

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

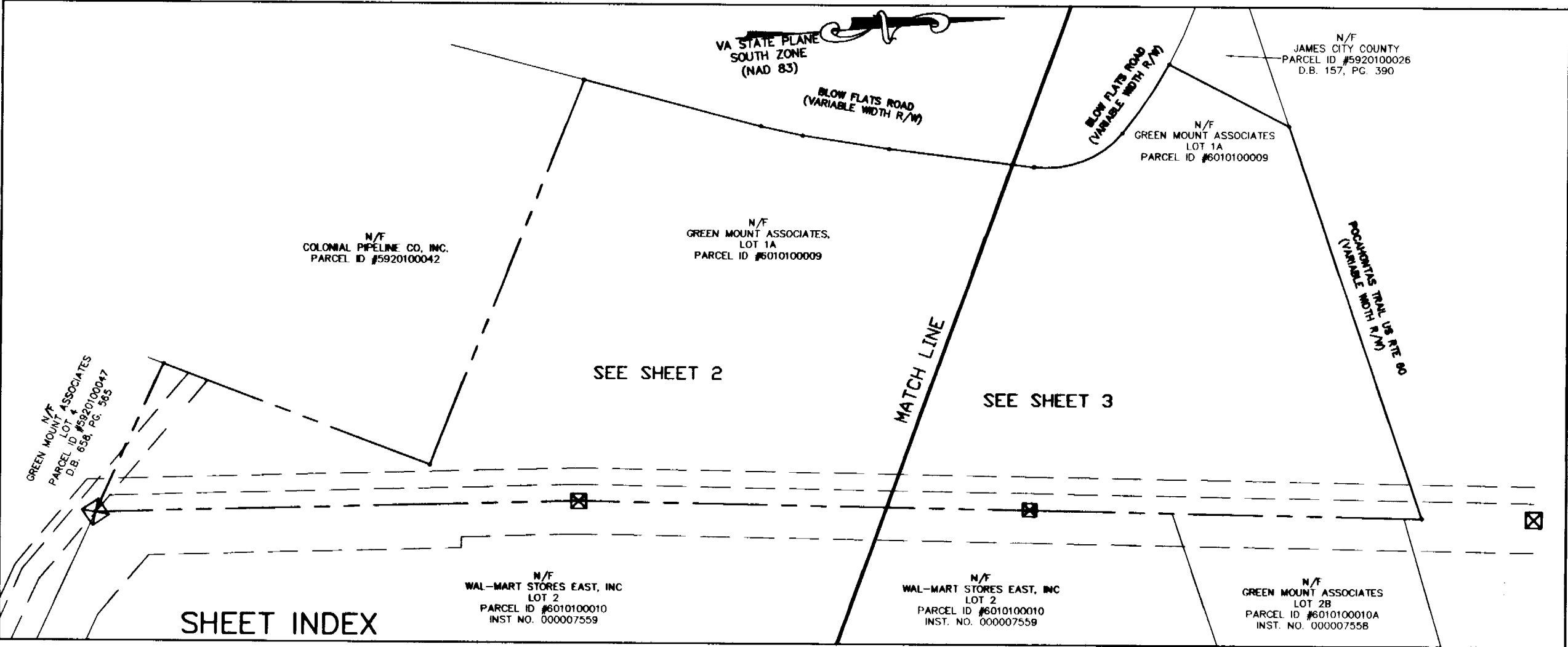
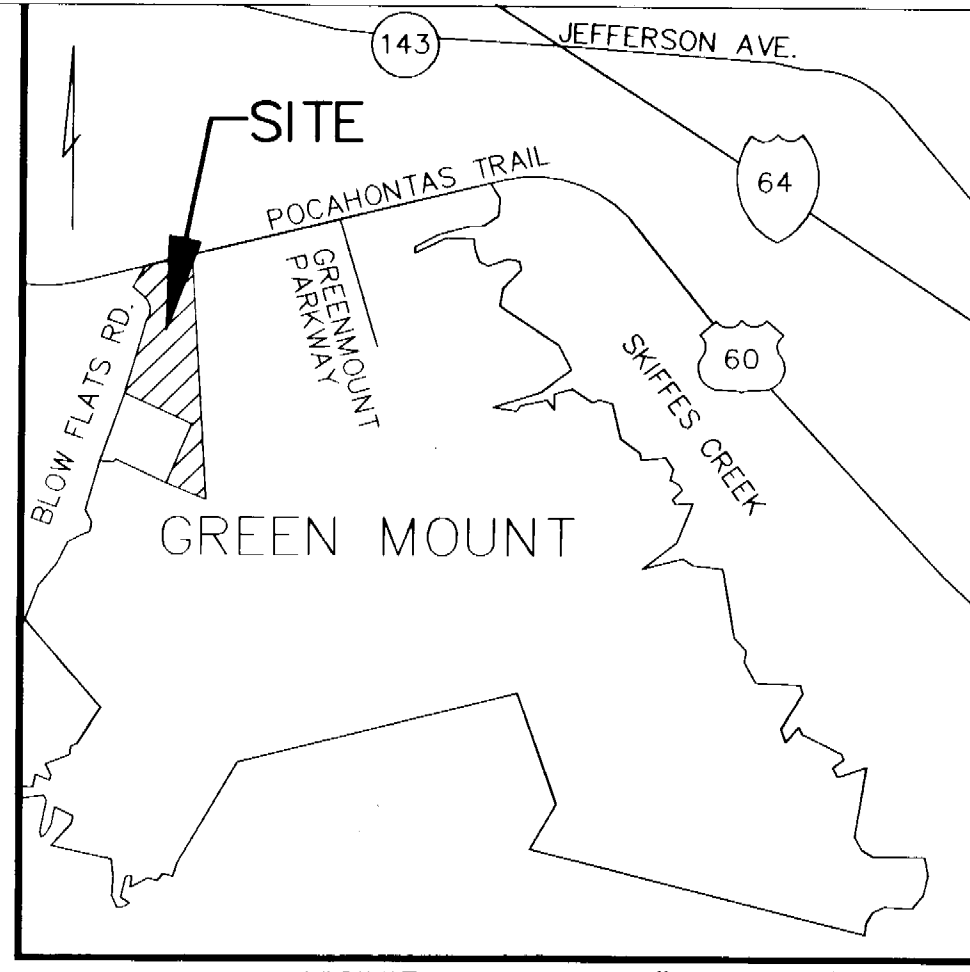
SURVEYOR'S CERTIFICATE:

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 Apr CLERK
David R. Martin Apr 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

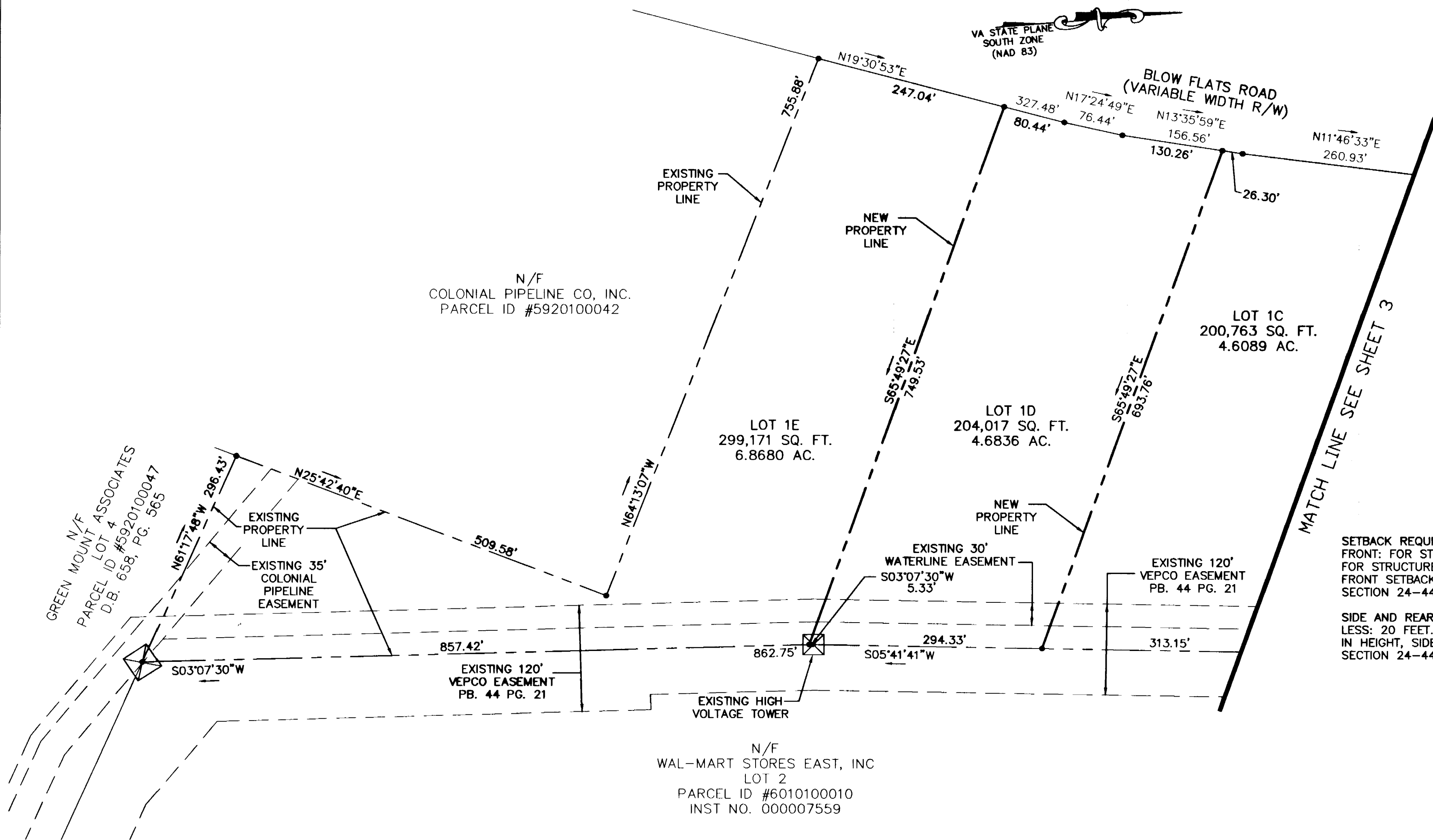
AREA TABULATION

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.

LANDMARK DESIGN GROUP
 Engineers • Planners • Surveyors
 Landscape Architects • Environmental Consultants

4029 Ironbound Road
 Suite 100
 Williamsburg, VA 23188
 Tel. (757) 253-2975
 Fax (757) 229-0049
 Email: lmdg@landmarkdg.com
 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



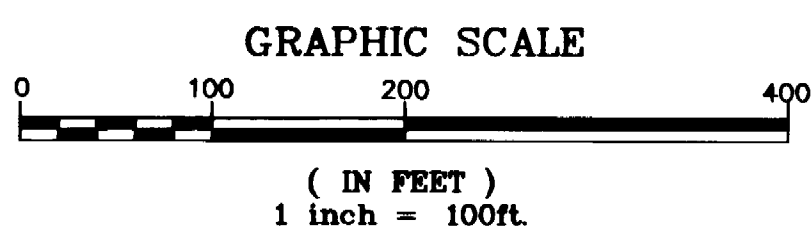
SETBACK REQUIREMENTS
 FRONT: FOR STRUCTURES 35 FEET IN HEIGHT OR LESS: 50 FEET
 FOR STRUCTURES IN EXCESS OF 35 FEET IN HEIGHT,
 FRONT SETBACK TO BE IN ACCORDANCE WITH
 SECTION 24-440 OF THE ZONING ORDINANCE.

SIDE AND REAR: FOR STRUTURES 35 FEET IN HEIGHT OR
 LESS: 20 FEET. FOR STRUCTURES IN EXCESS OF 35 FEET
 IN HEIGHT, SIDE AND REAR SETBACK TO BE IN ACCROADANCE WITH
 SECTION 24-441 OF THE ZONING ORDINANCE.

PLAT SHOWING
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 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: 1"=100'

SHEET 2 OF 3



City of Williamsburg & County of James City
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23 June 2004
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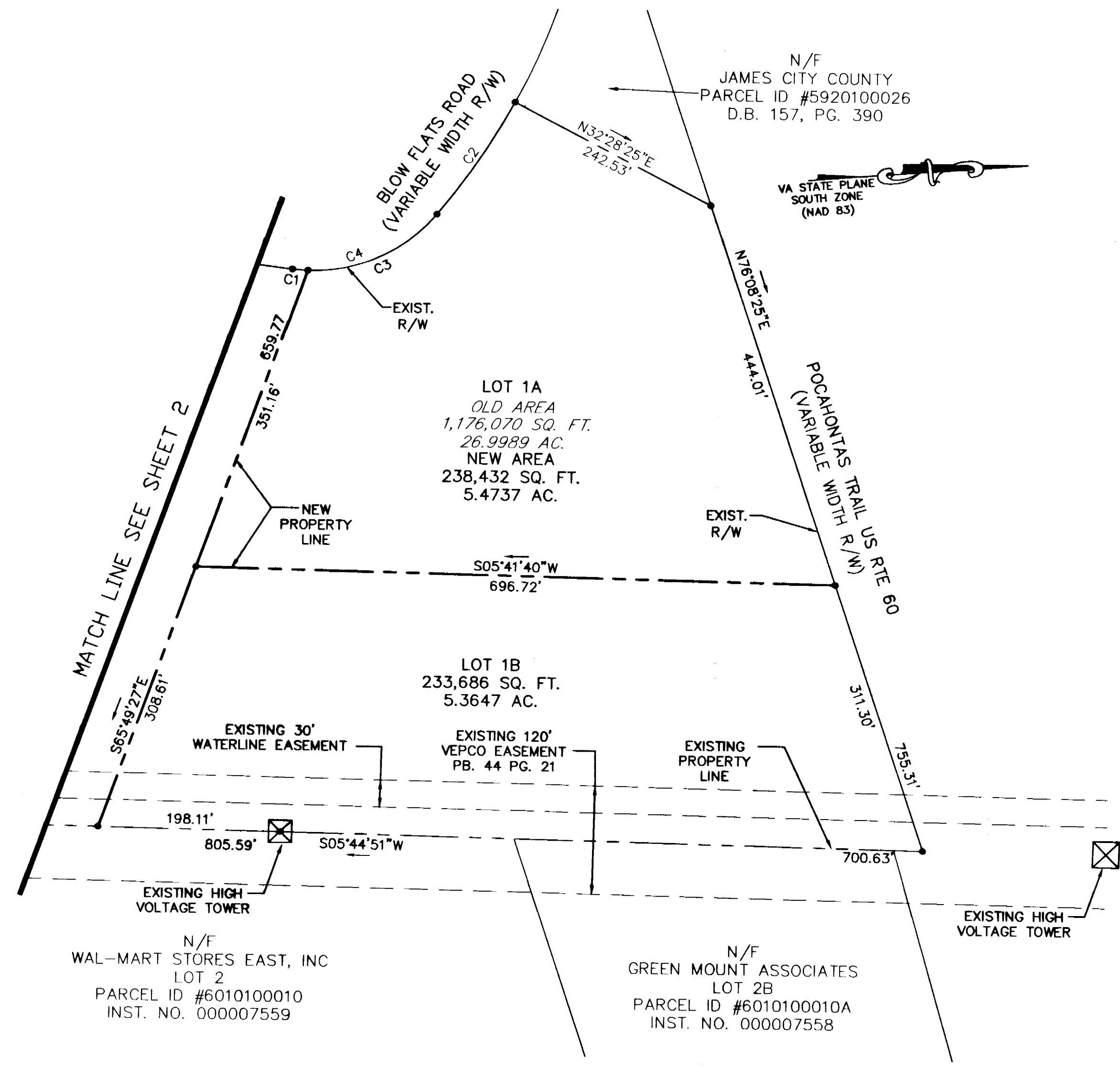
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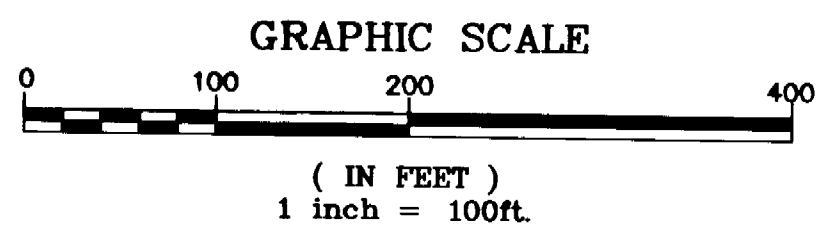
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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	16.90	174.55	8.46	16.89	N09°00'18"E	5°32'48"
C2	151.86	765.00	76.18	151.61	N51°50'22"W	11°22'26"
C3	159.58	174.55	85.86	154.08	N19°57'36"W	52°22'59"
C4	176.48	174.55	96.61	169.06	N17°11'18"W	57°55'42"

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DRAWN BY: CRO PROJ. NO.: 1920064-000.80
 CHKD. BY: PF DWG. NO. 14987W

1920064-000.80 Greenmount Blow Flats Road\SUB_BLOW_FLATS.dwg