

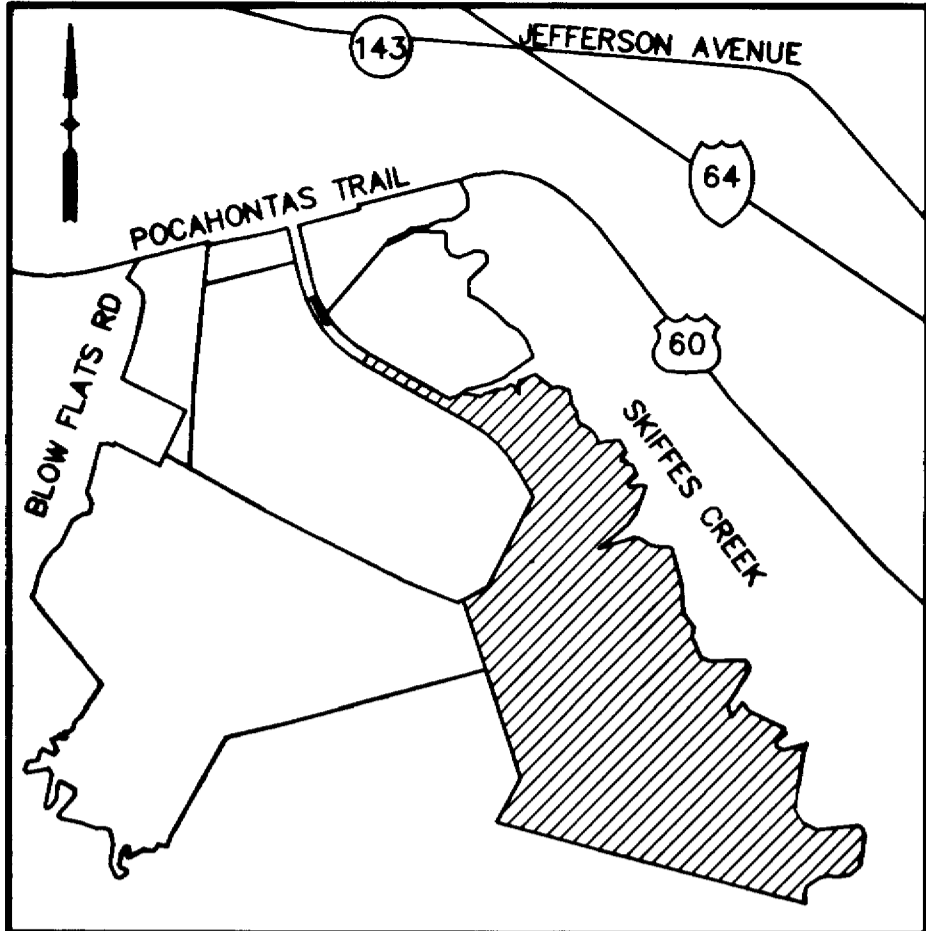
#040013143

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STATE OF VIRGINIA, COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 20th DAY OF May 2004 AS THE LAW DIRECTS. @ 12:43 PM

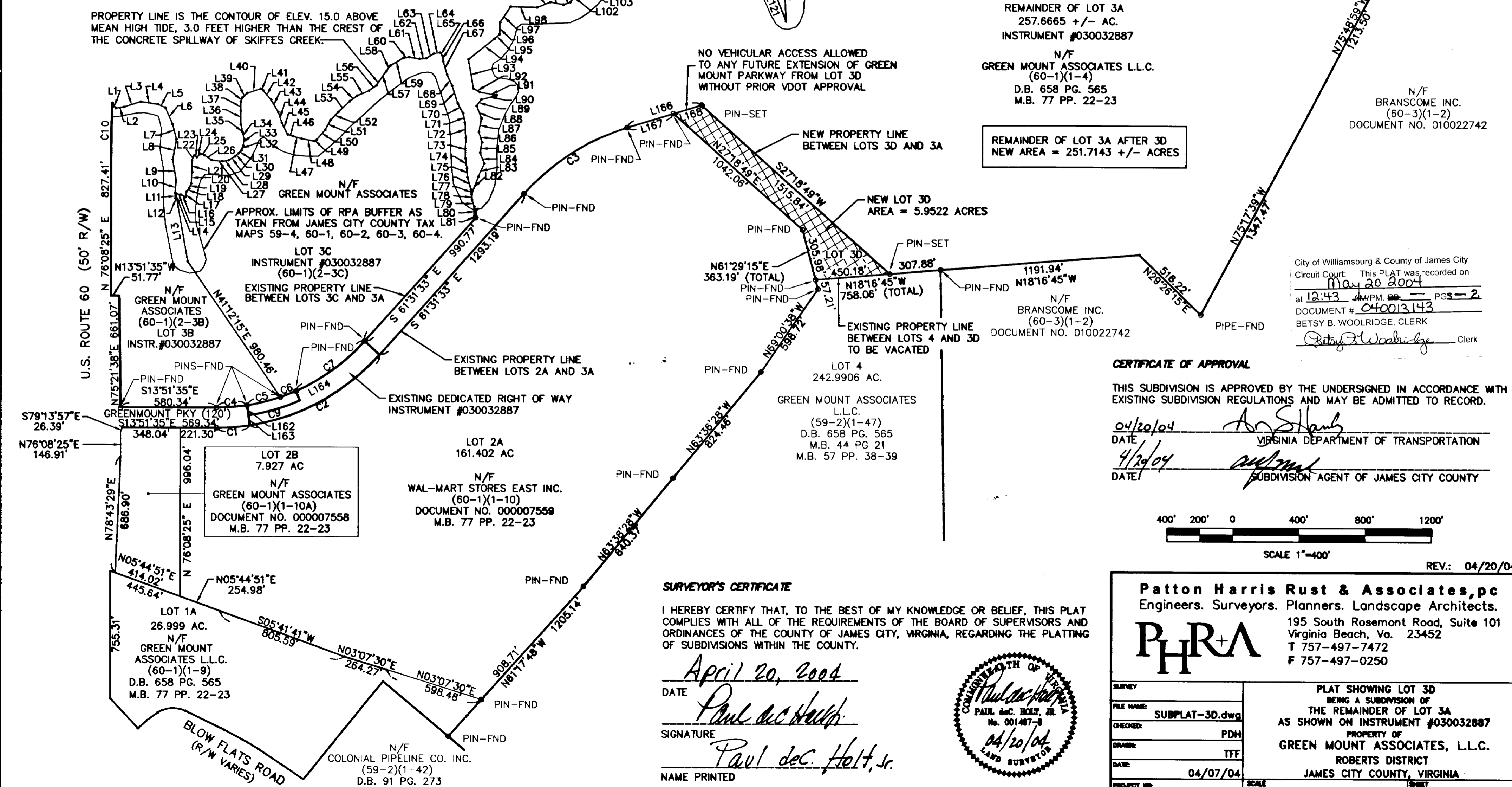
CLERK: *Betsy B. Woolridge* PLAT BOOK: PAGE: End # 040013143

NOTE: CHANGE IN PROPERTY LINE FROM CONTOUR OF ELEV. 15.0 ABOVE MEAN HIGH TIDE, 3.0 FEET HIGHER THAN THE CREST OF THE CONCRETE SPILLWAY OF SKIFFES CREEK TO MEAN LOW WATER LINE OF SKIFFES CREEK OCCURS AT POINT "A".



SKIFFES CREEK RESERVOIR

PROPERTY LINE IS THE CONTOUR OF ELEV. 15.0 ABOVE MEAN HIGH TIDE, 3.0 FEET HIGHER THAN THE CREST OF THE CONCRETE SPILLWAY OF SKIFFES CREEK.



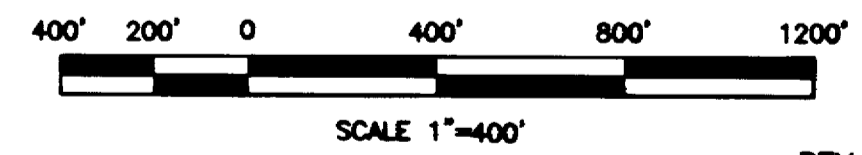
REMAINDER OF LOT 3A 257.6665 +/- AC. INSTRUMENT #030032887 N/F GREEN MOUNT ASSOCIATES L.L.C. (60-1)(1-4) D.B. 658 PG. 565 M.B. 77 PP. 22-23

REMAINDER OF LOT 3A AFTER 3D NEW AREA = 251.7143 +/- ACRES

N/F BRANSCOME INC. (60-3)(1-2) DOCUMENT NO. 010022742

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on May 20 2004 at 12:43 PM P.M. PGS - 2 DOCUMENT # 040013143 BETSY B. WOOLRIDGE, CLERK *Betsy B. Woolridge* Clerk

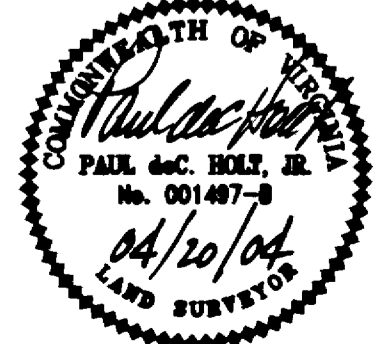
CERTIFICATE OF APPROVAL THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. DATE 04/20/04 DATE 4/29/04



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.

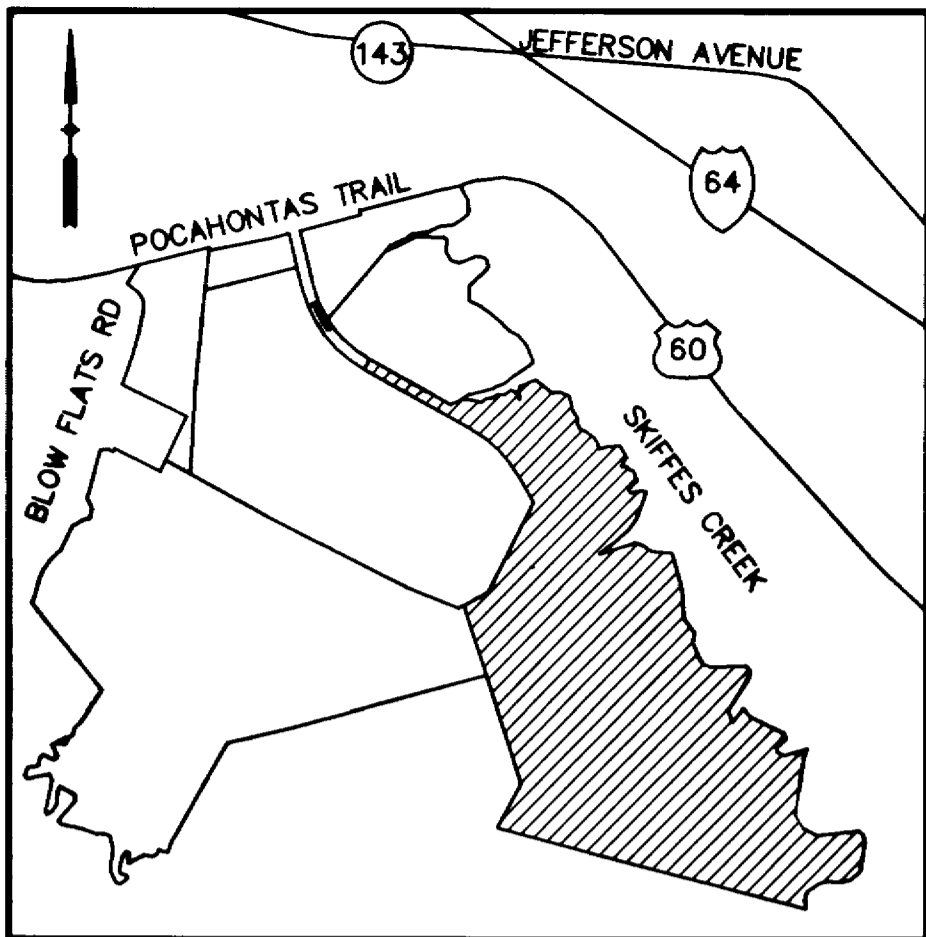
DATE April 20, 2004 SIGNATURE *Paul deC. Holt, Jr.* NAME PRINTED Paul deC. Holt, Jr.



Patton Harris Rust & Associates, p.c Engineers. Surveyors. Planners. Landscape Architects. PHRA 195 South Rosemont Road, Suite 101 Virginia Beach, Va. 23452 T 757-497-7472 F 757-497-0250

Table with project information: SURVEY, FILE NAME: SUBPLAT-3D.dwg, CHECKED: PDH, DRAWN: TFF, DATE: 04/07/04, PROJECT NO: 10590-1-1, PLAT SHOWING LOT 3D BEING A SUBDIVISION OF THE REMAINDER OF LOT 3A AS SHOWN ON INSTRUMENT #030032887 PROPERTY OF GREEN MOUNT ASSOCIATES, L.L.C. ROBERTS DISTRICT JAMES CITY COUNTY, VIRGINIA, SCALE 1" = 400', SHEET 1 OF 2

#040013143



VICINITY MAP SCALE: 1"=2000'

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NOTES:

- SITE IS SERVED WITH PUBLIC WATER AND SEWER
- ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE
- MERIDIAN SHOWN IS BASED ON VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE (NAD 83)(1986). COORDINATES SHOWN ARE IN FEET AND WERE ESTABLISHED FROM METRIC VALUES USING U.S. SURVEY FOOT CONVERSION.
- SETBACK REQUIREMENTS:
 FRONT: FOR STRUCTURES 35 FEET IN HEIGHT OR LESS: 50 FEET. FOR STRUCTURES IN EXCESS OF 35 FEET IN HEIGHT, FRONT SETBACK TO BE IN ACCORDANCE WITH SECTION 24-440 OF THE ZONING ORDINANCE.
 SIDE & REAR: FOR STRUCTURES 35 FEET IN HEIGHT OR LESS: 20 FEET. FOR STRUCTURES IN EXCESS OF 35 FEET IN HEIGHT, FRONT SETBACK TO BE IN ACCORDANCE WITH SECTION 24-441 OF THE ZONING ORDINANCE.
- SITE IS ZONED M2 - GENERAL INDUSTRIAL
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- ALL NEW MONUMENTS ARE TO BE SET PER SECTIONS 19-34 THROUGH 19-36 OF THE JCC SUBDIVISION ORDINANCE

LINE TABLE								
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S41°41'38"W	36.23'	L61	S03°46'43"E	63.25'	L121	S54°09'55"W	206.74'
L2	S22°19'03"E	49.78'	L62	S19°33'32"E	40.62'	L122	N73°21'56"E	386.21'
L3	S30°56'50"E	104.58'	L63	S44°16'06"E	55.01'	L123	S81°34'54"E	71.78'
L4	S06°08'40"E	103.01'	L64	S22°21'24"E	35.31'	L124	S56°13'00"E	125.85'
L5	S09°55'02"W	51.49'	L65	S36°28'12"W	24.61'	L125	S84°39'57"E	230.80'
L6	S51°44'31"W	106.76'	L66	S67°57'11"W	34.86'	L126	S14°54'57"E	394.19'
L7	S61°55'28"W	93.01'	L67	S59°39'17"W	79.83'	L127	S05°03'16"E	295.76'
L8	S86°37'57"W	121.92'	L68	S50°58'24"W	71.73'	L128	S36°08'54"E	187.77'
L9	S66°27'20"W	125.24'	L69	S57°48'26"W	109.77'	L129	S10°37'02"W	103.68'
L10	S81°42'23"W	75.64'	L70	S47°08'49"W	66.16'	L130	S23°06'11"E	246.43'
L11	S69°48'26"W	29.31'	L71	S64°32'50"W	57.52'	L131	S71°48'16"E	75.07'
L12	S14°59'03"W	10.36'	L72	S73°00'55"W	90.01'	L132	N88°59'45"E	393.66'
L13	S65°57'52"W	374.78'	L73	S76°46'57"W	121.87'	L133	S38°50'39"E	67.65'
L14	N68°58'01"E	32.06'	L74	S66°50'22"W	57.83'	L134	S05°48'57"W	58.84'
L15	S01°21'48"E	29.61'	L75	S72°17'51"W	55.48'	L135	S32°28'36"W	415.09'
L16	S17°06'05"W	28.70'	L76	S60°00'29"W	75.28'	L136	S20°03'35"E	127.52'
L17	S87°44'48"E	36.10'	L77	S70°51'31"W	28.87'	L137	N38°14'33"E	182.55'
L18	S64°49'12"E	23.41'	L78	S70°51'31"W	30.44'	L138	S42°37'45"E	99.83'
L19	S81°49'16"E	31.39'	L79	S56°20'21"W	45.28'	L139	S64°13'07"E	402.89'
L20	N80°50'08"E	67.17'	L80	S76°27'30"W	55.66'	L140	S19°56'31"E	76.60'
L21	N75°10'21"E	68.16'	L81	S28°28'27"W	11.65'	L141	S49°50'10"W	125.75'
L22	S78°24'19"E	33.67'	L82	S82°14'59"E	111.98'	L142	S02°48'10"E	54.25'
L23	S21°19'12"W	18.76'	L83	S79°07'31"E	87.17'	L143	S65°08'35"E	66.74'
L24	S54°22'50"E	28.77'	L84	N54°38'05"E	68.86'	L144	N74°22'04"E	266.41'
L25	S02°14'27"W	25.36'	L85	N87°05'04"E	63.12'	L145	S20°53'12"W	98.74'
L26	S19°11'16"W	52.23'	L86	N58°02'50"E	63.79'	L146	S08°07'50"W	353.89'
L27	S07°54'52"E	64.45'	L87	N87°17'21"E	81.12'	L147	S09°37'06"W	255.92'
L28	S23°27'20"E	38.93'	L88	N54°20'26"E	80.00'	L148	S31°03'41"E	164.10'
L29	S43°25'53"E	43.86'	L89	S66°58'22"E	47.78'	L149	S64°11'55"E	160.02'
L30	S54°24'11"E	29.43'	L90	S29°19'15"E	95.51'	L150	N84°08'28"E	448.09'
L31	S59°41'49"E	23.12'	L91	N03°57'27"W	103.29'	L151	S58°44'30"E	65.18'
L32	S82°33'26"E	31.81'	L92	N14°18'12"E	43.69'	L152	S11°44'10"E	77.96'
L33	N82°44'42"E	38.66'	L93	N66°17'29"E	176.25'	L153	S07°54'02"W	318.93'
L34	N62°01'32"E	41.68'	L94	S51°42'00"E	199.23'	L154	S51°13'59"W	147.89'
L35	N64°18'31"E	46.41'	L95	S53°53'29"E	40.86'	L155	S79°48'44"W	112.77'
L36	N75°49'00"E	81.06'	L96	N77°31'46"E	69.90'	L156	N85°52'16"W	140.30'
L37	N76°48'14"E	53.45'	L97	S69°08'27"E	114.45'	L157	S72°58'35"W	79.74'
L38	S85°10'06"E	24.93'	L98	S12°15'27"E	157.55'	L158	S57°38'19"W	155.69'
L39	S56°53'10"E	40.78'	L99	S34°51'25"E	86.72'	L159	S14°49'45"W	70.94'
L40	S31°16'46"E	84.36'	L100	S03°03'31"E	79.59'	L160	S13°39'04"E	112.62'
L41	S19°04'09"W	19.75'	L101	S33°02'00"E	45.40'	L161	N75°54'17"W	25.00'
L42	S34°34'33"W	71.38'	L102	S66°08'17"E	79.13'	L162	S67°27'21"W	60.00'
L43	S46°04'39"W	85.33'	L103	S45°41'25"E	151.46'	L163	S67°27'21"W	60.00'
L44	S57°03'09"W	66.99'	L104	S14°33'36"E	80.03'	L164	S52°55'03"W	60.00'
L45	S48°23'34"W	78.09'	L105	N74°57'11"E	108.61'	L166	S30°27'39"E	469.68'
L46	S02°52'35"W	33.74'	L106	N85°02'14"E	123.09'	L167	S30°27'39"E	292.68'
L47	S01°40'44"W	52.70'	L107	S30°10'15"E	142.26'	L168	S30°27'39"E	177.00'
L48	S03°04'34"E	77.45'	L108	S40°58'33"W	49.11'	L169	N28°28'27"E	120.00'
L49	S40°26'52"E	20.12'	L109	S20°01'25"W	61.97'			
L50	S61°59'49"E	75.71'	L110	N88°53'01"E	52.52'			
L51	S74°50'52"E	68.39'	L111	S33°11'01"E	37.74'			
L52	S58°55'52"E	66.64'	L112	S82°09'46"E	42.80'			
L53	S56°48'57"E	92.96'	L113	S23°26'13"E	118.42'			
L54	S49°50'08"E	55.32'	L114	S48°16'28"W	130.16'			
L55	S36°25'23"E	79.31'	L115	S27°26'41"E	41.70'			
L56	S48°58'40"E	54.42'	L116	N83°15'56"E	125.40'			
L57	S69°00'22"E	100.87'	L117	S86°44'27"E	51.95'			
L58	S67°01'21"E	45.29'	L118	S19°50'08"W	298.51'			
L59	S43°43'42"E	87.90'	L119	S37°40'44"W	138.30'			
L60	S22°43'52"E	34.93'	L120	S48°15'55"W	200.74'			

NOTE: COURSE L165 OMITTED DELIBERATELY

AREA BREAKDOWN

LOT 3A	=	251.7143 Ac.
LOT 3D	=	5.9522 Ac.
TOTAL	=	257.6665 Ac.
LOT 3D & LOT 4	=	248.9428 Ac.

STATE OF VIRGINIA, COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 20th DAY OF May 2004 AS THE LAW DIRECTS @ 12:43 PM
 CLERK: Betsy B. Woolridge
 PLAT BOOK: Page 1 of 040013143

OWNER'S CERTIFICATE

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

DATE: April 8, 2004

SIGNATURE - OWNER GREEN MOUNT ASSOCIATES, L.L.C.
Donald N. Patten

NAME PRINTED
Donald N. PATTEN

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on May 20, 2004 at 12:43 AM/PM. PB 2 PGS 2 DOCUMENT # 040013143 BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk

CERTIFICATE OF NOTARIZATION
 COMMONWEALTH OF VIRGINIA

COUNTY OF JAMES CITY I, Judy D. Knobling A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 8 DAY OF April, 2004

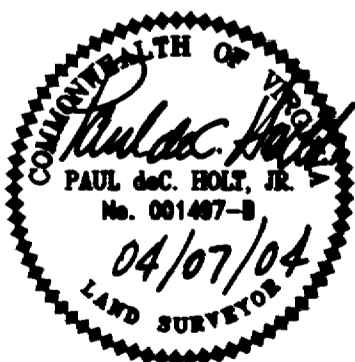
Judy D. Knobling

MY COMMISSION EXPIRES Feb. 29, 2008

SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY B.M. MILLNER, ET ALS TO GREEN MOUNT ASSOCIATES BY DEEDS DATED JULY 1, 1988 IN DB 436, PG. 811 AND DB 420, PG. 128; AND CONVEYED FROM JAMES R. CLARKE AND LINDA G. CLARKE TO GREEN MOUNT ASSOCIATES BY DEED DATED MARCH 30, 1990 IN DB 470, PG. 153; AND CONVEYED FROM ALVIN P. ANDERSON, SPECIAL COMMISSIONER, ET AL. TO GREEN MOUNT ASSOCIATES BY DEED DATED DEC. 12, 1986 IN DB 324, PG. 59; AND CONVEYED FROM ELSIE NELMS NASH AND MONROE NASH, JR. TO GREEN MOUNT ASSOCIATES BY DEED DATED FEB. 21, 1990 IN DB 467, PG. 195; AND CONVEYED FROM ASHTON W. CLARKE, JR. AND JULIE B. CLARKE TO GREEN MOUNT ASSOCIATES BY DEED DATED FEB. 22, 1990 IN DB 467, PG. 201; AND CONVEYED FROM SIMON W. NELMS AND MARGARET F. NELMS TO GREEN MOUNT ASSOCIATES BY DEED DATED FEB. 22, 1990 IN DB 467, PG. 198. GREEN MOUNT ASSOCIATES A VIRGINIA GENERAL PARTNERSHIP CONVERTED TO GREEN MOUNT ASSOCIATES, L.L.C. ON OCT. 21, 1992 AS RECORDED IN DB 658 PG. 565. ALL THE ABOVE DEEDS ARE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.



CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CH. BEARING
C1	8°41'04"	202.05'	1333.00'	101.22'	201.85'	S18°12'07"E
C2	38°58'54"	906.92'	1333.00'	471.80'	889.53'	S42°02'06"E
C3	31°03'55"	743.88'	1372.00'	381.33'	734.81'	N45°59'36"W
C4	8°41'04"	183.86'	1213.00'	92.10'	183.68'	S18°12'07"E
C5	9°48'53"	207.79'	1213.00'	104.15'	207.53'	S27°27'06"E
C6	4°43'25"	100.00'	1213.00'	50.03'	99.97'	S34°43'14"E
C7	24°26'36"	517.49'	1213.00'	262.74'	513.57'	S49°18'15"E
C9	14°32'18"	323.01'	1273.00'	162.38'	322.15'	S29°48'48"E

NOTE: CURVE C8 OMITTED DELIBERATELY

Patton Harris Rust & Associates, pc
 Engineers. Surveyors. Planners. Landscape Architects.
 PHRA
 195 South Rosemont Road, Suite 101
 Virginia Beach, Va. 23452
 T 757-497-7472
 F 757-497-0250

SURVEY	PLAT SHOWING LOT 3D BEING A SUBDIVISION OF THE REMAINDER OF LOT 3A AS SHOWN ON INSTRUMENT #030032887 PROPERTY OF GREEN MOUNT ASSOCIATES, L.L.C. ROBERTS DISTRICT JAMES CITY COUNTY, VIRGINIA
FILE NAME: SUBPLAT-3D.dwg	SCALE: 1" = 400'
CHECKED: PDH	SHEET: 2 OF 2
DRAWN: TFF	
DATE: 04/07/04	
PROJECT NO: 10590-1-1	