

NOTES:

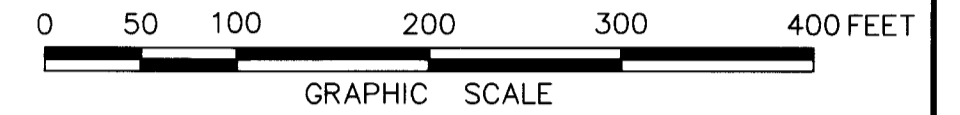
1. PROPERTIES LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VA. COMM. NUMBER 51199C0070C DATED JUNE 16, 2009.
2. PORTIONS OF THIS PROPERTY ARE WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS (CBPA). ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
3. PROPERTIES CONTAINED WITHIN THIS BOUNDARY LINE ADJUSTMENT ARE NOT LOCATED WITHIN THE WATERSHED MANAGEMENT PROTECTION AREA OVERLAY DISTRICT AS SHOWN ON YORK COUNTY MAPPING.
4. WATER: THE LAND EMBRACED WITHIN THIS PLAT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF WILLIAMSBURG.
5. SEWER: THE LAND EMBRACED WITHIN THIS PLAT IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
6. PROPERTY IS ZONED GB, (GENERAL BUSINESS DISTRICT) AND R13, (SINGLE FAMILY RESIDENTIAL DISTRICT)  
 GB ZONED PROPERTY MINIMUM REQUIREMENTS:  
 MINIMUM FRONT YARD SETBACK = 45'  
 MINIMUM SIDE YARD SETBACK = 10'  
 MINIMUM REAR YARD SETBACK = 10'  
 R13 ZONED PROPERTY MINIMUM REQUIREMENTS:  
 MINIMUM FRONT YARD SETBACK = 30'  
 MINIMUM SIDE YARD SETBACK = 12.5'  
 MINIMUM REAR YARD SETBACK = 25'

**BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF JAMES YORK SELF STORAGE, L.L.C. & JAMES-YORK PLAZA, L.L.C.**

P.B. 13, PGS. 238 & 239  
 BRUTON DISTRICT - COUNTY OF YORK, VIRGINIA  
 SCALE: 1" = 100' JULY 30, 2013

*C.E. Newbaker*  
 SURVEYING & PLANNING, INC.  
 P.O. BOX 1298  
 YORKTOWN, VA. 23692  
 PH#: 757-240-2562  
 FAX: 757-926-4880

SHEET 1 OF 2



**SURVEYOR'S CERTIFICATE**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUB-DIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS AS FOLLOWS:

**TAX PARCEL 10-02-00-001**

TAX PARCEL 10-02-00-001 IS IN THE NAME OF JAMES-YORK PLAZA, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, (FORMERLY, JAMES-YORK PLAZA, A VIRGINIA GENERAL PARTNERSHIP) AND WAS ACQUIRED FROM JAMES-YORK PLAZA SHOPPING CENTER, INC., A VIRGINIA CORPORATION BY DEED OF CONFIRMATION DATED JULY 29, 1993 AND DULY RECORDED IN DEED BOOK 995, PAGE 63 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA. JAMES-YORK PLAZA, A VIRGINIA GENERAL PARTNERSHIP CONVERTED INTO JAMES-YORK PLAZA, L.L.C. BY ARTICLES OF ORGANIZATION AND CONVERSION DATED JUNE 18, 1997 AND DULY FILED WITH THE VIRGINIA STATE CORPORATION COMMISSION.

**TAX PARCEL 10-22-00-000A**

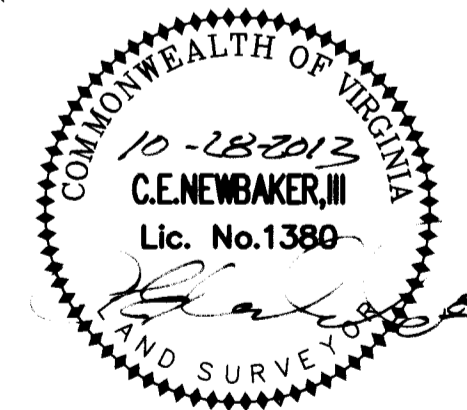
TAX PARCEL 10-22-00-00A IS IN THE NAME OF JAMES YORK SELF STORAGE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM JAMES-YORK PLAZA, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 8, 2000 AND DULY RECORDED AS INSTRUMENT # 010008180 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

**TAX PARCEL 10-22-00-000C**

TAX PARCEL 10-02-00-000C IS IN THE NAME OF JAMES-YORK PLAZA, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, (FORMERLY, JAMES-YORK PLAZA, A VIRGINIA GENERAL PARTNERSHIP) AND WAS ACQUIRED FROM JAMES-YORK PLAZA SHOPPING CENTER, INC., A VIRGINIA CORPORATION BY DEED OF CONFIRMATION DATED JULY 29, 1993 AND DULY RECORDED IN DEED BOOK 995, PAGE 63 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA. JAMES-YORK PLAZA, A VIRGINIA GENERAL PARTNERSHIP CONVERTED INTO JAMES-YORK PLAZA, L.L.C. BY ARTICLES OF ORGANIZATION AND CONVERSION DATED JUNE 18, 1997 AND DULY FILED WITH THE VIRGINIA STATE CORPORATION COMMISSION.

I CERTIFY THAT THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2013.

SIGNED: *C.E. Newbaker, III* DATE: 10-28-2013  
 C.E. NEWBAKER, III L.S.# 1380



PARCEL ONE: FORMER AREA = 684,806 S.F. OR 15.721 ACRES  
 PARCEL A: FORMER AREA = 179,497 S.F. OR 4.120 ACRES  
 PARCEL C: FORMER AREA = 451,687± S.F. OR 10.37± ACRES

PARCEL ONE: NEW AREA= 694,773 S.F. OR 15.950 ACRES  
 PARCEL A: NEW AREA = 252,005 S.F. OR 5.785 ACRES  
 PARCEL C: NEW AREA= 369,212± S.F. OR 8.476± ACRES

TOTAL SUBDIVIDED AREA = 1,315,990± S.F. OR 30.211± ACRES

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEEDS RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT, OR PARCEL, BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT, OR PARCEL ALREADY OWNED BY JAMES YORK SELF STORAGE, L.L.C. & JAMES-YORK PLAZA, L.L.C. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena* DATE: 11/20/13  
 PLAT APPROVING AGENT

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 20th DAY OF November, 2013, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER LR130023194

TESTE: *Lynn S. Mendibur* 3:02pm  
 CLERK

BY: *Ausi Prodden, D.C.*

PROPERTY IS TAX PARCEL NUMBER:  
 10-02-00-001; GPIN: F14D-3620-1799  
 10-22-00-000A; GPIN: F14D-4095-1525  
 10-22-00-000C; GPIN: F14D-3945-2189

**OWNER'S CONSENT**

THIS PLAT OF BOUNDARY LINE ADJUSTMENT OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

**JAMES-YORK PLAZA, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY**

BY: **AMY-SHU, INC., A VIRGINIA CORPORATION AS MANAGER OF JAMES-YORK PLAZA, L.L.C.**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 MARC A. SHOOK, AS PRESIDENT OF AMY-SHU, INC.

BY: **STOKES PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AS MANAGER OF JAMES-YORK PLAZA, L.L.C.**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 J. RANDOLPH STOKES, AS MANAGER OF STOKES PROPERTIES, L.L.C.

**JAMES YORK SELF STORAGE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY**

BY: **JAMES-YORK PLAZA, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AS MANAGER OF JAMES YORK SELF STORAGE, L.L.C.**

BY: AMY-SHU, INC., A VIRGINIA CORPORATION AS MANAGER OF JAMES-YORK PLAZA, L.L.C.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 MARC A. SHOOK, AS PRESIDENT OF AMY-SHU, INC.

BY: STOKES PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AS MANAGER OF JAMES-YORK PLAZA, L.L.C.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 J. RANDOLPH STOKES, AS MANAGER OF STOKES PROPERTIES, L.L.C.

BY: **JYSS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AS MANAGER OF JAMES YORK SELF STORAGE, L.L.C.**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 J. RANDOLPH STOKES, MANAGER

BY: **JYSS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AS MANAGER OF JAMES YORK SELF STORAGE, L.L.C.**

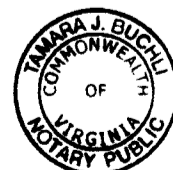
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 MARC A. SHOOK, MANAGER

STATE OF VIRGINIA, COUNTY OR CITY OF \_\_\_\_\_, TO WIT:

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013

NOTARY PUBLIC REGISTRATION No. \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_



Tamara J. Buchli  
 NOTARY PUBLIC  
 Commonwealth of Virginia  
 Reg. #7351360  
 My Commission Expires  
 October 31, 2014