

202600258

CERTIFICATION OF SOURCE OF TITLE (PARCEL A)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILLIAMSBURG POTTERY PROPERTIES, INC. TO WILLIAMSBURG POTTERY PROPERTIES, LLC. BY DEED OF CORRECTION DATED SEPTEMBER 23, 2010 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS INSTRUMENT NO. 110002086 ON JANUARY 20, 2011.

OWNER'S CERTIFICATION

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

FOR: WILLIAMSBURG POTTERY PROPERTIES, LLC.

PETER XAO, CEO  
PRINTED NAME AND TITLE

12/31/2025  
DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City

I, Stefanie Street, 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 31<sup>st</sup> DAY OF December, 2025.

MY COMMISSION EXPIRES: 10/31/2026

NOTARY REGISTRATION NUMBER: 7792057

STEFANIE STREET  
NOTARY PUBLIC  
REGISTRATION # 7792057  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
10/31/2026

NOTARY PUBLIC SIGNATURE

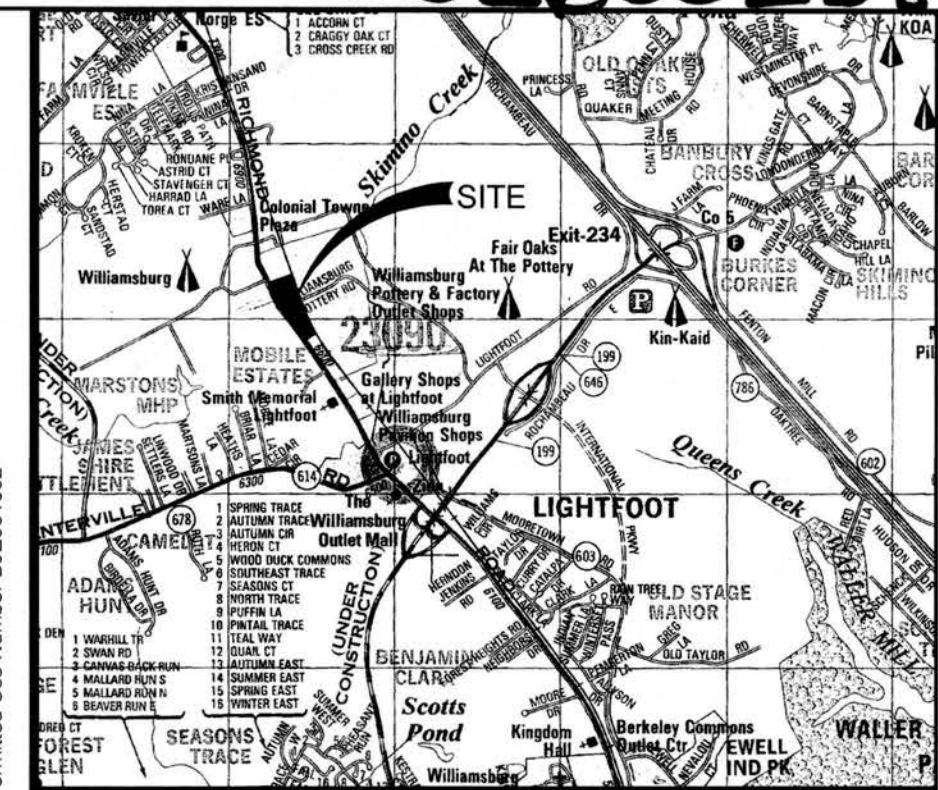
AREA TABULATION

AREA OF PARCEL ID #2430100024A (PARCEL A)	610,360 S.F.	14.012 AC.±
AREA OF NEW PARCEL A1	31,007 S.F.	0.712 AC.±
NEW AREA OF PARCEL A	579,353 S.F.	13.300 AC.±

GENERAL NOTES

1. THE SUBJECT PROPERTY IS CURRENTLY ZONED: M1 LIMITED BUSINESS/INDUSTRIAL.
2. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
4. THE PROPERTY BOUNDARY AS SHOWN IS BASED ON PREVIOUS SURVEYS BY AES CONSULTING ENGINEERS, DEEDS AND PLATS OF RECORD AND A CURRENT SITE INSPECTION. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
5. THE SUBJECT PROPERTY IS ALL OF JAMES CITY COUNTY ASSESSOR'S, PARCEL ID (PIN) No.: 2430100024A, LRSN: 33026, PROPERTY ADDRESS: 6810 RICHMOND ROAD, WILLIAMSBURG, VA 23188.
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. MAP No. 51095C0107D, EFFECTIVE DATE 12/16/2015.
8. ALL STREETS SHOWN ON THIS PLAT ARE PRIVATE RIGHT-OF-WAYS THAT SHALL NOT BE MAINTAINED BY THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
10. BUILDING SETBACKS ARE AS SHOWN.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. EASEMENTS NOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY COUNTY 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.
13. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS WITHIN THE EASEMENT.
14. THE PROPOSED 10' PRIVATE UTILITY EASEMENTS SHOWN ON PARCEL A ARE FOR THE BENEFIT OF PARCEL A1.
15. PARCEL A1 SHALL HAVE ACCESS TO RICHMOND ROAD (ROUTE 60) OVER PARCEL A. NO ACCESS IS PERMITTED FROM RICHMOND ROAD OR ALONG THE PRIVATE ACCESS ENTRANCE.
16. REFERENCE IS HEREBY MADE TO:
  - a. SUP-0015-2001
  - b. Z-0008-2006, MP-0009-2006, SUP-36-2006
  - c. Z-0002-2010, MP-0001-2010, SUP-0029-2010

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VICINITY MAP SCALE: 1" = 2000'

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.

Samuel J. Bickers, L.S. #002304  
DATE 8-20-25

CERTIFICATE OF APPROVAL

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

Susan M. Peterson  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY  
DATE 01/07/2026

01/05/26  
DATE  
VIRGINIA DEPARTMENT OF TRANSPORTATION

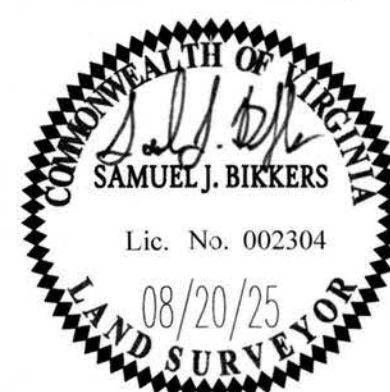
2 Large Small Plat(s) Recorded

herewith as # 202600258

VIRGINIA CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY  
I CERTIFY THAT THE DOCUMENT TO WHICH THIS AUTHENTICATION IS AFFIXED IS A TRUE COPY OF A RECORD IN THIS COURT AND I AM THE CUSTODIAN OF THAT RECORD.  
ELIZABETH O'CONNOR, CLERK  
BY: E. S. S. Dep. Clerk

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 8th DAY OF January, 2026  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:58 AM/PM  
INSTRUMENT # 202600258  
TESTE: E. S. S. Dep. Clerk  
ELIZABETH O'CONNOR, CLERK

Rev.	Date	Description	Revised By

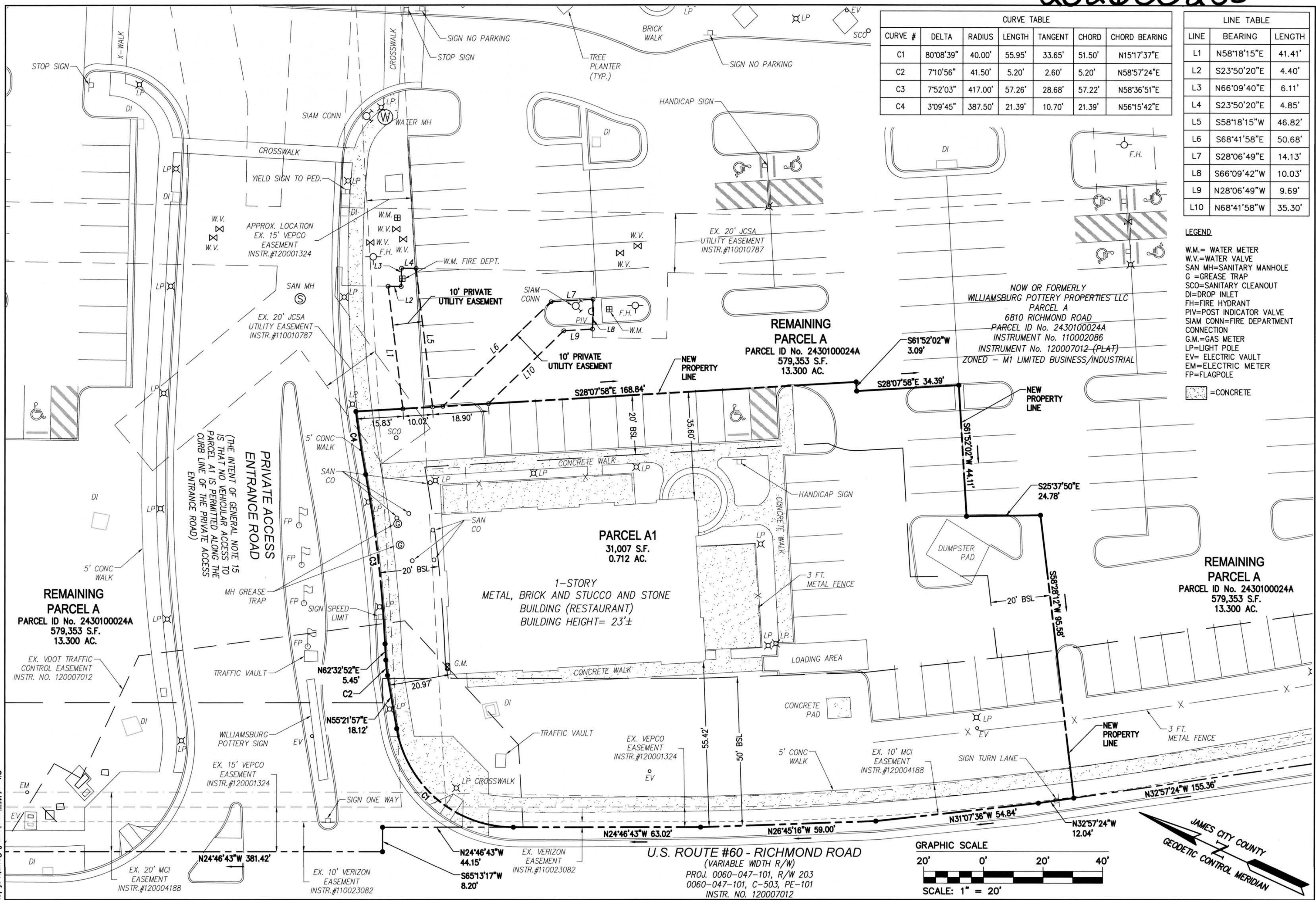


**AES**  
CONSULTING ENGINEERS  
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aesva.com  
Hampton Roads | Central Virginia | Middle Peninsula

JCC S-25-0028  
PLAT OF SUBDIVISION  
PARCEL A  
WILLIAMSBURG POTTERY  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	W9510-08
Scale:	N/A
Date:	8/20/2025
Sheet Number	1 OF 2





CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	80°08'39"	40.00'	55.95'	33.65'	51.50'	N15°17'37"E
C2	7°10'56"	41.50'	5.20'	2.60'	5.20'	N58°57'24"E
C3	7°52'03"	417.00'	57.26'	28.68'	57.22'	N58°36'51"E
C4	3°09'45"	387.50'	21.39'	10.70'	21.39'	N56°15'42"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N58°18'15"E	41.41'
L2	S23°50'20"E	4.40'
L3	N66°09'40"E	6.11'
L4	S23°50'20"E	4.85'
L5	S58°18'15"W	46.82'
L6	S68°41'58"E	50.68'
L7	S28°06'49"E	14.13'
L8	S66°09'42"W	10.03'
L9	N28°06'49"W	9.69'
L10	N68°41'58"W	35.30'

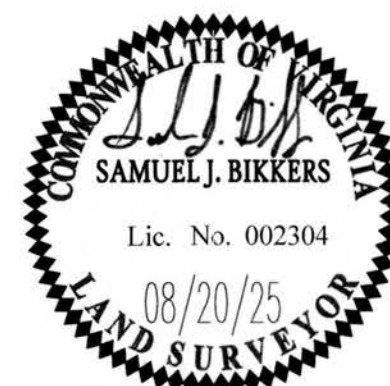
**LEGEND**

W.M.= WATER METER  
W.V.=WATER VALVE  
SAN MH=SANITARY MANHOLE  
G =GREASE TRAP  
SCO=SANITARY CLEANOUT  
DI=DROP INLET  
FH= FIRE HYDRANT  
PIV=POST INDICATOR VALVE  
SIAM CONN= FIRE DEPARTMENT CONNECTION  
G.M.=GAS METER  
LP=LIGHT POLE  
EV= ELECTRIC VAULT  
EM=ELECTRIC METER  
FP=FLAGPOLE  
=CONCRETE

herein as # 202600258

City of Williamsburg & County of James City  
Circuit Court: This Plat was recorded on  
JANUARY 5, 2026  
at 12:58 AM  
Document # 202600258  
ELIZABETH E. O'CONNOR, CLERK

Rev.	Date	Description	Revised By



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