

080006753

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 436 AT PAGE 811.

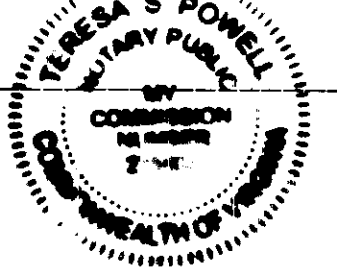
OWNER'S CERTIFICATE:

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: Donald N. Patten 2/29/08
SIGNATURE DATE
Donald N. PATTEN Manager
NAME (PRINTED) TITLE

CERTIFICATE OF NOTARIZATION:

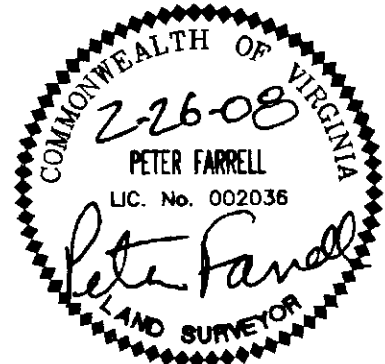
STATE OF Virginia
CITY/COUNTY OF Newport News
I, TERESA S. POWELL A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 29th DAY OF Feb, 2008. MY COMMISSION EXPIRES 9/30/2011

Teresa S. Powell
(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.

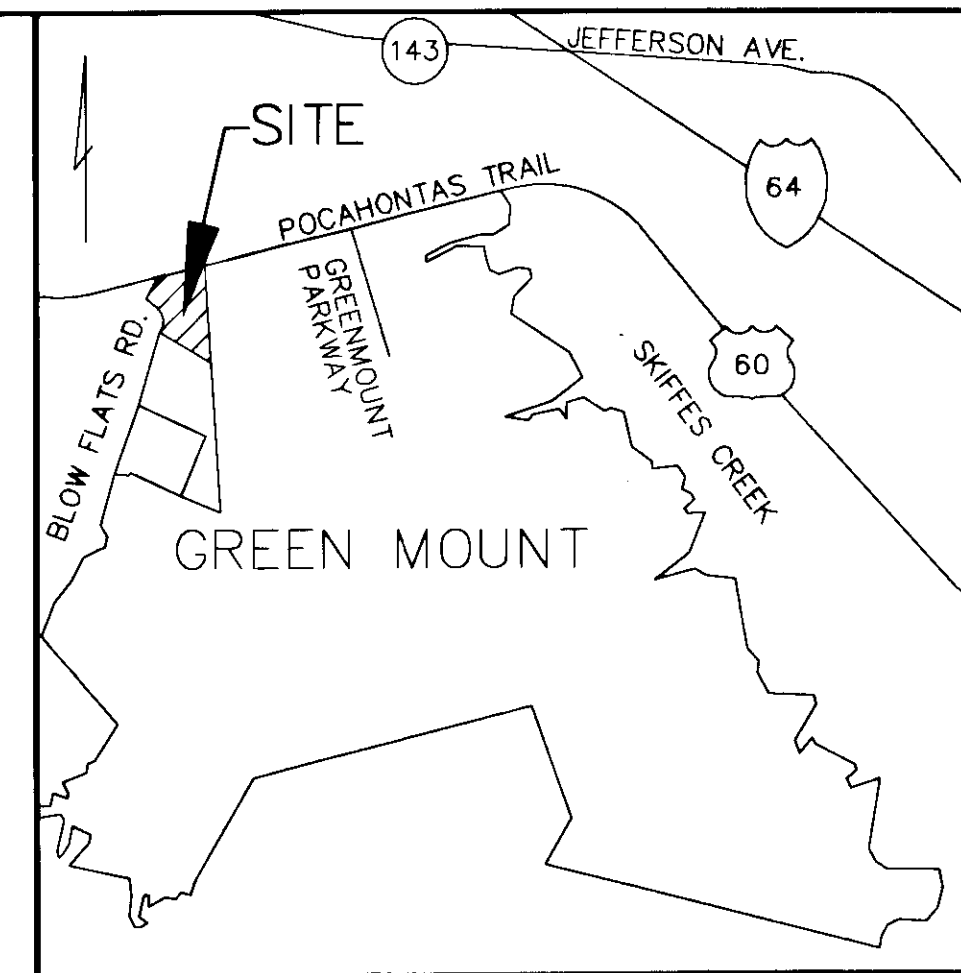
Peter Farrell 2-26-08
PETER FARRELL, LS NO. 002036 DATE



NOTES:

1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCELS: 6010100009 AND 6010100009B
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0060 B, DATED FEB. 6, 1991.
3. THIS PROPERTY IS ZONED "M2"-GENERAL INDUSTRIAL DISTRICT, WITH PROFFERS.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE:
P.B. 77, PAGE 22-23 & DOC. NO. 040015832
7. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 350
N 3603995.257
E 12034926.148
8. 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.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 through 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY 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.
14. THIS PROPERTY DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA.
15. BUILDING SETBACKS FOR PROPERTY ZONED "M2"-GENERAL INDUSTRIAL DISTRICT:

FRONT=50' (FROM R/W)
SIDE =20'
REAR =20'



VICINITY MAP 1" = 2000'

**RE-SUBDIVISION OF
LOT 1A & LOT 1B
PROPERTY OF
GREEN MOUNT ASSOCIATES, L.L.C.
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA**

DATE: 10/30/07
REVISED: 01/24/08
REVISED: 02/12/08
REVISED: 02/26/08

SHEET 1 OF 2
Large/Small (Plat) Recorded
herewith as # 080006753

CERTIFICATE OF APPROVAL:

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

3/3/08
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 4th DAY OF March 2008 AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge CLERK

DOCUMENT NO. 080006753

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
4 March 2008
at 10:13 AM/PM, PG 1
DOCUMENT # 080006753
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

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Williamsburg, VA 23105
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Fax (757) 229-0049
Email: lmdg@landmarkdg.com

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Suite 200
Virginia Beach, VA 23462
Tel. (757) 473-2000
Fax (757) 497-7933
Email: lmdg@landmarkdg.com

DRAWN BY: PF
CHKD. BY: AST

PROJ. NO.: 1920064-001.01
DWG. NO. 18126W