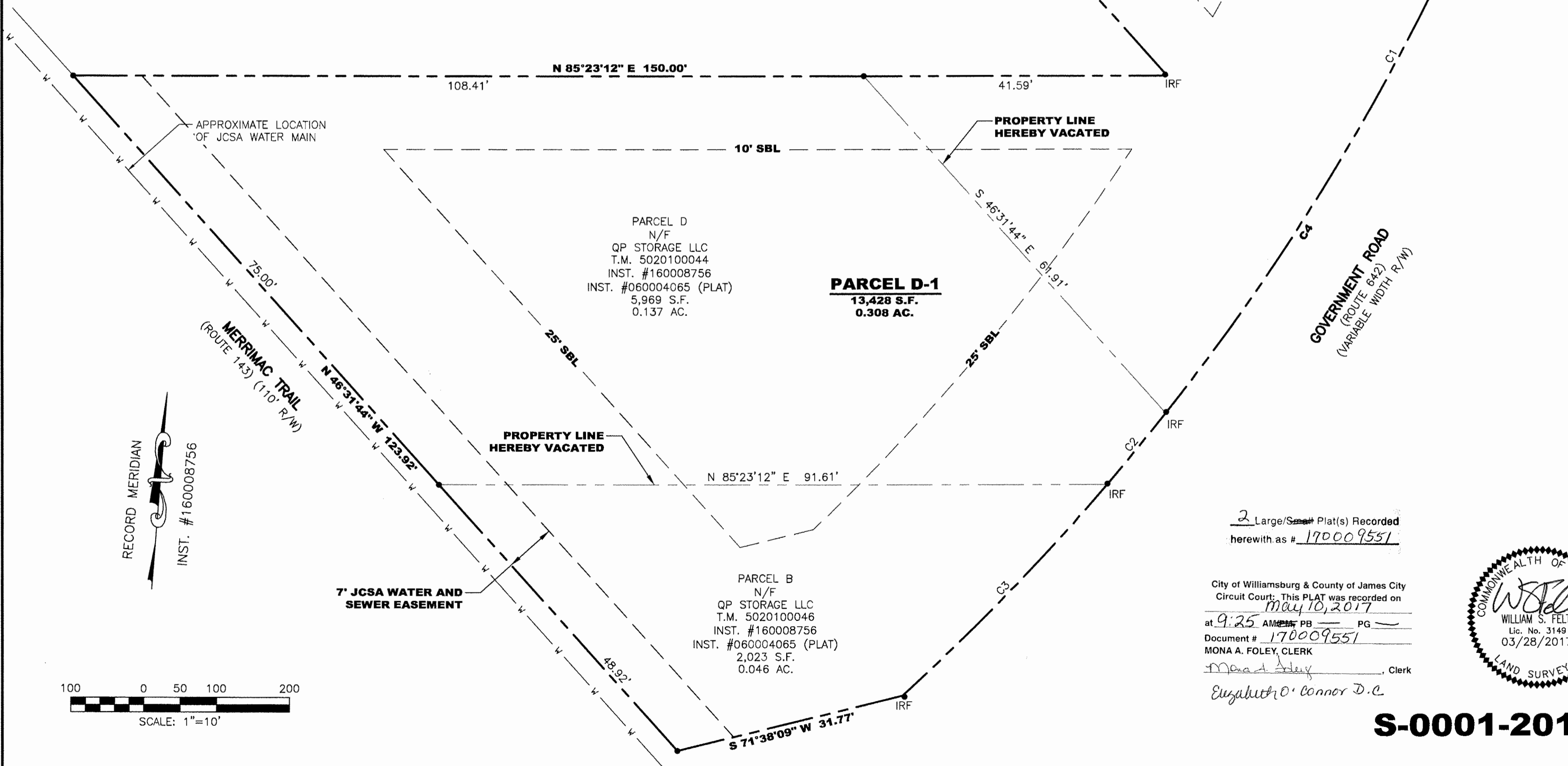
PARCEL C
 N/F
 QP STORAGE LLC
 T.M. 5020100046
 INST. #160008756
 INST. #060004065 (PLAT)
 5,436 S.F.
 0.125 AC.

EXISTING PARCELS CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	328.10'	115.36'	114.77'	S 23°48'36" W	20°08'44"
C2	328.10'	12.64'	12.64'	S 34°58'37" W	2°12'27"
C3	328.10'	40.28'	40.25'	S 39°36'03" W	7°02'02"

PROPOSED PARCEL CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	328.10'	168.28'	166.44'	S 28°25'42" W	29°23'13"



PARCEL D-1
 13,428 S.F.
 0.308 AC.

PARCEL D
 N/F
 QP STORAGE LLC
 T.M. 5020100044
 INST. #160008756
 INST. #060004065 (PLAT)
 5,969 S.F.
 0.137 AC.

PARCEL B
 N/F
 QP STORAGE LLC
 T.M. 5020100046
 INST. #160008756
 INST. #060004065 (PLAT)
 2,023 S.F.
 0.046 AC.

2 Large/Small Plat(s) Recorded
 herewith as # 170009551

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 9:25 AM on May 10, 2017 PG
 Document # 170009551
 MONA A. FOLEY, CLERK
 Elizabeth O'Connor D.C. Clerk



S-0001-2017