

080006753

**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:**

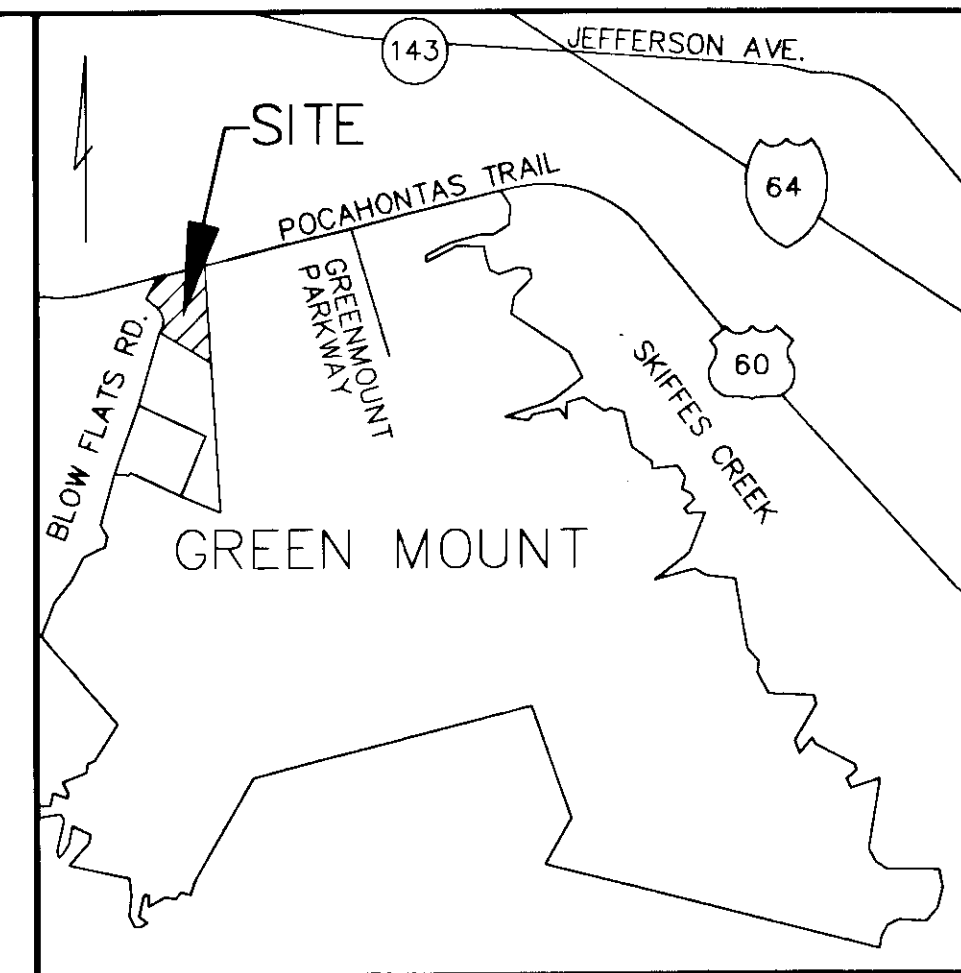
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.  
GREEN MOUNT ASSOCIATES, L.L.C. (FORMERLY GREENMOUNT ASSOCIATES)

BY: Donald N. Patten 2/29/08  
SIGNATURE DATE  
Donald N. PATTEN Manager  
NAME (PRINTED) TITLE

**NOTES:**

1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCELS: 6010100009 AND 6010100009B
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 & DOC. NO. 040015832
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. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. 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.
14. THIS PROPERTY DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA.
15. BUILDING SETBACKS FOR PROPERTY ZONED "M2"-GENERAL INDUSTRIAL DISTRICT:

FRONT=50' (FROM R/W)  
SIDE =20'  
REAR =20'



VICINITY MAP 1" = 2000'

**CERTIFICATE OF NOTARIZATION:**

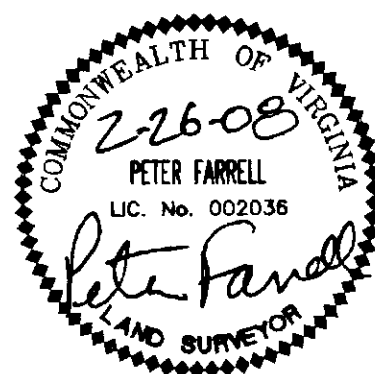
STATE OF Virginia  
CITY/COUNTY OF Newport News  
I, TERESA S. POWELL A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 29th DAY OF Feb, 2008. MY COMMISSION EXPIRES 9/30/2011

Teresa S. Powell  
(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.

Peter Farrell 2-26-08  
PETER FARRELL, LS NO. 002036 DATE



**CERTIFICATE OF APPROVAL:**

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

3/3/08  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA, COUNTY OF JAMES CITY:**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 4th DAY OF March 2008 AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge CLERK

DOCUMENT NO. 080006753

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 4 March 2008  
at 10:13 AM/PM, PG 1  
DOCUMENT # 080006753  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

**RE-SUBDIVISION OF  
LOT 1A & LOT 1B  
PROPERTY OF  
GREEN MOUNT ASSOCIATES, L.L.C.  
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA**

DATE: 10/30/07  
REVISED: 01/24/08  
REVISED: 02/12/08  
REVISED: 02/26/08

SHEET 1 OF 2  
Large/Small (Plat) Recorded  
herewith as # 080006753



4029 Ironbound Road  
Suite 100  
Williamsburg, VA 23105  
Tel. (757) 253-2875  
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

DRAWN BY: PF  
CHKD. BY: AST

PROJ. NO.: 1920064-001.01  
DWG. NO. 18126W

08000 6753

VA STATE PLANE  
SOUTH ZONE

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
4 March 2008  
at 10:13 AM/PM, PB PG  
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BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

RE-SUBDIVISION OF  
LOT 1A & LOT 1B  
PROPERTY OF  
**GREEN MOUNT ASSOCIATES, L.L.C.**  
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 10/30/07 SCALE: 1"=60'  
REVISED: 01/24/08  
REVISED: 02/12/08  
REVISED: 02/26/08

SHEET 2 OF 2

**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

N/F  
SBM, LLC  
LOT 1C  
PARCEL ID #5920700001C  
DOC. NO. 070025393  
ZONED M2

GREENMOUNT ASSOCIATES  
LOT 1A  
PARCEL ID #6010100009  
DOC. NO. 040015832  
ZONED M2  
OLD AREA=5.4737  
NEW AREA=3.9469

AREA HEREBY  
CONVEYED  
TO JAMES CITY  
COUNTY AS RIGHT  
OF WAY FOR  
PUBLIC STREET  
PURPOSES  
AREA=1.9933 AC.

GREENMOUNT ASSOCIATES  
LOT 1B  
PARCEL ID #6010100009B  
DOC. NO. 040015832  
ZONED M2  
OLD AREA=5.3647  
NEW AREA=3.4855

LOT 1F  
AREA=  
1.4127 AC.

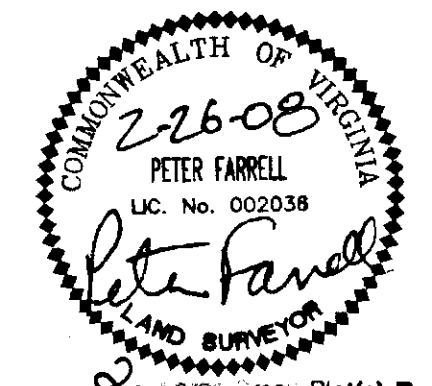
N/F  
WAL-MART STORES EAST, INC  
LOT 2  
PARCEL ID #6010100010  
DOC. NO. 040013145  
ZONED M2

N/F  
DCB GROUP, L.L.C.  
LOT 2B  
PARCEL ID #6010100010A  
DOC. NO. 050014921  
ZONED M2

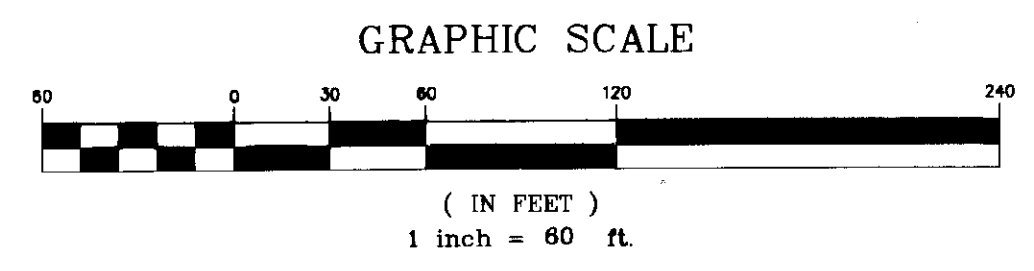
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	159.58'	174.55'	85.86'	154.08'	N19°57'36"W	52°22'59"
C2	151.86'	765.00'	76.18'	151.61'	N51°50'22"W	11°22'26"
C3	293.85'	2955.00'	147.05'	293.73'	N80°39'48"W	5°41'52"
C4	317.37'	2955.00'	158.84'	317.22'	N86°35'21"W	6°09'13"
C5	611.23'	2955.00'	306.71'	610.14'	N83°44'25"W	11°51'05"
C6	293.80'	2835.00'	147.03'	293.67'	N80°30'35"W	5°56'16"
C7	440.92'	2835.00'	220.90'	440.47'	N87°56'03"W	8°54'39"
C8	734.72'	2835.00'	369.43'	732.67'	N84°57'55"W	14°50'56"

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.62'	S05°44'49"W
L2	99.94'	S05°41'40"W
L3	120.01'	S05°41'40"W
L4	31.43'	S87°36'38"W
L8	684.64'	N05°44'51"E

AREA TABULATION	
LOT 1A OLD AREA	= 5.4737 ACRES
LOT 1A NEW AREA	= 3.9469 ACRES
LOT 1B OLD AREA	= 5.3647 ACRES
LOT 1B NEW AREA	= 3.4855 ACRES
LOT 1F AREA	= 1.4127 ACRES
R/W AREA CONVEYED	= 1.9933 ACRES



Plat(s) Recorded  
herewith as # 080006753



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CHKD. BY: AST  
PROJ. NO.: 1920064-001.01  
DWG. NO.: 18125W