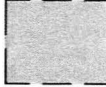




202400787

CONSERVATION EASEMENT LEGEND

-  CONSERVATION EASEMENT DEDICATED TO JAMES CITY COUNTY (1,118,167 S.F. / 25.6696 ACRES)
-  EXISTING UNDEVELOPABLE LANDS (594,285 S.F. / 13.6429 ACRES)
-  EXISTING UNDEVELOPABLE LANDS AS SHOWN PER P.B. 55, PG. 43 ARE HEREBY VACATED AND REPLACED WITH THE CONSERVATION EASEMENT AS SHOWN HEREON

CONSERVATION EASEMENT TABLE

CONSERVATION EASEMENT AREA #1	24,804 S.F.
CONSERVATION EASEMENT AREA #2	163,299 S.F.
CONSERVATION EASEMENT AREA #3	58,211 S.F.
CONSERVATION EASEMENT AREA #4	871,853 S.F.
TOTAL AREA	1,118,167 S.F.

**CONSERVATION EASEMENT PLAT
PARCEL A
JAMES RIVER COMMERCE CENTER
(INSTR. #050021172)**

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/09/2023 SCALE: 1"=100' JOB # 23-203

LRI
LANDTECH
RESOURCES, INC.
ENGINEERING · SURVEYING · GPS

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

SHEET 3 OF 3
REV: 11/01/2023



BASF CORPORATION
DB 456 PG 624
PARCEL ID #5940100003
ZONED: M2

BASF CORPORATION
DB 456 PG 624
PARCEL ID #5940100003
ZONED: M2

N/F
COMMONWEALTH GAS
PARCEL ID #5940100001
ZONED: M2

PARCEL A
B&Z HOLDINGS, LLC
INSTR. #202305072
INSTR. #202208191 (PLAT)
PARCEL ID: 5920100045A
ZONED: M1
TOTAL AREA
2,549,563 S.F. / 58.530 AC.

EXISTING UNDEVELOPABLE LANDS
13.6429 ACRES
(P.B. 55, PG. 43)
HEREBY VACATED

CONSERVATION EASEMENT AREA #4
(871,853 S.F.)

APPROXIMATE CENTERLINE
VEPCO EASEMENT
D.B. 44, PG. 382-383
P.B. 12, PG. 28

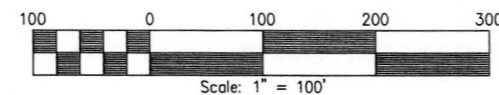
APPROXIMATE LOCATION OF 27.5' UTILITY EASEMENT

10' WATER MAIN EASEMENT
INSTR. #110005011

APPROXIMATE CENTERLINE
VEPCO EASEMENT
D.B. 44, PG. 382-383
P.B. 12, PG. 28

50' COLONIAL PIPELINE EASEMENT
(P.B. 91, PG. 626)

ECONOMIC DEVELOPMENT
OF JAMES CITY
PARCEL ID #5
INSTR. #181
ZONED:



BASF CORPORATION
DB 456 PG 624
PARCEL ID #5940100003
ZONED: M2

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
JANUARY 18, 2024
at 9:43 AM/PM, PB -- PG --
Document # 202400787
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

3 Large/Small Plat(s) Recorded
herewith as # 202400787