

210012483

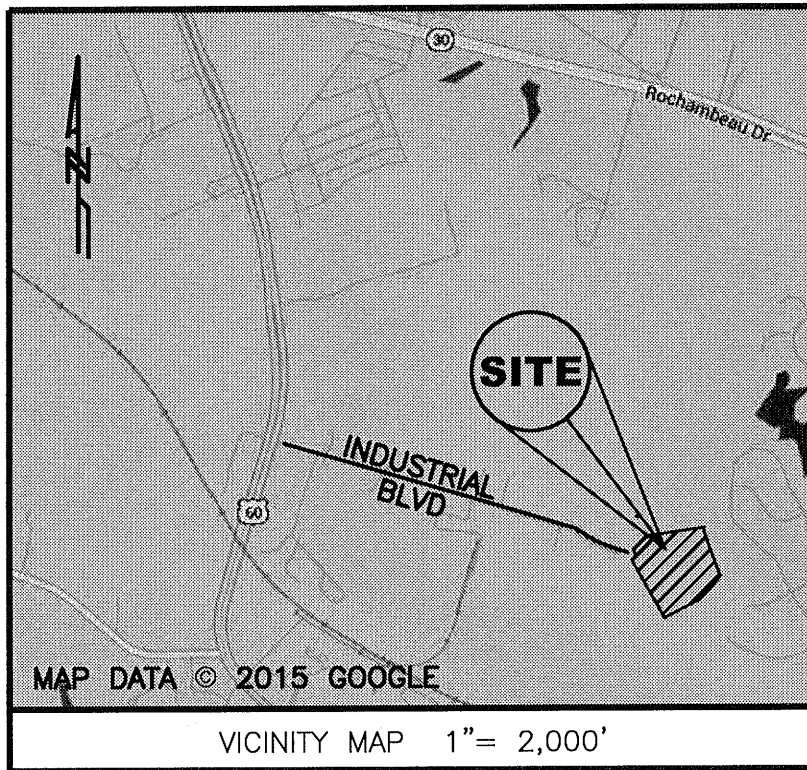
BOUNDARY LINE ADJUSTMENT BETWEEN
**PARCEL 8B &
PARCEL 7**
JACOB'S INDUSTRIAL CENTER
LOCATED IN THE
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 01/06/2021 LRI JOB #15-124
SHEET 1 OF 2



205 Bulifants Blvd., Suite E, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

JCC S-21-0001



CERTIFICATE OF SOURCE OF TITLE (PARCEL 8B)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES H. MINOR AND STEVE E. MINOR TO MGSJ PROPERTY FIRM, LLC BY THAT CERTAIN DEED DATED SEPTEMBER 20, 2016 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 160019350.

OWNER'S CERTIFICATE - MGSJ PROPERTY FIRM, LLC

THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] / Manager 4/6/2021
SIGNATURE DATE

Matthew Minor / Manager
PRINTED NAME 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 PERSONS
WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 6th DAY OF April, 2021.
MY COMMISSION EXPIRES August 31, 2022.

[Signature]
NOTARY PUBLIC
Linda Fay Vergakis
NOTARY PUBLIC
Registration # 7623437
Commonwealth of Virginia
My Commission Expires 08/31/22
REGISTRATION NO. 7623437

CERTIFICATE OF APPROVAL

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

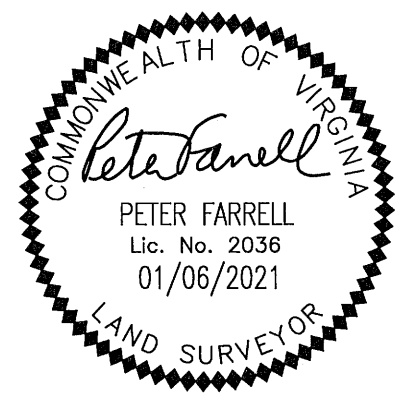
21 Apr 2021 [Signature]
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

29 Apr 2021 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

ENGINEERS OR 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.

01/06/2021 [Signature]
DATE PETER FARRELL, L.S., LIC. NO 2036



CERTIFICATE OF SOURCE OF TITLE - PARCEL 7

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GARNET JACOBS INDUSTRIAL REAL ESTATE, LLC TO 190 PROPERTY, LLC BY THAT CERTAIN DEED DATED NOVEMBER 04, 2014 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 160019350.

OWNER'S CERTIFICATE - 190 PROPERTY, LLC

THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] / Manager 3/31/2021
SIGNATURE DATE

Keith E. Calfee, Manager
PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Newport News
I, Todd M. Lynn, A NOTARY PUBLIC IN AND FOR THE
CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS
WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 31st DAY OF March, 2021.
MY COMMISSION EXPIRES 4/30/2022.

[Signature]
NOTARY PUBLIC
REGISTRATION NO. 212094



PROPERTY INFORMATION

PARCEL 8B
PARCEL ID #1330900008B
#267 INDUSTRIAL BLVD
ZONING DISTRICT: M2

PROPERTY INFORMATION

PARCEL 7
PARCEL ID #1330900007
#272 INDUSTRIAL BLVD
ZONING DISTRICT: M2

**BUILDING SETBACKS (SBL)
(PER RECORD PLAT, APPLIES TO
BUILDINGS UP TO 35' TALL)**

FRONT = 50'
REAR = 20'
SIDE = 20'

GENERAL NOTES

- 1. PARCELS ARE SERVED BY PUBLIC WATER & PUBLIC SEWER.
- 2. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 3. THE PROPERTY SHOWN HEREIN LIES IN FEMA FLOOD ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 51095C0043D DATED DECEMBER 16, 2015.
- 4. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 5. ALL NEW UTILITIES SHALL BE UNDERGROUND.
- 6. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 7. A TITLE REPORT WAS NOT PROVIDED FOR THE PREPARATION OF THIS PLAT.
- 8. THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA (RPA) AND A RESOURCE MANAGEMENT AREA (RMA). RPA BOUNDARY AS SHOWN IS MEASURED OFF EDGE OF WETLAND. ALL NON-RPA AREAS IN JAMES CITY COUNTY ARE CLASSIFIED AS RMA.
- 9. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER.
- 10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 11. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
01-21-2021
at 10:38 AM, PG
Document # 210012483
MONA A. FOLEY, CLERK
[Signature], Clerk

2 Large/Small Plat(s) Recorded
herewith as # 210012483

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS _____ DAY OF _____, 2021.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT
INSTRUMENT # _____
TESTE _____