

210001556

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO TOMCO WILLIAMSBURG, LLC BY DEEDS DATED DECEMBER 23, 2018 AND JULY 29, 2019 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, INSTRUMENTS 190000054 AND 190011077.

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SURVEY APPEARS TO LIE WITHIN ZONE X, AREAS OUTSIDE THE 500 & 100 YEAR FLOOD PLAIN AND FLOOD ZONE AE (7), ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA REFERENCE PANEL NO. 51095C-0044 D AND 51095C-0228 D DATED 12/16/2015.

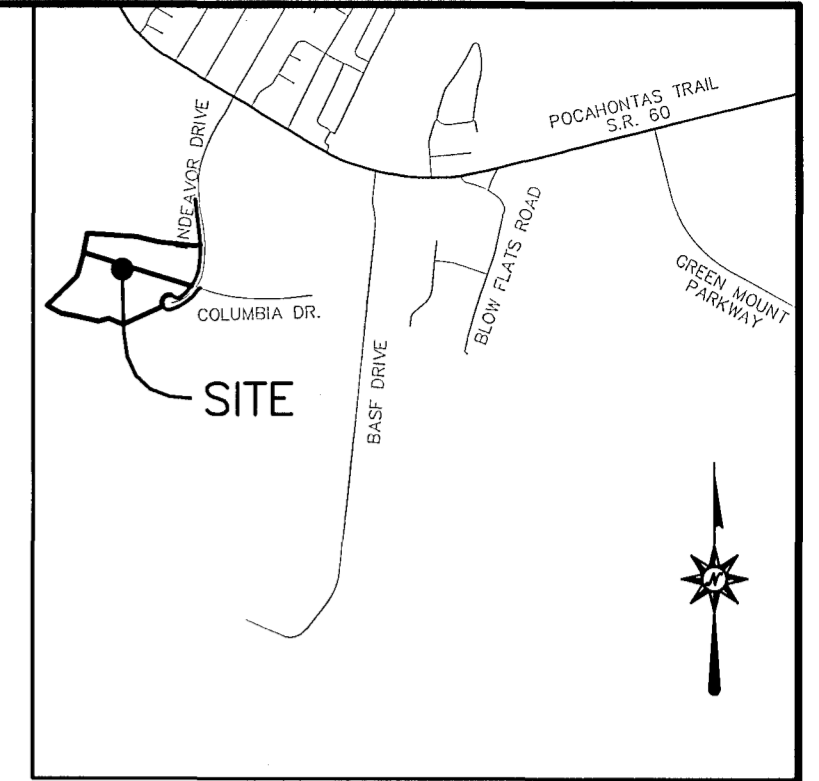
OWNER'S CERTIFICATE:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND BOUNDARY LINE ADJUSTMENT PLAT OF PARCELS 6 & 10 JAMES RIVER COMMERCE CENTER IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES IF ANY.

DATE: 7/15/20
TOMCO WILLIAMSBURG, LLC
BRIAN HUDGINS - PRESIDENT

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND AS SUCH MAY NOT REFLECT ALL TITLE MATTERS AFFECTING THE SUBJECT PROPERTY.
2. FLOOD ZONE SCALED FROM FEMA MAP.
3. PROPERTY IS ZONED M1 LIMITED BUSINESS/INDUSTRIAL DISTRICT.
4. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
5. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
6. 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.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
8. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
9. BUILDING SETBACKS FOR PROPERTY ZONED "M1" - LIMITED BUSINESS/INDUSTRIAL:
FRONT= 50' FROM OF RIGHT OF WAY.
SIDE= 20'
REAR= 20'
10. BOTH PARCELS ARE SUBJECT TO THE PROFFERS ASSOCIATED WITH Z-05-05.
11. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
12. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
13. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES ON THE DEED OF EASEMENT.



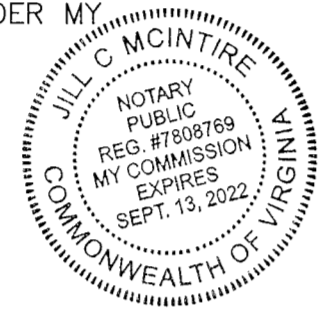
VICINITY MAP:
SCALE 1" = 2,000'

CERTIFICATE OF NOTARIZATION:

STATE OF: Virginia
CITY/COUNTY OF: Gloucester

I, (PRINT) Jill C. McIntire, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/ COUNTY AFORESAID. GIVEN UNDER MY

NAME THIS 15TH DAY OF July, 2020.
MY COMMISSION EXPIRES 7808769
REG. NO. 7808769



Jill C. McIntire
(SIGNATURE)

CERTIFICATE OF APPROVAL:

THIS MINOR SUBDIVISION PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS UNDER THE JAMES CITY COUNTY SUBDIVISION ORDINANCE AND MAY BE COMMITTED TO RECORD.

DATE: 10/27/20
Ellen Lorch
SUBDIVISION AGENT
COUNTY OF JAMES CITY, VA.

DATE: 25 Aug 2020
Glenn Bruck
VDOT AGENT

PROPERTY ADDRESS:
#1720 ENDEAVOR DRIVE
#1716 ENDEAVOR DRIVE

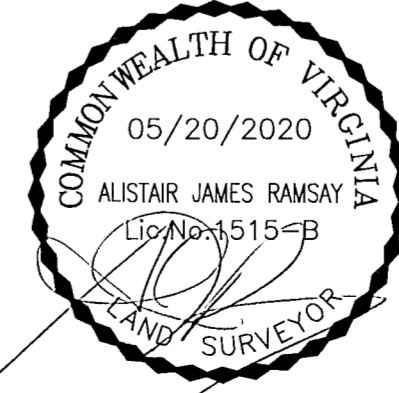
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

05/20/2020

DATE:

AJR
ALISTAIR J. RAMSAY, L.S.



2 Large/Small Plat(s) Recorded
herewith as # 210001556

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
January 25, 2021
at 3:22 AM/PM PB PG
Document # 210001556
MONA A. FOLEY, CLERK
Mon A. Foley, Clerk

JAMES CITY COUNTY
PROJECT S-20-0020
BOUNDARY LINE ADJUSTMENT
PLAT OF PARCELS 6 & 10
JAMES RIVER COMMERCE CENTER

ROBERTS MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: 03/12/2020
SHEET 1 OF 2

ALISTAIR J. RAMSAY L.S., P.C.
7319 MARTIN STREET SUITE 6 GLOUCESTER, VIRGINIA 23061 804-824-9374



PARCEL 3
59-2-1-51
N/F DYARRCC
INST. 05-30495 W/ PLAT
INST. 97-18053
P.B. 67 PG. 87

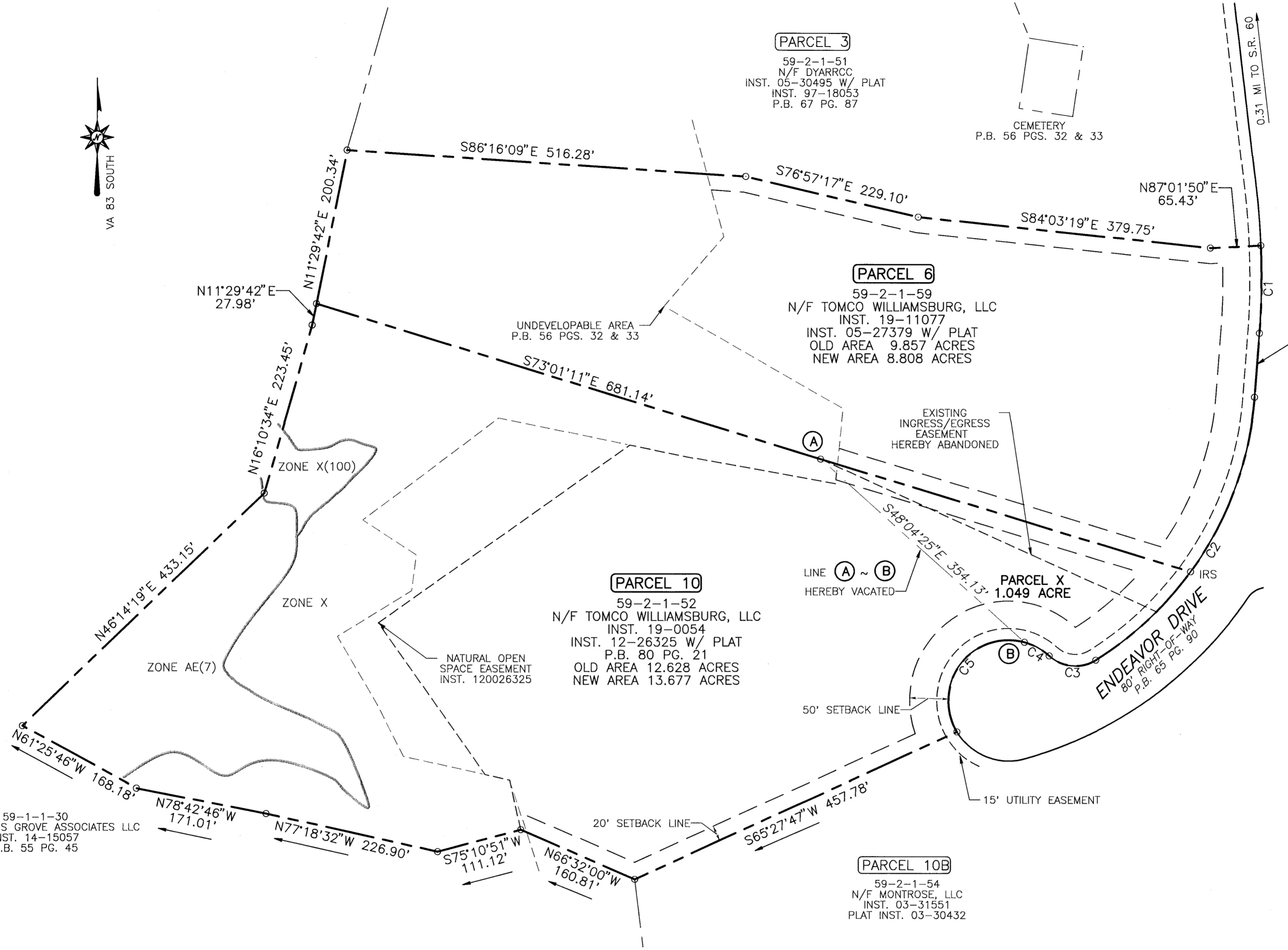
CEMETERY
P.B. 56 PGS. 32 & 33

PARCEL 6
59-2-1-59
N/F TOMCO WILLIAMSBURG, LLC
INST. 19-11077
INST. 05-27379 W/ PLAT
OLD AREA 9.857 ACRES
NEW AREA 8.808 ACRES

PARCEL 10
59-2-1-52
N/F TOMCO WILLIAMSBURG, LLC
INST. 19-0054
INST. 12-26325 W/ PLAT
P.B. 80 PG. 21
OLD AREA 12.628 ACRES
NEW AREA 13.677 ACRES

PARCEL 10B
59-2-1-54
N/F MONTROSE, LLC
INST. 03-31551
PLAT INST. 03-30432

59-1-1-30
N/F CARTER'S GROVE ASSOCIATES LLC
INST. 14-15057
P.B. 55 PG. 45

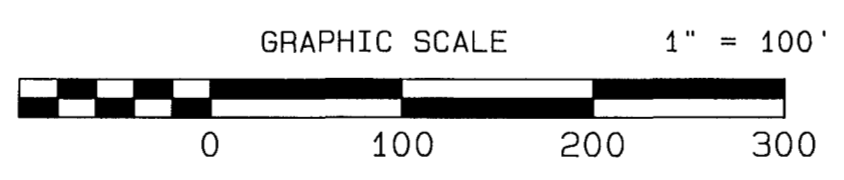


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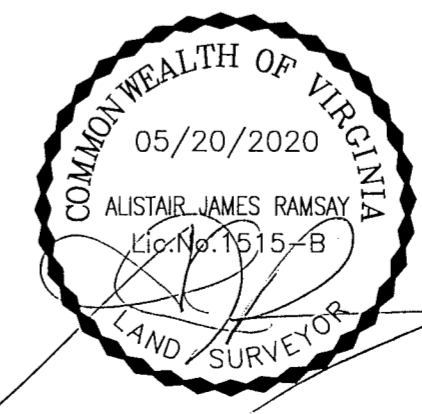
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Legend

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- BUILDING SETBACK LINE
- UNDEVELOPABLE AREA
- IRON ROD FOUND
- IRON ROD SET



CURVE	RADIUS	ARC	DELTA	CHORD BEARING	TANGENT	CHORD
C1	960.00'	113.05'	6°44'50"	N01°04'18"E	56.59'	112.99'
C2	439.95'	411.49'	53°35'21"	N31°14'23"E	222.18'	396.65'
C3	50.00'	64.89'	74°21'47"	S84°47'04"E	37.93'	60.43'
C4	78.00'	36.97'	27°09'12"	S61°10'46"E	18.84'	36.62'
C5	78.00'	185.37'	136°09'45"	N37°09'46"E	193.85'	144.72'



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