

Exhibit 'B'

170020828

GENERAL NOTES

- THIS PLAN IS BASED UPON A CURRENT FIELD SURVEY AND PLATS OF RECORD. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- PROPERTIES ARE ZONED "M1" (LIMITED BUSINESS/INDUSTRIAL).
- PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER PROMOTED BY JSA.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE COUNTY CODE.
- BUILDING SETBACKS: AS NOTED ON THE PLAN.
- PROPERTIES ARE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.L.A.M. #109000180. MAP REVISED DATE DECEMBER 16, 2015.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-35 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE PARCEL PER INSTRUMENT #20100192.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAN SHALL REMAIN PRIVATE. THESE EASEMENTS ARE FOR THE BENEFIT OF PARCELS A, B, C AND D AND ARE TO BE MAINTAINED BY THE OWNERS OF PARCELS A, B, C AND D.
- THE EXISTING VARIABLE WIDTH INGRESS/EGRESS EASEMENT IS FOR THE BENEFIT OF PARCELS A, B, C AND D PER INSTRUMENT #20100192.
- THE EXISTING LANDSCAPE EASEMENT IS FOR THE BENEFIT OF PARCELS A, B, C AND D PER INSTRUMENT #20100192.
- ORIGINAL SUBDIVISION, JCC CASE NO. S-0006-2001.
- PER SECTION 19-29 (A), SUBDIVISION EXCEPTION GRANTED FOR THE ORIGINAL SUBDIVISION ON FEBRUARY 28, 2001. THE EXCEPTION WAS FOR SECTION 19-40 ON THE SUBDIVISION ORDINANCE AND ALLOWED FOR THE CREATION OF TWO LANDLOCKED PARCELS (B & C).

NOTE:
THIS PLAN IS BASED ON A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY COURT.
THIS 13 DAY OF November, 2017, THE PLAT SHOWN
HEREIN WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
O 2:13 AM (P.M.) INSTRUMENT # 170020828
TESTE: MONA A. FOLEY, CLERK

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THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS TO EXCLUDE FROM PARCEL A, THE OWNERSHIP OF PARCELS B AND C TO CONSTRUCT / TRANSFER SUCH AREAS TO PARCEL D. THE NEW PROPERTY LINE OF PARCEL A IS GENERALLY 1' OFF AND BEHIND THE BACK OF CURB ALLOWED BY THIS SURVEY. THE PROPERTY LINES OF PARCELS B AND C WERE FURTHER ADJUSTED TO ALLOW THE BUILDING IMPROVEMENTS TO CLEAR THE 20' YARD REQUIREMENTS AS REQUIRED BY CURRENT M-1 ZONING.

GRAPHIC SCALE
50' 0' 50'
SCALE: 1" = 50'

PARCEL A
ORIGINAL AREA = 108,469 S.F.
NEW AREA = 2,800 S.F.
NEW AREA = 94,669 S.F.
2.180 ACRES

PARCEL B
ORIGINAL AREA = 1,072 S.F.
NEW AREA = 52,916 S.F.
1.201 ACRES

PARCEL C
ORIGINAL AREA = 94,429 S.F.
NEW AREA = 2,076 ACRES

PARCEL D
ORIGINAL AREA = 58,779 S.F.
NEW AREA = 1,340 ACRES
NEW AREA = 168,851 S.F.
3.837 ACRES

IRONBOUNDE ROAD
S.R.#615 - 50' R/W

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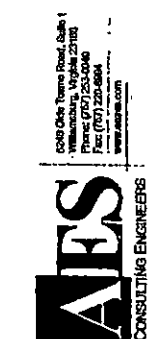
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Project Number:	170020828
Client:	MONA A. FOLEY, CLERK
Date:	08-14-2017
Sheet Number:	2 OF 2

PLAT SHOWING BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT BETWEEN PARCELS A, PARCEL B, PARCEL C & PARCEL D AND FOR PARCEL A, PARCEL B, PARCEL C & PARCEL D. PRIVATE DRAINAGE EASEMENT FOR PARCEL A, PARCEL B, PARCEL C & PARCEL D. COURTHOUSE GREEN PROPERTY OF COURTHOUSE GREEN OF WILLIAMSBURG, L.L.C.; COURT SUPPORT OFFICE, L.L.C.; BUILDING C, L.L.C. AND MEDICAL BUILDING OF COURTHOUSE GREEN WILLIAMSBURG, L.L.C.



ABS
CONSULTING ENGINEERS
I.E. No. 00310
9-5-2017

NO.	REVISION	DATE	BY	CHK
1	ISSUED FOR RECORD	08/14/2017	MONA A. FOLEY	MONA A. FOLEY

Private Access Road
October, 22, 2019