

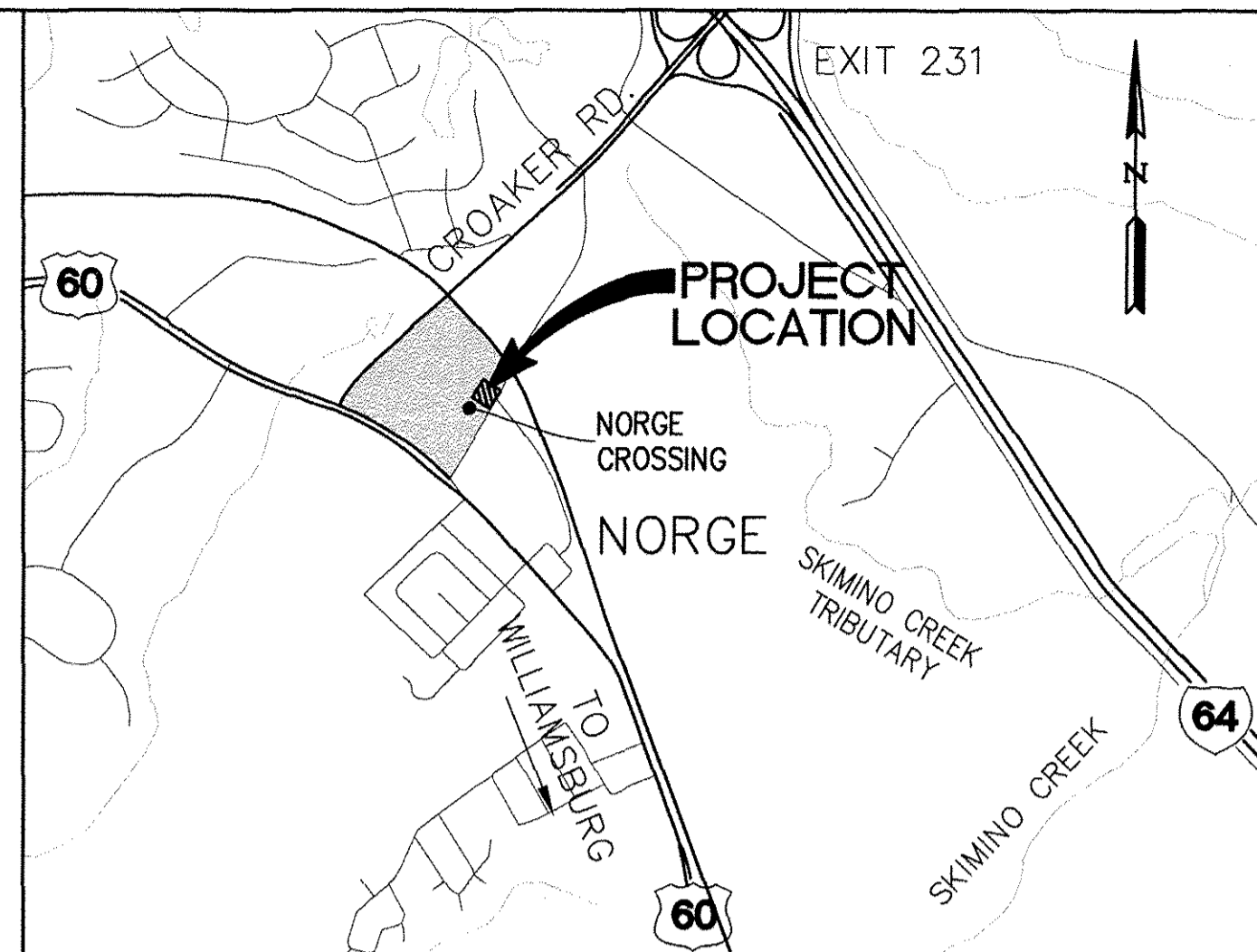
180009342

CERTIFICATION OF SOURCE OF TITLE

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SIXTY FOUR ASSOCIATES, INC., A VIRGINIA CORPORATION TO NORGE CENTER, INC., A VIRGINIA CORPORATION BY DEED DATED FEBRUARY 9, 1987 AND RECORDED IN DEED BOOK 330, PAGE 494 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY. THE REMAINDER OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ELLEN TAYLOR HOWARD, WIDOW, BY HER ATTORNEY-IN-FACT, WILLIAM C. HOWARD TO NORGE CENTER, INC., A VIRGINIA CORPORATION BY DEED DATED FEBRUARY 23, 1987 AND RECORDED IN DEED BOOK 333, PAGE 75 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

GENERAL NOTES

- 1. ALL UTILITIES AVAILABLE TO SITE SHALL BE INSTALLED UNDERGROUND.
2. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
3. PROPERTY ADDRESS OF PARENT PARCEL IS 7508 RICHMOND ROAD
4. PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER COMMUNITY PANEL 51095C0107D PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: DECEMBER 16, 2015
5. PROPERTY IS ALL OF TAX MAP PARCEL 2320100071
6. PROPERTY IS CURRENTLY ZONED B-1 (GENERAL BUSINESS WITH PROFFERS Z-0011-1988)
7. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
8. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. LOT IS SERVED BY PUBLIC WATER AND SEWER.
10. THIS PLAT IS BASED UPON A PLAT PREPARED BY AES CONSULTING ENGINEERS DATED FEBRUARY 10, 1998 AND RECORDED IN P.B. 68, PG. 67 AND ENTITLED "PLAT SHOWING BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT FOR PARCELS 1 THRU 6 NORGE CENTER, INC." AND A FIELD SURVEY PERFORMED BY AES CONSULTING ENGINEERS ON THE GROUND ON 12/10/10.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
12. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA (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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
13. AN EXCEPTION TO THE ROAD FRONTAGE PROVISIONS (SECTION 19-40) OF THE SUBDIVISION ORDINANCE WAS GRANTED BY THE PLANNING COMMISSION ON JULY 6, 2011, TO ALLOW THE CREATION OF A PARCEL NOT FRONTING ON PUBLICLY MAINTAINED RIGHT-OF-WAY.
14. ACCESS TO PARCEL 8 IS RESTRICTED TO THE INTERNAL 30' ACCESS EASEMENT WITHIN PARCEL 6. A NON-INGRESS/EGRESS EASEMENT IS HEREBY DEDICATED ALONG PARCEL 8 FRONTAGE ON NORGE LANE TO RESTRICT ACCESS IN KEEPING WITH DEVELOPMENT PROFFERS LIMITING CONNECTIONS TO NORGE LANE (4 MAXIMUM).



VICINITY MAP SCALE 1"=2000'

REFERENCES

Table with columns: INSTRUMENT (#), P.B., PG., D.B., PG. Lists instrument numbers 110015101, 110017214, 110023736, 130018081 and their corresponding page and deed book information.

SURVEYOR'S 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 of Samuel J. Bickers, L.S. #002304, dated 04/30/18.

CERTIFICATE OF APPROVAL

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

Signature of Ellen Beach, dated 21 May 2018, representing the Virginia Department of Transportation.

Signature of Ellen Cooke, dated 5/9/18, representing the Subdivision Agent of the County of James City.

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 1st DAY OF June, 2018. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:50 AM/PM INSTRUMENT # 180009342

TESTE: MONA A. FOLEY, CLERK; BETSY B. WOOLRIDGE, CLERK; and another signature.

SP-0001-2018

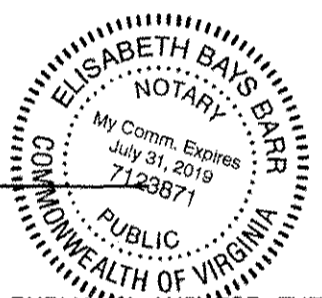
OWNER'S CERTIFICATION

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

5-1-2018 DATE; Signature of Carol M. Massie, PRES. NAME PRINTED.

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City



I, Elizabeth Bays Barr, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 1st DAY OF May, 2018. Elizabeth Bays Barr, NOTARY PUBLIC SIGNATURE.

MY COMMISSION EXPIRES: 7/31/2019; NOTARY REGISTRATION NUMBER: 7123871

2 Large/Small Plat(s) Recorded herewith as # 180009342

AREA TABULATION table with columns: AREA TABULATION, S.F.±, AC.±. Rows: PARCEL 8 (22,780 S.F., 0.523 AC), REMAINDER OF PARCEL 6 (931,186 S.F., 21.377 AC), TOTAL AREA SUBDIVIDED (953,966 S.F., 21.900 AC).

Table with columns: REVISED PER JCC COMMENTS, Description, Date, Rev. No. Includes a row for 3/8/18.



AES CONSULTING ENGINEERS logo and contact information: 5248 Oldie Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040, Fax: (757) 220-9994, www.aesva.com.

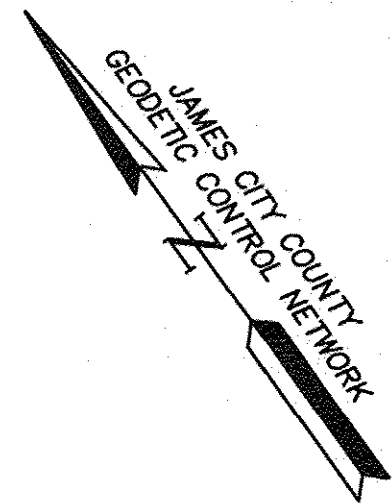
PLAT OF SUBDIVISION PARCEL 8 BEING A PORTION OF NORGE CENTER PARCEL 6 PROPERTY OF NORGE CENTER, INC. COUNTY OF JAMES CITY, VIRGINIA

180009342

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	67°29'00"	50.00'	58.89'	33.40'	55.54'	S89°45'17"E
C2	6°27'37"	578.09'	65.18'	32.63'	65.15'	S27°24'59"W

LEGEND

- DHF DRILL HOLE FOUND
- IRF IRON ROD FOUND
- NF NAIL FOUND
- BSL BUILDING SETBACK LINE
- IRS



CROAKER ROAD
S.R. 607 - VAR. R/W

CSX RAILROAD

NORGE LANE
S.R. 761 - VARIABLE WIDTH R/W

RICHMOND ROAD
U.S. RT. 60 - VAR. R/W

REMAINDER PARCEL 6
AREA= 931,186 S.F. OR 21.38 ACRES±
NORGE CENTER, INC
D.B. 330, PG. 494
D.B. 333, PG. 75
T.M. (23-2)(1-71)

10' PRIVATE NON-EXCLUSIVE UNDERGROUND COMMUNICATIONS SYSTEM EASEMENT

10' PRIVATE NON-EXCLUSIVE UNDERGROUND COMMUNICATIONS SYSTEM EASEMENT

THOMAS O'CONNOR & ELIZABETH O'CONNOR, TRUSTEES OF THE O'CONNOR FAMILY TRUST AGREEMENT AND MICHAEL HUGH O'CONNOR & KATHLEEN ANN O'CONNOR, TRUSTEES OF THE MICHAEL HUGH O'CONNOR & KATHLEEN ANN O'CONNOR REVOCABLE LIVING TRUST
PARCEL 6A
INST. #130018081
INST. #110017214
T.M. (23-2)(1-71G)

N/F NORGE PLAZA, INC. PARCEL 7 - "FARM FRESH"
D.B. 634, PG. 480
P.B. 59, PG. 30
P.B. 60, PG. 38
T.M. (23-2)(1-71F)

DELTA=03°27'43"
RADIUS=1859.86'
LENGTH=112.37'
TANGENT=56.20'
CHORD=112.36'
C.B.=N46°19'42"E

N: 3664377.48
E: 11983658.51

N/F CITIZENS & FARMERS BANK
D.B. 243, PG. 454
T.M. (23-2)(1-70)

N/F NORGE CENTER, INC. PARCEL 2
D.B. 406, PG. 097
T.M. (23-2)(1-71B)

O'REILLY AUTOMOTIVE STORES, INC. PARCEL 3
INST. #17008467
D.B. 406, PG. 097
T.M. (23-2)(1-71C)

N/F OLD POINT NATIONAL BANK PARCEL 4
INST. #980003453
T.M. (23-2)(1-71D)

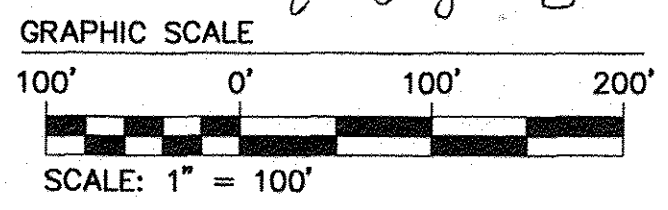
N/F SHOPS AT NORGE CROSSING, LLC PARCEL 5
INST. #0500012734
T.M. (23-2)(1-71E)

DELTA=86°39'20"
RADIUS=33.23'
LENGTH=50.26'
TANGENT=31.35'
CHORD=45.61'
C.B.=N12°40'52"W

2 Large/Small Plat(s) Recorded herewith as # 180009342

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on June 1, 2018 at 2:50 AM/PM, PB PG Document # 180009342 MONA A. FOLEY, CLERK

Mona A. Foley Clerk
June 1, 2018 Williamsburg, VA



REV.	DATE	BY	DESCRIPTION
1	3/9/18	Rev.	



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Fax: (757) 220-8994
www.aesva.com



PLAT OF SUBDIVISION
PARCEL 8
BEING A PORTION OF NORGE CENTER PARCEL 6
PROPERTY OF
NORGE CENTER, INC.

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	JAG/SJB
Project Number:	6753-08
Scale:	1"=100'
Date:	04/30/18
Sheet Number	2 OF 2