

# 040015832

**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 4/26/04  
 SIGNATURE DATE  
DONALD N. PATTEN MANAGER  
 NAME (PRINTED) TITLE

**CERTIFICATE OF NOTARIZATION:**

STATE OF VIRGINIA  
 CITY/COUNTY OF Newport News  
 I, Judy D. Knobling 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 DAY OF April, 2004. MY COMMISSION EXPIRES 26 2/29/08  
Judy D Knobling  
 SIGNATURE

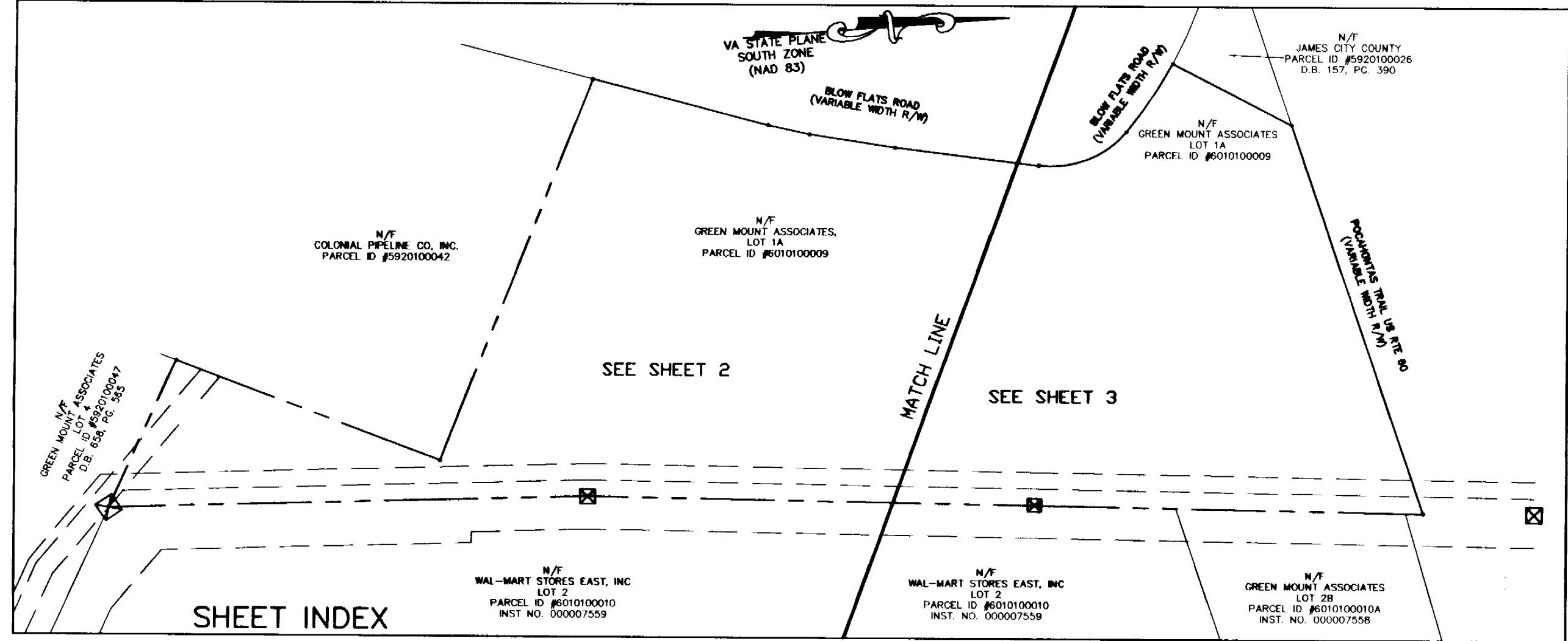
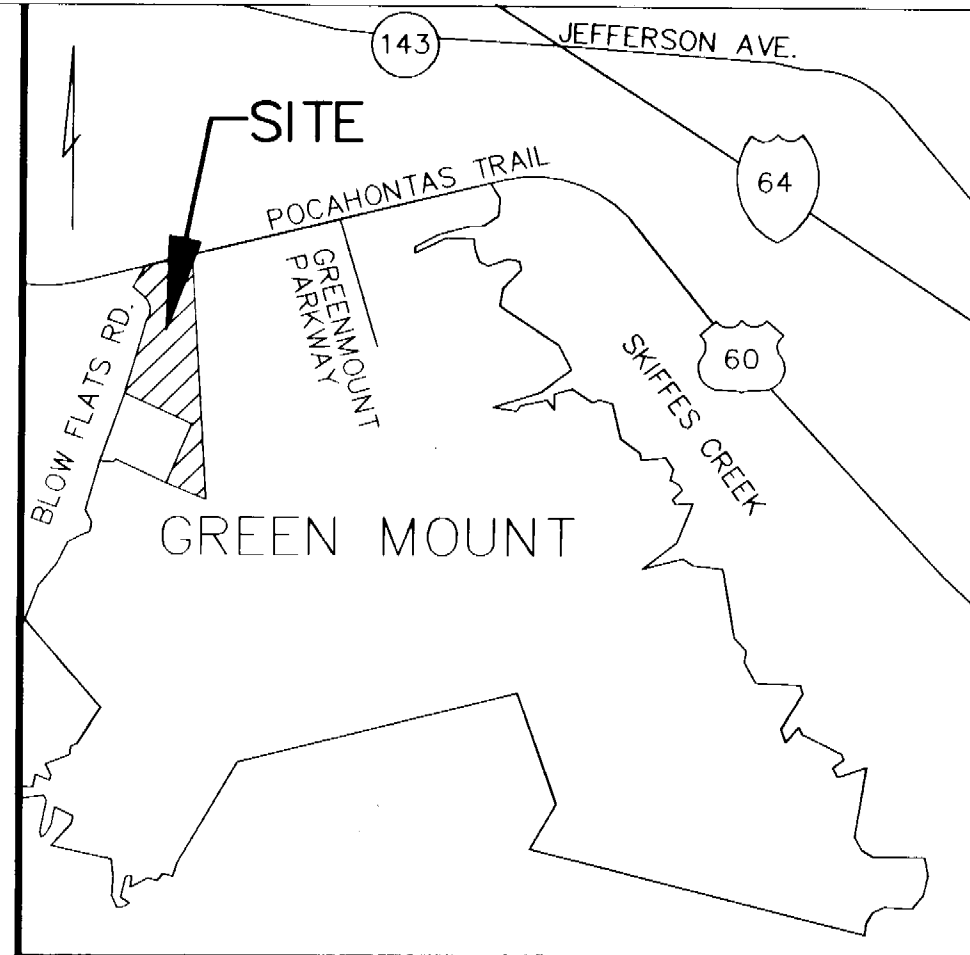
**SURVEYOR'S CERTIFICATE:**

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.  
4/15/04 Peter Farrell  
 DATE PETER FARRELL, LS NO. 002036



- NOTES:
1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 6010100009
  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
  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. THIS SUBDIVISION IS BASED ON PLAT ENTITLED "RESUBDIVISION OF PROPERTY OF GREENMOUNT ASSOCIATES" RECORDED IN PLAT BOOK 77 AT PAGES 22-23 AND DOES NOT REPRESENT A FIELD SURVEY.
13. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
14. 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.
15. THIS PROPERTY DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA.



SHEET INDEX  
 1"=200'

**CERTIFICATE OF APPROVAL:**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
04/15/04 [Signature]  
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION  
6/14/04 [Signature]  
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

PLAT SHOWING  
 LOT 1A, LOT 1B, LOT 1C,  
 LOT 1D, AND LOT 1E  
 BEING A SUBDIVISION OF  
 LOT 1A  
 PROPERTY OF  
 GREEN MOUNT ASSOCIATES, L.L.C.  
 ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA  
 DATE: 4/15/04 SCALE: AS SHOWN  
 SHEET 1 OF 3

**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 DAY OF June 2004 @ 3:45 PM AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge CLERK  
Dawn R. Martin CLERK  
 DOCUMENT NO. 040015832

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
June 23, 2004  
 at 3:45 AM/PM. PB. 3  
 DOCUMENT # 040015832  
 BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

**AREA TABULATION**

EXISTING LOT 1A AREA	= 26.9989AC.
NEW LOT 1A AREA	= 5.4737AC.
NEW LOT 1B AREA	= 5.3647AC.
NEW LOT 1C AREA	= 4.6089AC.
NEW LOT 1D AREA	= 4.6836AC.
NEW LOT 1E AREA	= 6.8680AC.



4029 Ironbound Road  
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 Fax (757) 229-0049  
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 5544 Greenwich Road  
 Suite 200  
 Virginia Beach, VA 23462  
 Tel. (757) 473-2000  
 Fax (757) 497-7933  
 Email: lmdg@landmarkdg.com

1920064-000.80 Greenmount Blow Flats Road\SUB\_BLOW\_FLATS.dwg