

150002349

**Draper Aden Associates**  
 Engineering • Surveying • Environmental Services

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**PLAT SHOWING BOUNDARY LINE AGREEMENT AND 30' INGRESS/EGRESS EASEMENT**

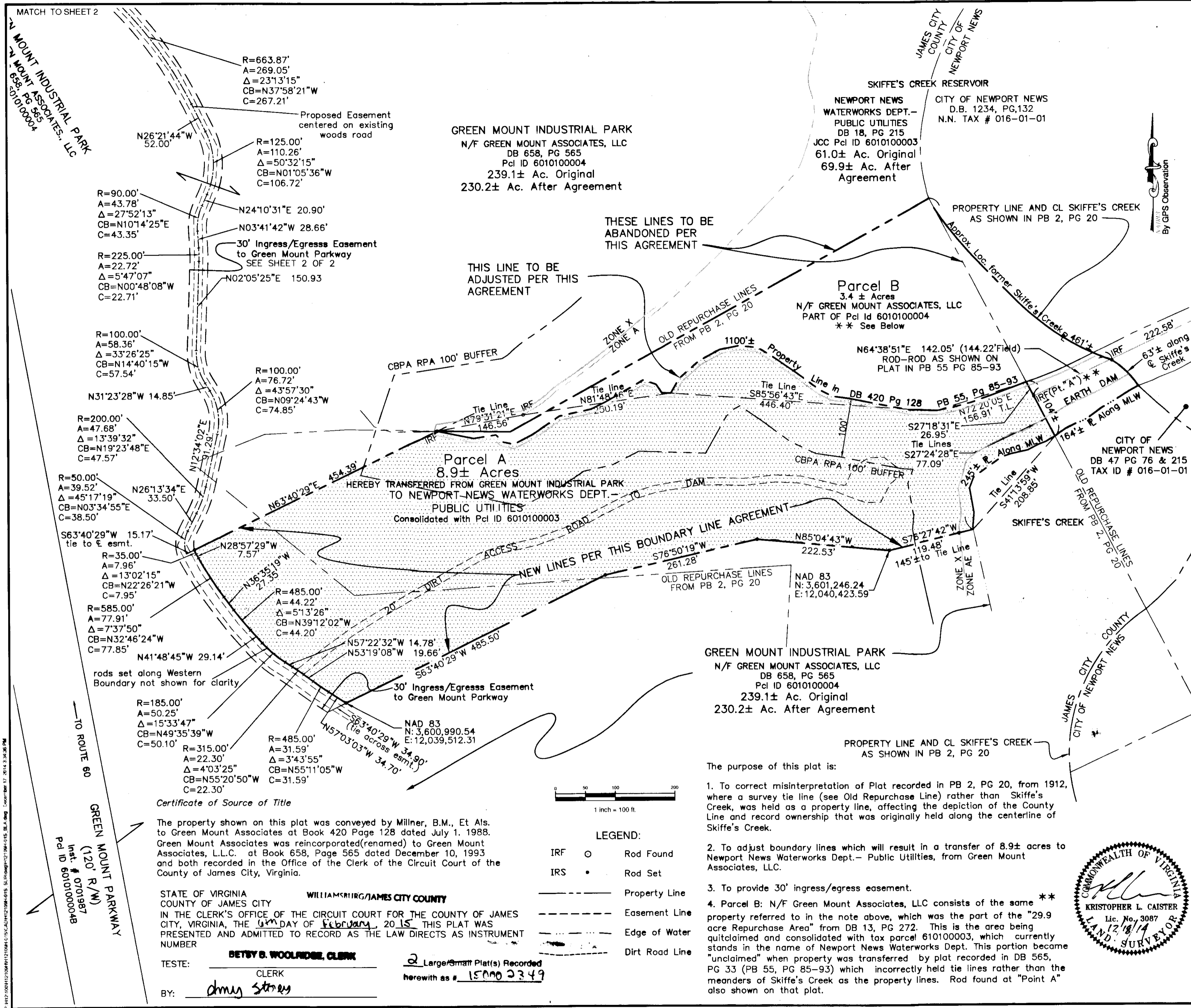
NEWPORT NEWS, VIRGINIA

**REVISIONS**

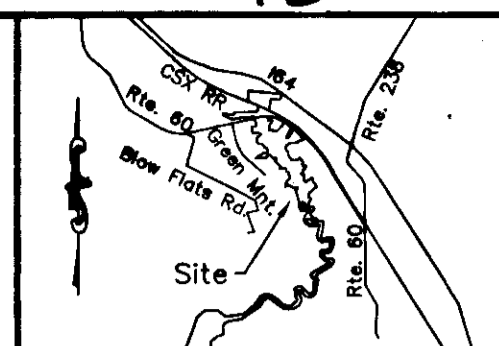
- 5/20/14 REVISE ADJUSTMENT DRAFT
- 6/30/14 REVISE ADJUST AREAS
- 12/09/14 COUNTY COMMENTS

DESIGNED BY: PCB/LOW  
 DRAWN BY: PCB  
 CHECKED BY: KLC  
 SCALE: 1" = 100'  
 DATE: 11/06/2012  
 PROJECT NUMBER: H12109H-01S

1  
1 OF 2



150002349



VICINITY MAP  
Not To Scale  
Boundary surveys not performed on those parcels.

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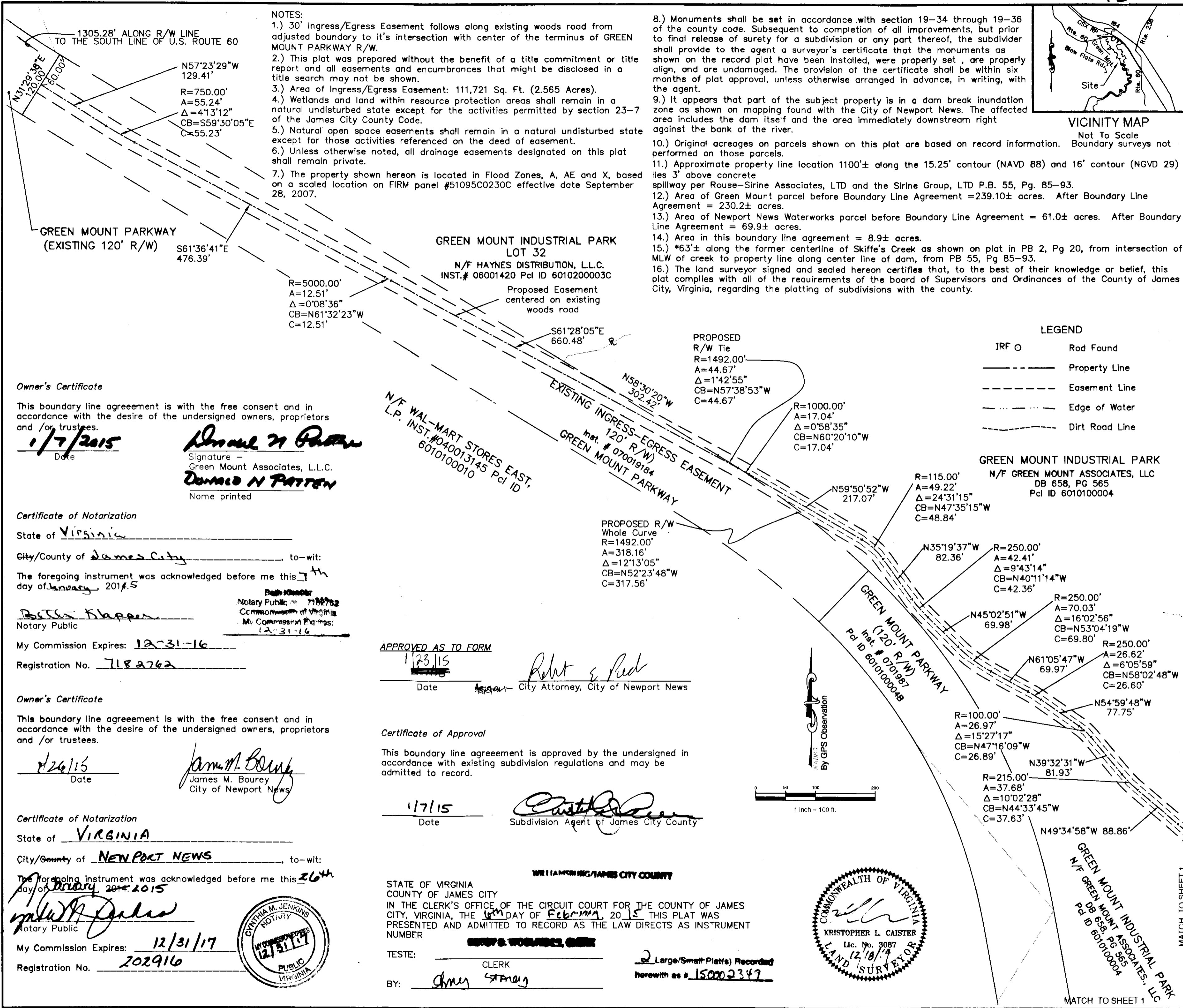
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AND 30' INGRESS/EGRESS EASEMENT**  
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**2**  
2 OF 2

- NOTES:
- 30' Ingress/Egress Easement follows along existing woods road from adjusted boundary to it's intersection with center of the terminus of GREEN MOUNT PARKWAY R/W.
  - This plat was prepared without the benefit of a title commitment or title report and all easements and encumbrances that might be disclosed in a title search may not be shown.
  - Area of Ingress/Egress Easement: 111,721 Sq. Ft. (2.565 Acres).
  - Wetlands and land within resource protection areas shall remain in a natural undisturbed state except for the activities permitted by section 23-7 of the James City County Code.
  - Natural open space easements shall remain in a natural undisturbed state except for those activities referenced on the deed of easement.
  - Unless otherwise noted, all drainage easements designated on this plat shall remain private.
  - The property shown hereon is located in Flood Zones, A, AE and X, based on a scaled location on FIRM panel #51095C0230C effective date September 28, 2007.
  - Monuments shall be set in accordance with section 19-34 through 19-36 of the county code. Subsequent to completion of all improvements, but prior to final release of surety for a subdivision or any part thereof, the subdivider shall provide to the agent a surveyor's certificate that the monuments as shown on the record plat have been installed, were properly set, are properly align, and are undamaged. The provision of the certificate shall be within six months of plat approval, unless otherwise arranged in advance, in writing, with the agent.
  - It appears that part of the subject property is in a dam break inundation zone as shown on mapping found with the City of Newport News. The affected area includes the dam itself and the area immediately downstream right against the bank of the river.
  - Original acreages on parcels shown on this plat are based on record information.
  - Approximate property line location 1100'± along the 15.25' contour (NAVD 88) and 16' contour (NGVD 29) lies 3' above concrete spillway per Rouse-Sirine Associates, LTD and the Sirine Group, LTD P.B. 55, Pg. 85-93.
  - Area of Green Mount parcel before Boundary Line Agreement = 230.2± acres. After Boundary Line Agreement = 230.2± acres.
  - Area of Newport News Waterworks parcel before Boundary Line Agreement = 61.0± acres. After Boundary Line Agreement = 69.9± acres.
  - Area in this boundary line agreement = 8.9± acres.
  - \*63'± along the former centerline of Skiffe's Creek as shown on plat in PB 2, Pg 20, from intersection of MLW of creek to property line along center line of dam, from PB 55, Pg 85-93.
  - The land surveyor signed and sealed hereon certifies that, to the best of their 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 with the county.



**Owner's Certificate**

This boundary line agreement is with the free consent and in accordance with the desire of the undersigned owners, proprietors and /or trustees.

1/7/2015  
Date  
Daniel N. Patton  
Signature -  
Green Mount Associates, L.L.C.  
Daniel N. Patton  
Name printed

**Certificate of Notarization**

State of Virginia  
City/County of James City to-wit:

The foregoing instrument was acknowledged before me this 7th day of January, 2015.

Bette Klappen  
Notary Public  
My Commission Expires: 12-31-16

Registration No. 7182762

**Owner's Certificate**

This boundary line agreement is with the free consent and in accordance with the desire of the undersigned owners, proprietors and /or trustees.

1/26/15  
Date  
James M. Bourey  
James M. Bourey  
City of Newport News

**Certificate of Notarization**

State of VIRGINIA  
City/County of NEWPORT NEWS to-wit:

The foregoing instrument was acknowledged before me this 26th day of January, 2015.

Christina M. Jenkins  
Notary Public  
My Commission Expires: 12/31/17

Registration No. 202916

**APPROVED AS TO FORM**

1/23/15  
Date  
Robert E. Reed  
City Attorney, City of Newport News

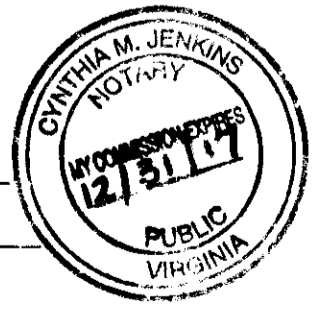
**Certificate of Approval**

This boundary line agreement is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

1/7/15  
Date  
Christina M. Jenkins  
Subdivision Agent of James City County

STATE OF VIRGINIA  
COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, VIRGINIA, THE 10th DAY OF February, 2015 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 150002349

TESTE: \_\_\_\_\_  
CLERK  
BY: James M. Bourey  
2 Large/Small Plat(s) Recorded herewith as # 150002349



PLAT PREPARED BY: DRAPER ADEN ASSOCIATES, SURVEYING & ENVIRONMENTAL SERVICES, INC. DATE: 11/06/2012