

#030032887

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY B. M. MILLNER, ET ALS TO GREEN MOUNT ASSOCIATES BY DEED DATED 07/01/88 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 420 AT PAGE 128.

OWNER'S CERTIFICATE:

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

GREEN MOUNT ASSOCIATES, L.L.C. (FORMERLY GREENMOUNT ASSOCIATES)

BY Carl A. Barrs 10-23-03
SIGNATURE DATE
CARL A. BARRS MEMBER, MANAGER, PARTNER

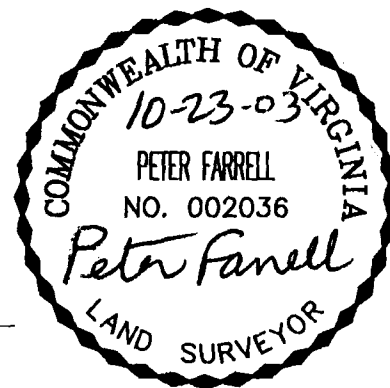
CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF James City
Patricia M. Penci 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 NAME THIS 23rd
DAY OF October, 2003. MY COMMISSION EXPIRES
June 30, 2006
Patricia M. Penci
(SIGNATURE)

SURVEYOR'S CERTIFICATE:

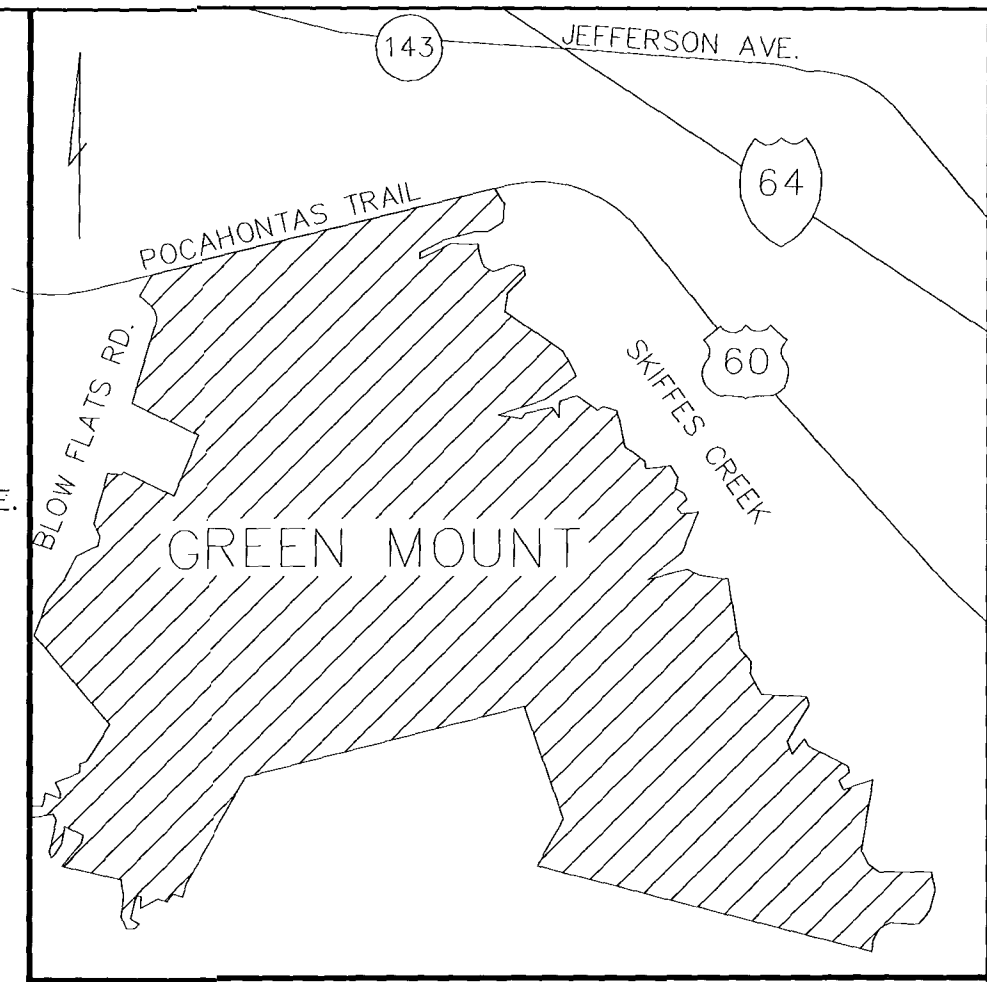
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

10-23-03 Peter Farrell
DATE PETER FARRELL, LS NO. 002036

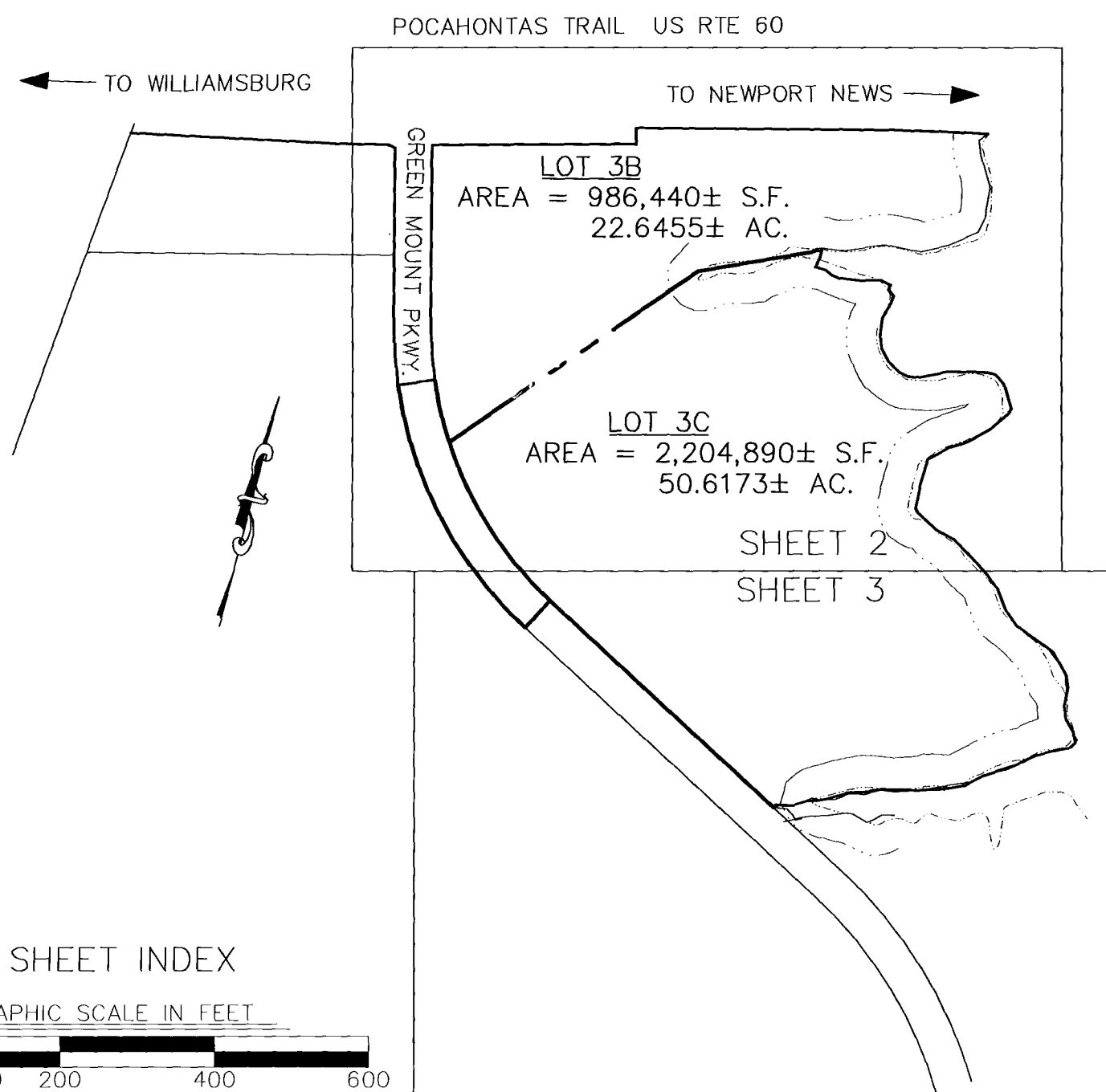


NOTES:

- THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 6010100004
- THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONES X AND A, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0060 B, DATED FEB. 6, 1991.
- THIS PROPERTY IS ZONED "M2"-GENERAL INDUSTRIAL DISTRICT, WITH PROFFERS.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE:
P.B. 77, PAGE 22-23
P.B. 81, PAGE 34-35
D.B. 658, PAGE 565
- COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 350
N 3603995.257
E 12034926.148
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- PORTIONS OF THIS PROPERTY CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE, AND THEREFORE ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
- THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY LANDMARK DESIGN GROUP, INC., MARCH, 2003.
- THE RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.
- RPA LINE SHOWN HEREON WAS TAKEN FROM DIGITAL DATA SUPPLIED BY JAMES CITY COUNTY GEOGRAPHIC INFORMATION DEPARTMENT.
- LIMITS OF WETLANDS SHOWN HEREON ARE BASED ON DELINEATION BY LANDMARK DESIGN GROUP, AND HAVE BEEN VERIFIED BY THE ARMY CORPS OF ENGINEERS.

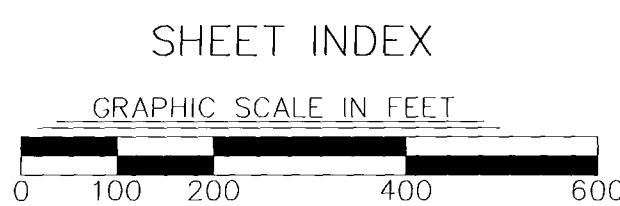


VICINITY MAP 1" = 2000'



LINE TABLE		
LINE	LENGTH	BEARING
L1	32.06'	N68°58'01"E
L2	29.61'	S01°21'48"E
L3	28.70'	S17°06'05"W
L4	36.10'	S87°44'48"E
L5	23.41'	S64°49'12"E
L6	31.39'	S81°49'16"E
L7	67.17'	N80°50'08"E
L8	68.16'	N75°10'21"E
L9	33.67'	S78°24'19"E
L10	18.76'	S21°19'12"W
L11	28.77'	S54°22'50"E
L12	25.36'	S02°14'27"W
L13	52.23'	S19°11'16"W
L14	64.45'	S07°54'52"E
L15	38.93'	S23°27'20"E
L16	43.86'	S43°25'53"E
L17	29.43'	S54°24'11"E
L18	23.12'	S59°41'49"E
L19	31.81'	S82°33'26"E
L20	38.66'	N82°44'42"E
L21	41.68'	N62°01'32"E
L22	46.41'	N64°18'31"E
L23	81.06'	N75°49'00"E
L24	53.45'	N76°48'14"E
L25	24.93'	S85°10'06"E
L26	40.78'	S56°53'10"E
L27	84.36'	S31°16'46"E
L28	19.75'	S19°04'09"W
L29	71.38'	S34°34'33"W
L30	85.33'	S46°04'39"W
L31	66.99'	S57°03'09"W
L32	78.09'	S48°23'34"W
L33	33.74'	S02°52'35"W
L34	52.70'	S01°40'44"W
L35	77.45'	S03°04'34"E
L36	20.12'	S40°26'52"E
L37	75.71'	S61°59'49"E
L38	68.39'	S74°50'52"E
L39	66.64'	S58°55'52"E

LINE TABLE		
LINE	LENGTH	BEARING
L40	92.96'	S56°48'57"E
L41	55.32'	S49°50'08"E
L42	79.31'	S36°25'23"E
L43	54.42'	S48°58'40"E
L44	100.87'	S69°00'22"E
L45	45.29'	S67°01'21"E
L46	87.90'	S43°43'42"E
L47	34.93'	S22°43'52"E
L48	63.25'	S03°46'43"E
L49	40.62'	S19°33'32"E
L50	55.01'	S44°16'06"E
L51	35.27'	S22°21'24"E
L52	24.63'	S36°28'12"W
L53	34.86'	S67°57'11"W
L54	79.83'	S59°39'17"W
L55	71.73'	S50°58'24"W
L56	109.77'	S57°48'26"W
L57	66.16'	S47°08'49"W
L58	57.52'	S64°32'50"W
L59	90.01'	S73°00'55"W
L60	121.87'	S76°46'57"W
L61	57.83'	S66°50'22"W
L62	55.48'	S72°17'51"W
L63	75.28'	S60°00'29"W
L64	59.31'	S70°51'31"W
L65	45.28'	S56°20'21"W
L66	55.66'	S76°27'30"W
L67	11.65'	S28°28'27"W
L68	36.23'	S41°41'38"W
L69	49.78'	S22°19'03"E
L70	104.58'	S30°56'50"E
L71	103.01'	S06°08'40"E
L72	51.49'	S09°55'02"W
L73	106.76'	S51°44'31"W
L74	93.01'	S61°55'28"W
L75	121.92'	S86°37'57"W
L76	125.24'	S66°27'20"W
L77	75.64'	S81°42'23"W
L78	29.31'	S69°48'26"W
L79	10.37'	S14°59'03"W
L80	60.00'	S52°55'03"W
L81	60.00'	N67°27'21"E



CERTIFICATE OF APPROVAL:

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

10/23/03 Ann Standy
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

10/23/03 Carl A. Barrs
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

PLAT SHOWING
LOT 3B AND LOT 3C
BEING A SUBDIVISION OF
LOT 3A

PROPERTY OF
GREEN MOUNT ASSOCIATES, L.L.C.
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 10/21/03 SCALE: AS SHOWN

SHEET 1 OF 3

AREA TABULATION

EXISTING LOT 3A AREA	= 333.3152±AC.
NEW LOT 3B AREA	= 22.6455± AC.
NEW LOT 3C AREA	= 50.6173±AC.
NEW 120' R/W AREA	= 2.3859 AC.
REMAINING LOT 3A AREA	= 257.6665±AC.

NOTE: AREA TABULATION BASED ON FINAL AREAS AFTER EXTINGUISHMENT OF PARCEL 3C-A. (SEE NOTES ON SHEET 2)

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
October 24, 2003
at 10:45 AM/P.M. PG. 1
DOCUMENT # 030032887
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

LANDMARK DESIGN GROUP
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Landscape Architects • Environmental Consultants

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