

202301181

Certificate Of Source Of Title

PARCEL ID 6010200001  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES CITY COUNTY TO GREENMOUNT PARKWAY WILLIAMSBURG PROP CO, LLC, BY INSTRUMENT, DATED SEPTEMBER 7th, 2022 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT 202213342. PARCEL ID 6040100001  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GREEN MOUNT ASSOCIATES, L.L.C. TO GREENMOUNT PARKWAY WILLIAMSBURG PROP CO, LLC, BY INSTRUMENT, DATED SEPTEMBER 7th, 2022 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT 202213345.

Owner's Consent

THE OPEN SPACE EASEMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES AND THE SUBDIVISION ORDINANCE OF JAMES CITY COUNTY, VIRGINIA.

09/22/2022 DATE  
David Graves/Troy B. Koerselman SIGNATURE  
David Graves/Troy B. Koerselman NAME PRINTED

CERTIFICATE OF NOTARIZATION

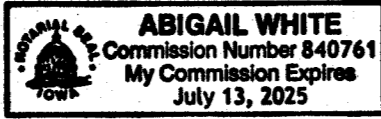
STATE Iowa

CITY/COUNTY OF Polk

I, Abigail White, 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 22nd DAY OF September, 2022.

MY COMMISSION EXPIRES: 07/13/2025

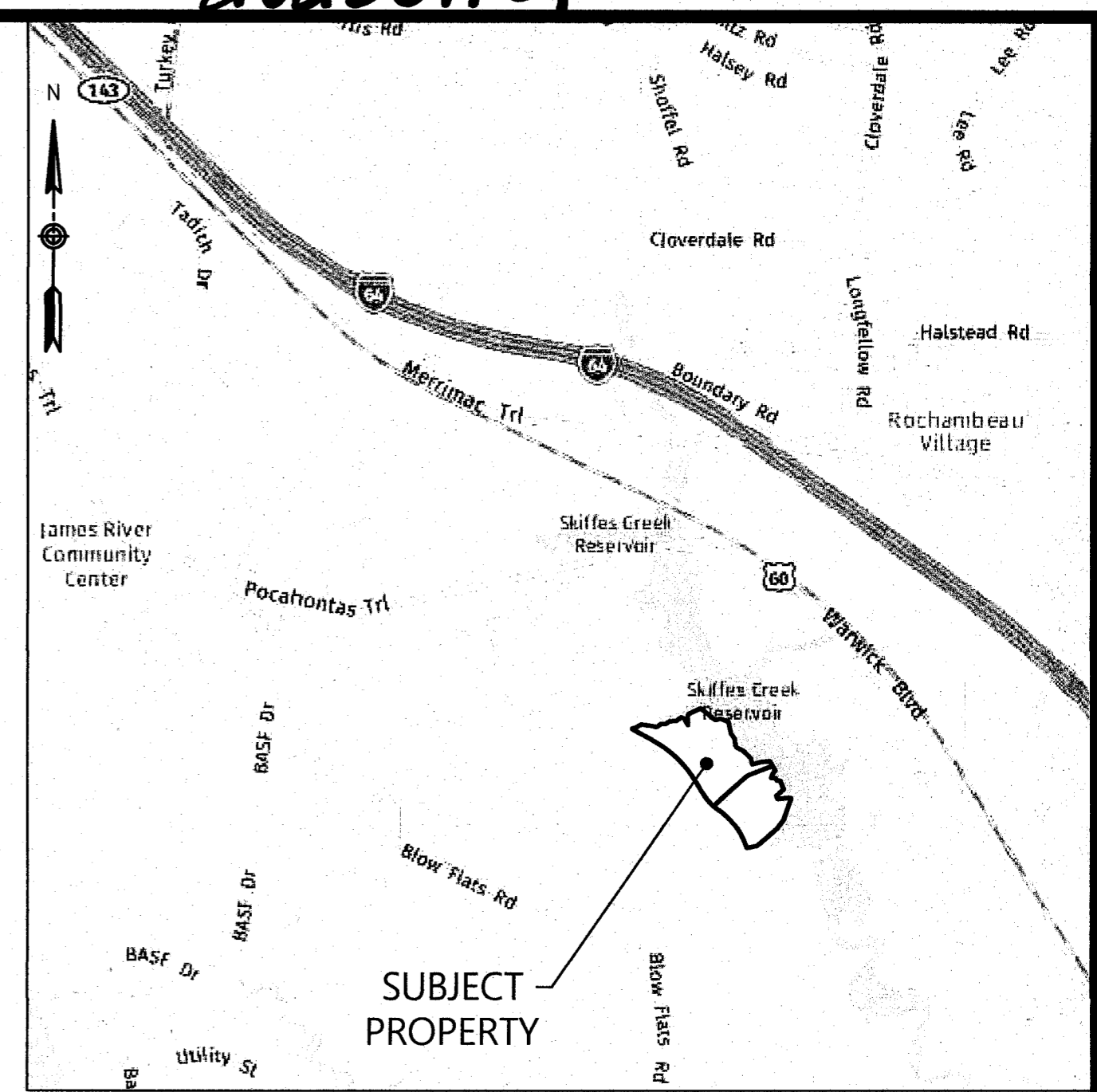
NOTARY REGISTRATION NUMBER: 840761



Abigail White

OPEN SPACE AREA SUMMARY

AREA	WITHIN RPA	OUTSIDE RPA	TOTAL
1A	137,699 SQ. FT. / 3.1611 AC.	0 SQ. FT. / 0 AC.	
1B	0 SQ. FT. / 0 AC.	35,850 SQ. FT. / 0.8230 AC.	
1	137,699 SQ. FT. / 3.1611 AC.	35,850 SQ. FT. / 0.8230 AC.	173,549 SQ. FT. / 3.9841 AC.
2A	161,360 SQ. FT. / 3.7043 AC.	0 SQ. FT. / 0 AC.	
2B	0 SQ. FT. / 0 AC.	14,714 SQ. FT. / 0.3378 AC.	
2C	0 SQ. FT. / 0 AC.	1,110 SQ. FT. / 0.0255 AC.	
2D	0 SQ. FT. / 0 AC.	6,824 SQ. FT. / 0.1567 AC.	
2	161,360 SQ. FT. / 3.7043 AC.	22,648 SQ. FT. / 0.5200 AC.	184,008 SQ. FT. / 4.2243 AC.
3A	86,380 SQ. FT. / 1.9830 AC.	0 SQ. FT. / 0 AC.	
3B	0 SQ. FT. / 0 AC.	12,134 SQ. FT. / 0.2786 AC.	
3	86,380 SQ. FT. / 1.9830 AC.	12,134 SQ. FT. / 0.2786 AC.	98,514 SQ. FT. / 2.2616 AC.



VICINITY MAP  
1" = 2,000'

4 Large/Small Plat(s) Recorded  
herewith as # 202301181

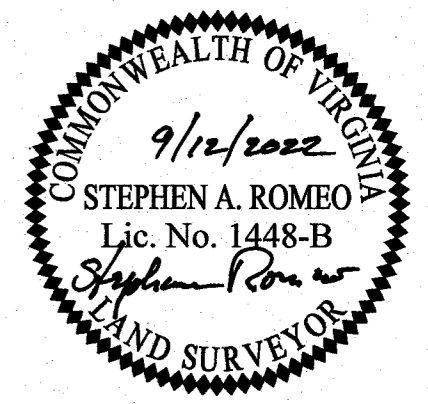
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
Feb. 1, 2023  
at 8:51 AM/PM, PB PG  
Document # 202301181  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

General Notes

- 1. THESE PROPERTIES ARE ZONED M-2.
- 2. THESE PROPERTIES REPRESENT JAMES CITY COUNTY TAX PARCELS 6010200001 AND 6040100001
- 3. THESE PROPERTIES APPEAR TO LIE WITHIN FLOOD ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE A AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR JAMES CITY COUNTY, VIRGINIA ON COMMUNITY PANEL NO. 51095C0229D DATED DECEMBER 16, 2015.
- 4. THESE PROPERTIES ARE SERVED OR ARE TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 6. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 350.
- 7. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 8. THESE PROPERTIES LIE WITHIN A RESOURCE MANAGEMENT AREA AND ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 9. THESE PROPERTIES LIE WITHIN A RESOURCE PROTECTION AREA AND ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 10. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
- 11. RESOURCE PROTECTION LINE (100'RPA) AS SHOWN HEREON ARE BASED ON A FIELD DELINEATION BY VHB AND APPROVED BY JAMES CITY COUNTY JAMES CITY COUNTY.
- 12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

Surveyor's Certification

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA.



JCC Subdivision Agent Approval Not Required

PH  
31 Jan 2023

Certificate of Approval

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

JAMES CITY COUNTY SUBDIVISION AGENT

Open Space Easement  
Being The Property Of  
Greenmount Parkway  
Williamsburg Propco, LLC  
Parcels 6010200001  
James City County, Virginia

DATE: 9/12/2022	SHEET 1 OF 3	SCALE:
PROJECT NO: 34783.00	DRAWN BY: CRO	CHECKED BY: SAR

Transportation Land Development Environmental Services  
351 McLaws Circle, Suite 3  
Williamsburg, Virginia 23185  
757 220 0500 • FAX 757 903 2794

