

190011928

CERTIFICATION OF SOURCE OF TITLE, TAX PARCEL 6010100004

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MILLNER, B.M., ET ALS TO GREEN MOUNT ASSOCIATES IN DEED BOOK 420 PAGE 128 DATED JULY 1, 1988. GREEN MOUNT ASSOCIATES WAS REORGANIZED (RENAMED) TO GREEN MOUNT ASSOCIATES, L.L.C. IN DEED BOOK 658, PAGE 565 DATED DECEMBER 10, 1993 AND BOTH RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CERTIFICATION, TAX PARCEL 6010100004

THE SUBDIVISION OF LOT 1, PHASE 2 AND GREEN MOUNT PARKWAY RIGHT OF WAY, GREEN MOUNT INDUSTRIAL PARK, SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES. FOR GREEN MOUNT ASSOCIATES, L.L.C.

Signature of Stephen C. Barrs, Manager of Green Mount Associates, L.L.C., dated 7/22/19.

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.

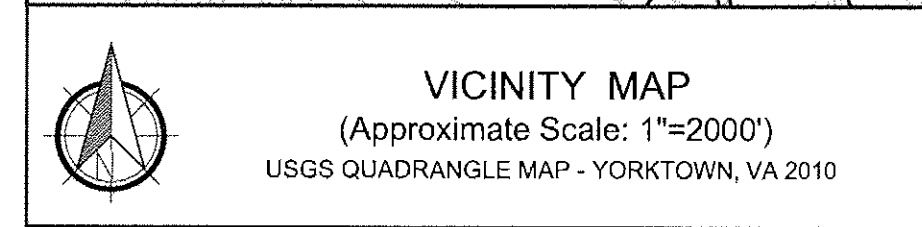
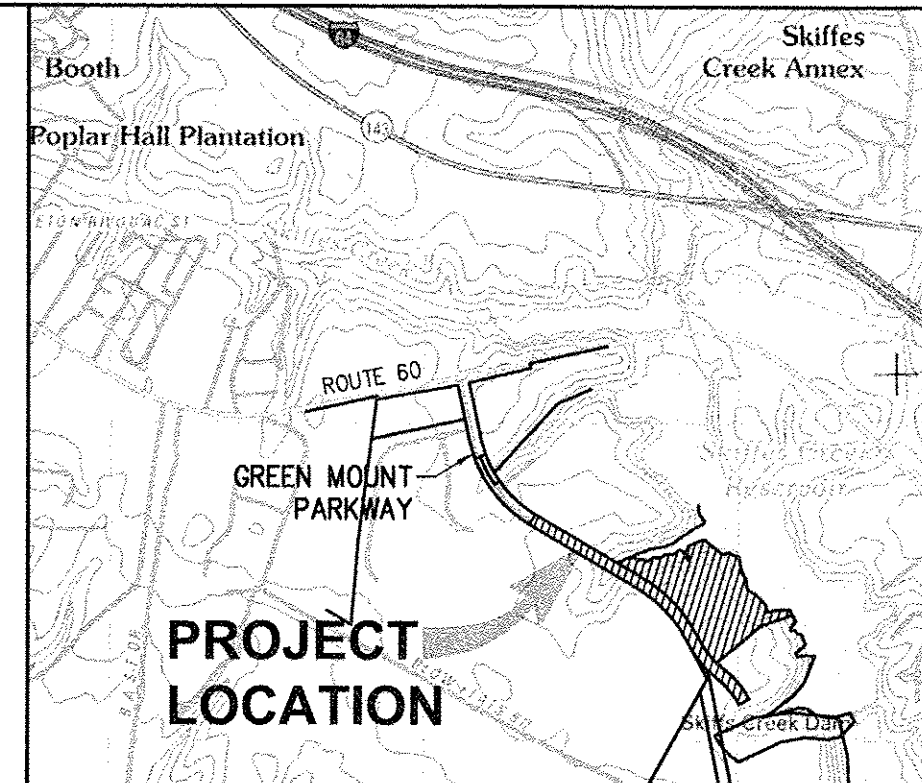
Signature of Samuel J. Bickers, L.S. #002304, dated 7-18-19.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION OF LOT 1, PHASE 2 AND GREEN MOUNT PARKWAY RIGHT OF WAY, GREEN MOUNT INDUSTRIAL PARK IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature of Ellen Look, Subdivision Agent of the County of James City, dated 22 July 2019.

Signature of Ellen Look, Subdivision Agent of the County of James City, dated 8/14/19.



CERTIFICATE OF NOTARIZATION, TAX PARCEL 6010100004

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City

I, Elisabeth Bays Barr, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 22 DAY OF July, 2019. My Commission Expires: 7/31/2023. Notary Registration Number: 7023871. Signature of Elisabeth Bays Barr, Notary Public.



GENERAL NOTES:

- 1. PROPERTY IS ZONED M2 - GENERAL INDUSTRIAL.
2. PROPERTY PARCEL ID #6010100004.
3. PROPERTY ADDRESS #1651 GREEN MOUNT PARKWAY.
4. BUILDING SETBACK LINES ARE AS FOLLOWS (SEE PLAT): FRONT SETBACK = 50' MINIMUM, RIGHT YARD = 20' MINIMUM, LEFT YARD = ALONG 100' RPA BUFFER AND NATURAL OPEN SPACE EASEMENT LINE, REAR YARD = ALONG 100' RPA BUFFER AND NATURAL OPEN SPACE EASEMENT LINE.
5. THIS SITE SHALL BE SERVED BY THE PUBLIC WATER AND SEWER.
6. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. THIS PROPERTY LIES IN FLOOD ZONE "X"; HOWEVER, PORTIONS OF THE PROPERTY ABUTTING SKIFFES CREEK RESERVOIR APPEAR TO LIE WITHIN FLOOD ZONE "A" AS SHOWN ON MAP NUMBER 51095C0229D, PANEL 0229D AND ON MAP NUMBER 51095C0228D, PANEL 0228D, FOR COMMUNITY NUMBER 510201, MAP REVISED DECEMBER 16, 2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "A", AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD - NO BASE FLOOD ELEVATIONS DETERMINED.
10. MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE.
11. THIS PLAT IS BASED ON RECORD INFORMATION AS NOTED (SEE INSTRUMENT #060001632) AND PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER DOCUMENTS OF RECORD MAY NOT BE SHOWN ON THIS PLAT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
12. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
13. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
14. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
15. PLEASE REFER TO SP-0007-2006 AND SP-0005-2016 FOR DEVELOPMENT PLANS.
16. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PART AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
17. THE TEMPORARY TURN-AROUND EASEMENT AS SHOWN HEREON IS TO BE VACATED UPON CONTINUATION OF THE ROAD.

CERTIFICATION OF SOURCE OF TITLE, TAX PARCEL 6010100004B

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GREEN MOUNT ASSOCIATES, L.L.C. TO COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT #070019184, DEED DATED JUNE 29, 2007 AND RECORDED JULY 3, 2007 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CERTIFICATION, TAX PARCEL 6010100004B

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BY: Signature of Scott Stevens, County Administrator, dated 8-2-19.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City

I, Anna Eckhardt, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

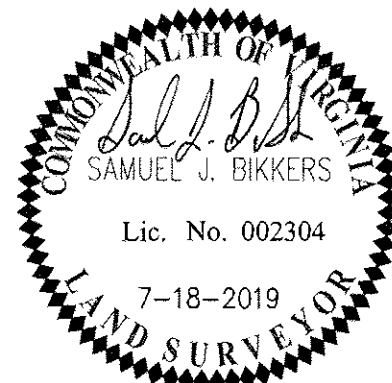
GIVEN UNTO MY HAND THIS 2nd DAY OF August, 2019. My Commission Expires: October 31, 2021. Notary Registration Number: 7566372. Signature of Anna Eckhardt, Notary Public.



STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 20 DAY OF August, 2019, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 12:43 AM / PM, INSTRUMENT # 190011928. TESTE: MONA A. FOLEY, CLERK, Signature of Mona A. Foley.

2 Large/Small Plat(s) Recorded herewith as # 190011928

Table with columns: Rev., Date, Description, Revised By. Row 1: 1, 7/18/2019, ADDRESS COMMENTS FROM CLIENT REP, CMA.



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

JCC Case No. S-18-0070 PLAT OF SUBDIVISION LOT 1, PHASE 2 AND GREEN MOUNT PARKWAY RIGHT OF WAY, GREEN MOUNT INDUSTRIAL PARK PROPERTY OF GREEN MOUNT ASSOCIATES, L.L.C. ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB Project Number: W10231-09 Scale: NOTED Date: 09-24-2018 Sheet Number: 1 OF 2

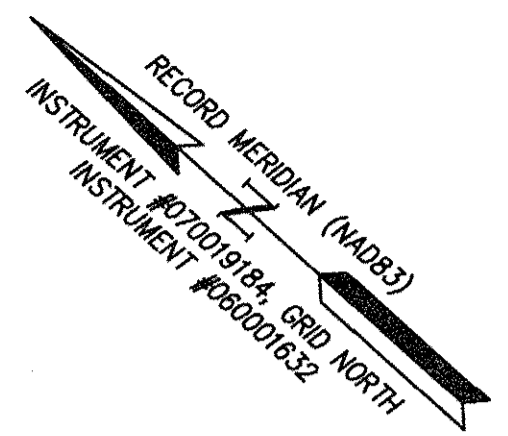
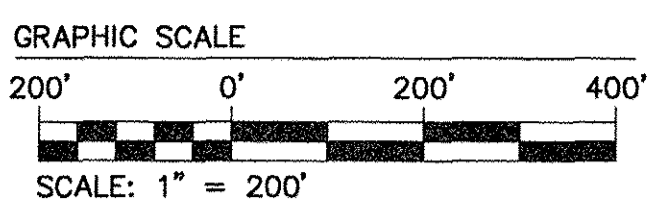
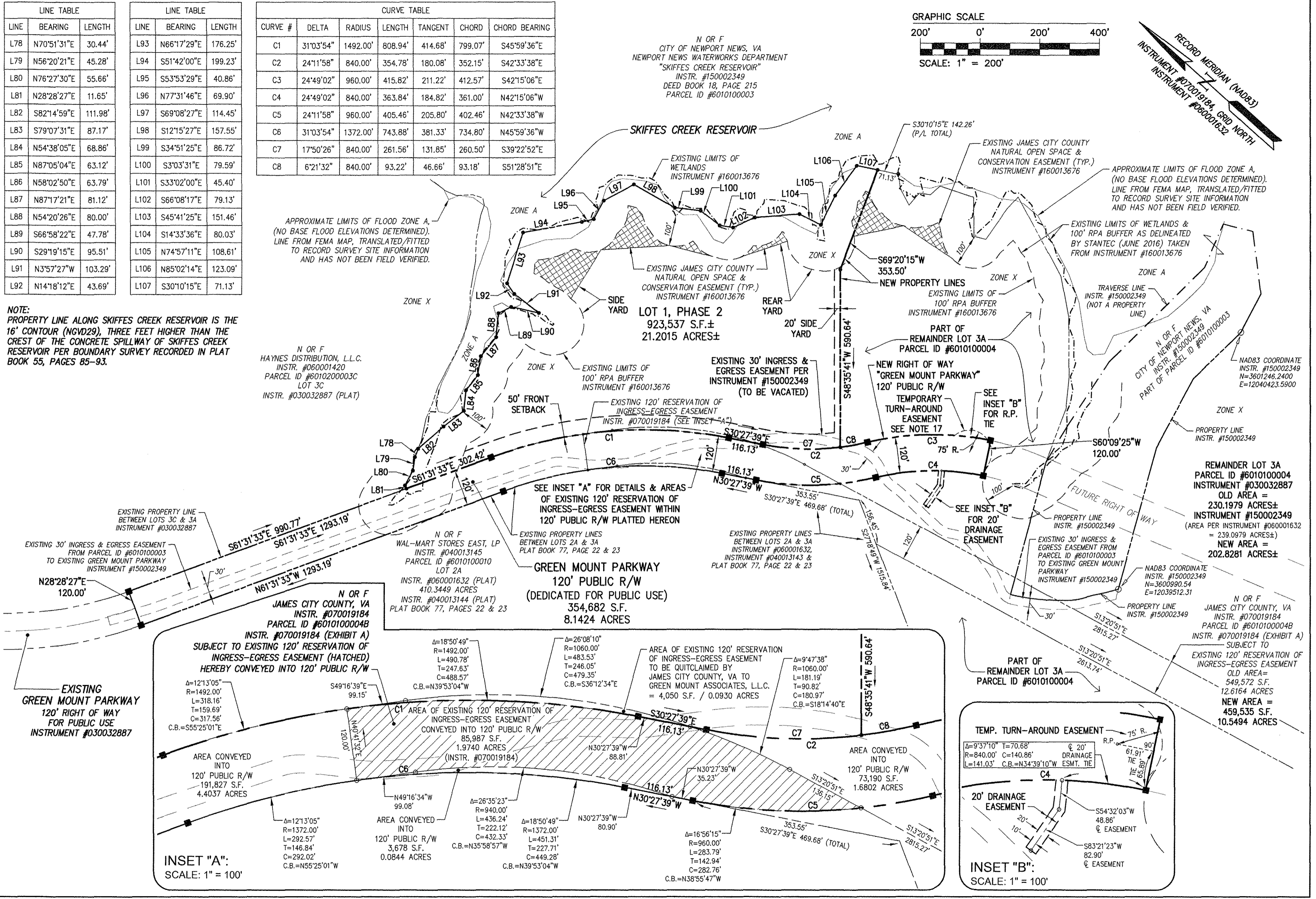
190011928

LINE TABLE		
LINE	BEARING	LENGTH
L78	N70°51'31"E	30.44'
L79	N56°20'21"E	45.28'
L80	N76°27'30"E	55.66'
L81	N28°28'27"E	11.65'
L82	S82°14'59"E	111.98'
L83	S79°07'31"E	87.17'
L84	N54°38'05"E	68.86'
L85	N87°05'04"E	63.12'
L86	N58°02'50"E	63.79'
L87	N87°17'21"E	81.12'
L88	N54°20'26"E	80.00'
L89	S66°58'22"E	47.78'
L90	S29°19'15"E	95.51'
L91	N3°57'27"W	103.29'
L92	N14°18'12"E	43.69'

LINE TABLE		
LINE	BEARING	LENGTH
L93	N66°17'29"E	176.25'
L94	S51°42'00"E	199.23'
L95	S53°53'29"E	40.86'
L96	N77°31'46"E	69.90'
L97	S69°08'27"E	114.45'
L98	S12°15'27"E	157.55'
L99	S34°51'25"E	86.72'
L100	S3°03'31"E	79.59'
L101	S33°02'00"E	45.40'
L102	S66°08'17"E	79.13'
L103	S45°41'25"E	151.46'
L104	S14°33'36"E	80.03'
L105	N74°57'11"E	108.61'
L106	N85°02'14"E	123.09'
L107	S30°10'15"E	71.13'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	31°03'54"	1492.00'	808.94'	414.68'	799.07'	S45°59'36"E
C2	24°11'58"	840.00'	354.78'	180.08'	352.15'	S42°33'38"E
C3	24°49'02"	960.00'	415.82'	211.22'	412.57'	S42°15'06"E
C4	24°49'02"	840.00'	363.84'	184.82'	361.00'	N42°15'06"W
C5	24°11'58"	960.00'	405.46'	205.80'	402.46'	N42°33'38"W
C6	31°03'54"	1372.00'	743.88'	381.33'	734.80'	N45°59'36"W
C7	17°50'26"	840.00'	261.56'	131.85'	260.50'	S39°22'52"E
C8	6°21'32"	840.00'	93.22'	46.66'	93.18'	S51°28'51"E

NOTE:
PROPERTY LINE ALONG SKIFFES CREEK RESERVOIR IS THE 16' CONTOUR (NGVD29), THREE FEET HIGHER THAN THE CREST OF THE CONCRETE SPILLWAY OF SKIFFES CREEK RESERVOIR PER BOUNDARY SURVEY RECORDED IN PLAT BOOK 55, PAGES 85-93.



APPROXIMATE LIMITS OF FLOOD ZONE A, (NO BASE FLOOD ELEVATIONS DETERMINED), LINE FROM FEMA MAP, TRANSLATED/FITTED TO RECORD SURVEY SITE INFORMATION AND HAS NOT BEEN FIELD VERIFIED.

N OR F HAYNES DISTRIBUTION, L.L.C. INSTR. #060001420 PARCEL ID #6010200003C LOT 3C INSTR. #030032887 (PLAT)

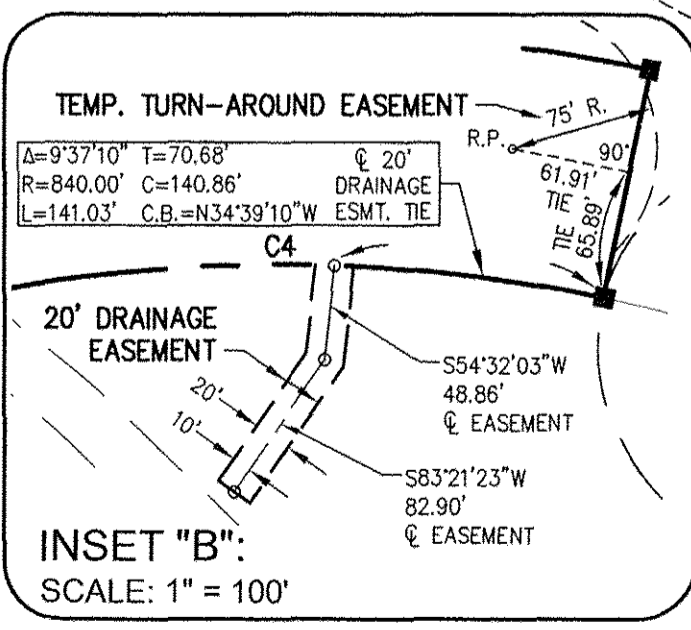
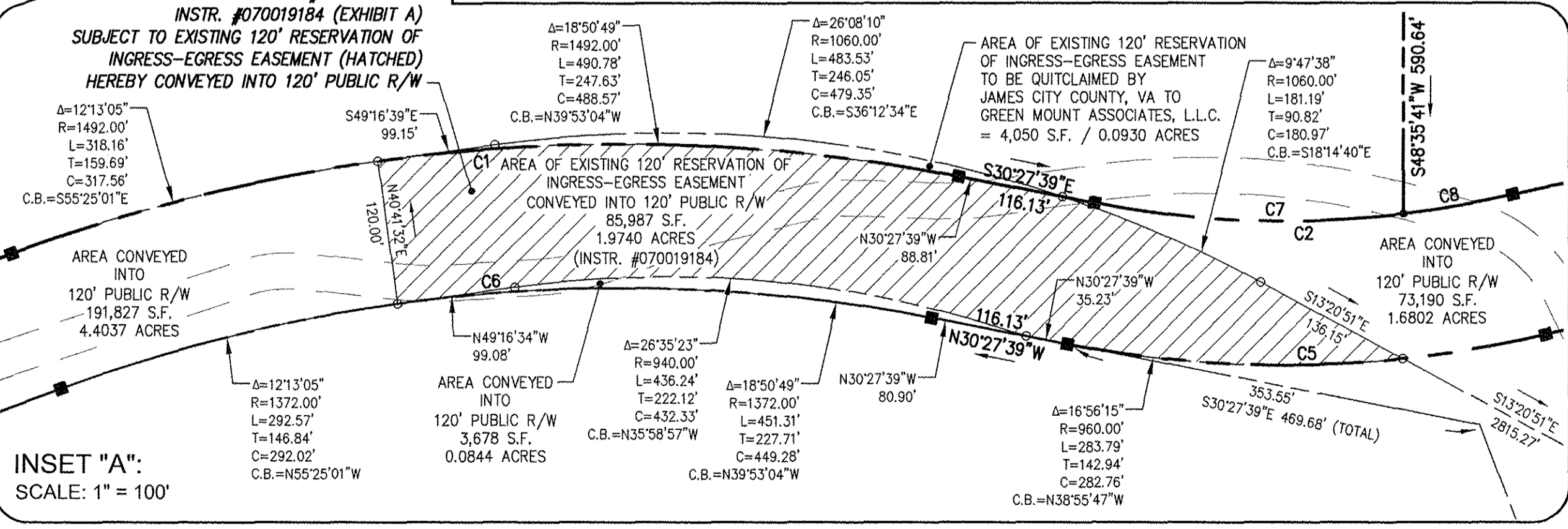
N OR F WAL-MART STORES EAST, LP INSTR. #040013145 PARCEL ID #6010100010 LOT 2A INSTR. #060001632 (PLAT) 410.3449 ACRES INSTR. #040013144 (PLAT) PLAT BOOK 77, PAGES 22 & 23

GREEN MOUNT PARKWAY 120' PUBLIC R/W (DEDICATED FOR PUBLIC USE) 354,682 S.F. 8.1424 ACRES

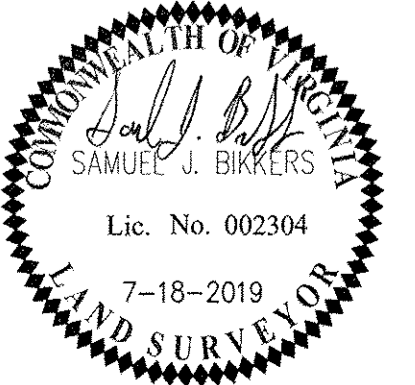
EXISTING PROPERTY LINES BETWEEN LOTS 2A & 3A INSTRUMENT #060001632, INSTRUMENT #040013143 & PLAT BOOK 77, PAGE 22 & 23

PART OF REMAINDER LOT 3A PARCEL ID #6010100004

N OR F JAMES CITY COUNTY, VA INSTR. #070019184 PARCEL ID #6010100004B SUBJECT TO EXISTING 120' RESERVATION OF INGRESS-EGRESS EASEMENT OLD AREA = 549,572 S.F. 12.6164 ACRES NEW AREA = 459,535 S.F. 10.5494 ACRES



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Aug. 20, 2019 at 12:43 AM/PM, PB PG Document # 190011928 MONA A. FOLEY, CLERK



AES
CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
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JCC Case No. S-18-0070
PLAT OF SUBDIVISION
LOT 1, PHASE 2
AND
GREEN MOUNT PARKWAY RIGHT OF WAY,
GREEN MOUNT INDUSTRIAL PARK
PROPERTY OF GREEN MOUNT ASSOCIATES, L.L.C.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB
Project Number: W10231-09
Scale: 1" = 200' Date: 09-24-2018
Sheet Number
2 OF 2

190011928

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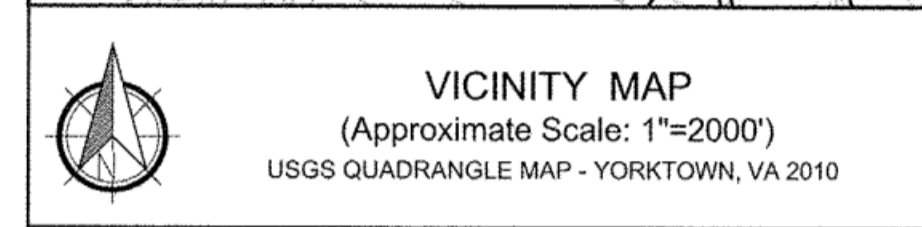
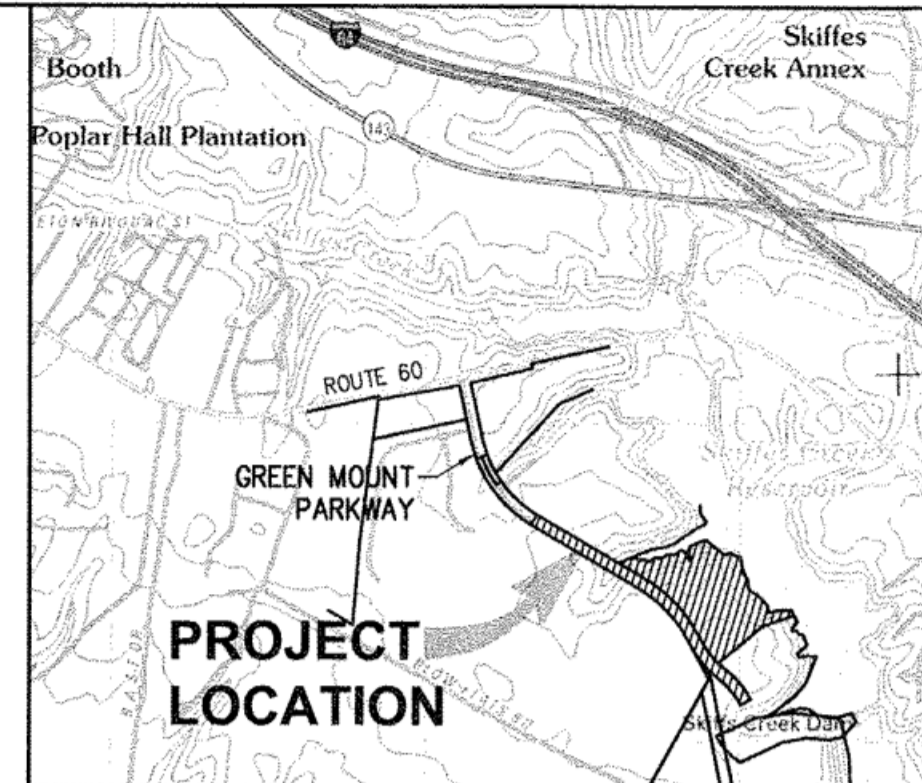
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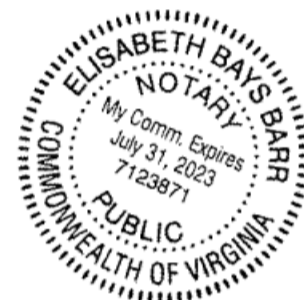


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BY: Signature of Scott Stevens, County Administrator, dated 8-2-19.

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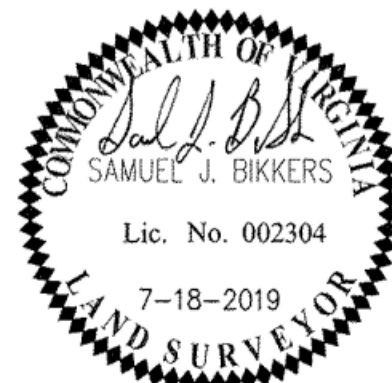
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Table with columns: Rev., Date, Description, Revised By. Row 1: 1, 7/18/2019, ADDRESS COMMENTS FROM CLIENT REP, CMA.



AES CONSULTING ENGINEERS 5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

AC011928

LINE	BEARING	LENGTH
L78	N70°51'31"E	30.44'
L79	N56°20'21"E	45.28'
L80	N76°27'30"E	55.66'
L81	N28°28'27"E	11.65'
L82	S82°14'59"E	111.98'
L83	S79°07'31"E	87.17'
L84	N54°38'05"E	68.86'
L85	N87°05'04"E	63.12'
L86	N58°02'50"E	63.79'
L87	N87°17'21"E	81.12'
L88	N54°20'26"E	80.00'
L89	S66°58'22"E	47.78'
L90	S29°19'15"E	95.51'
L91	N3°57'27"W	103.29'
L92	N14°18'12"E	43.69'

LINE	BEARING	LENGTH
L93	N66°17'29"E	176.25'
L94	S51°42'00"E	199.23'
L95	S53°53'29"E	40.86'
L96	N77°31'46"E	69.90'
L97	S69°08'27"E	114.45'
L98	S12°15'27"E	157.55'
L99	S34°51'25"E	86.72'
L100	S3°03'31"E	79.59'
L101	S33°02'00"E	45.40'
L102	S66°08'17"E	79.13'
L103	S45°41'25"E	151.46'
L104	S14°33'36"E	80.03'
L105	N74°57'11"E	108.61'
L106	N85°02'14"E	123.09'
L107	S30°10'15"E	71.13'

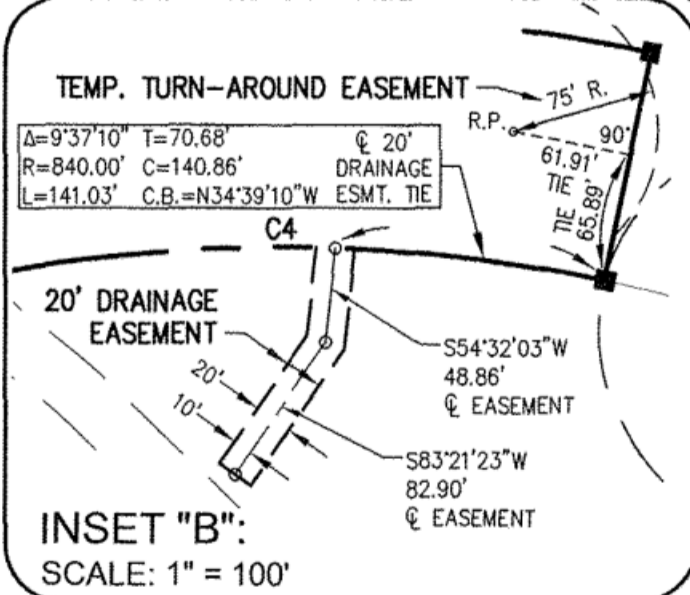
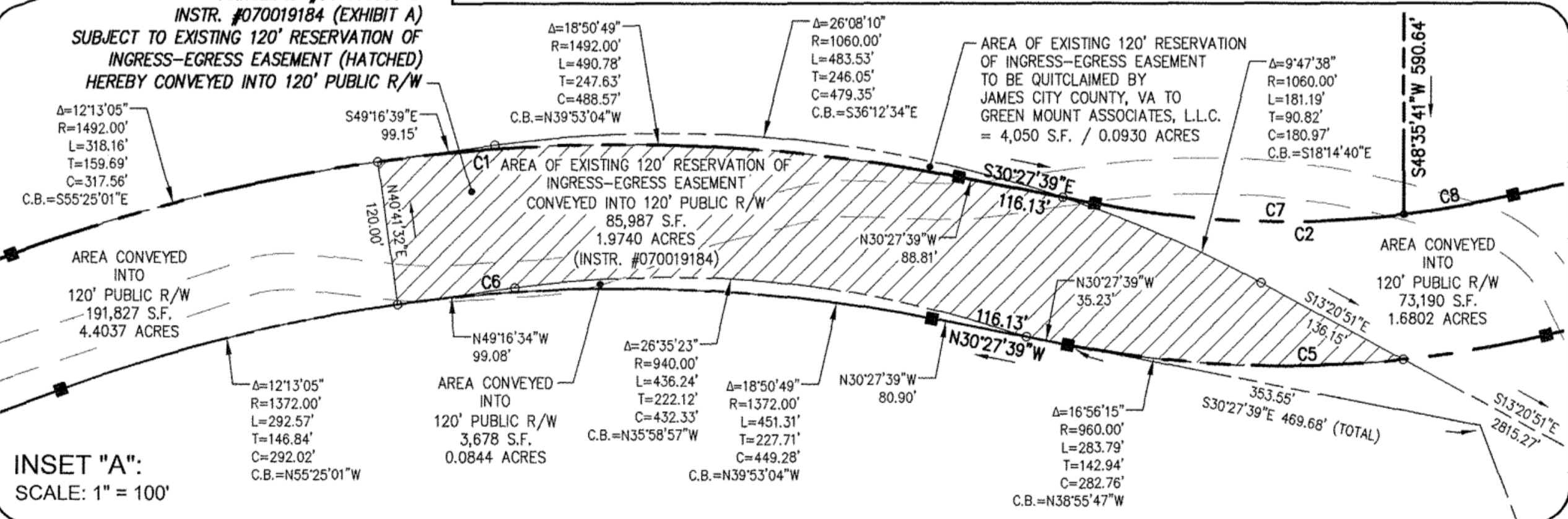
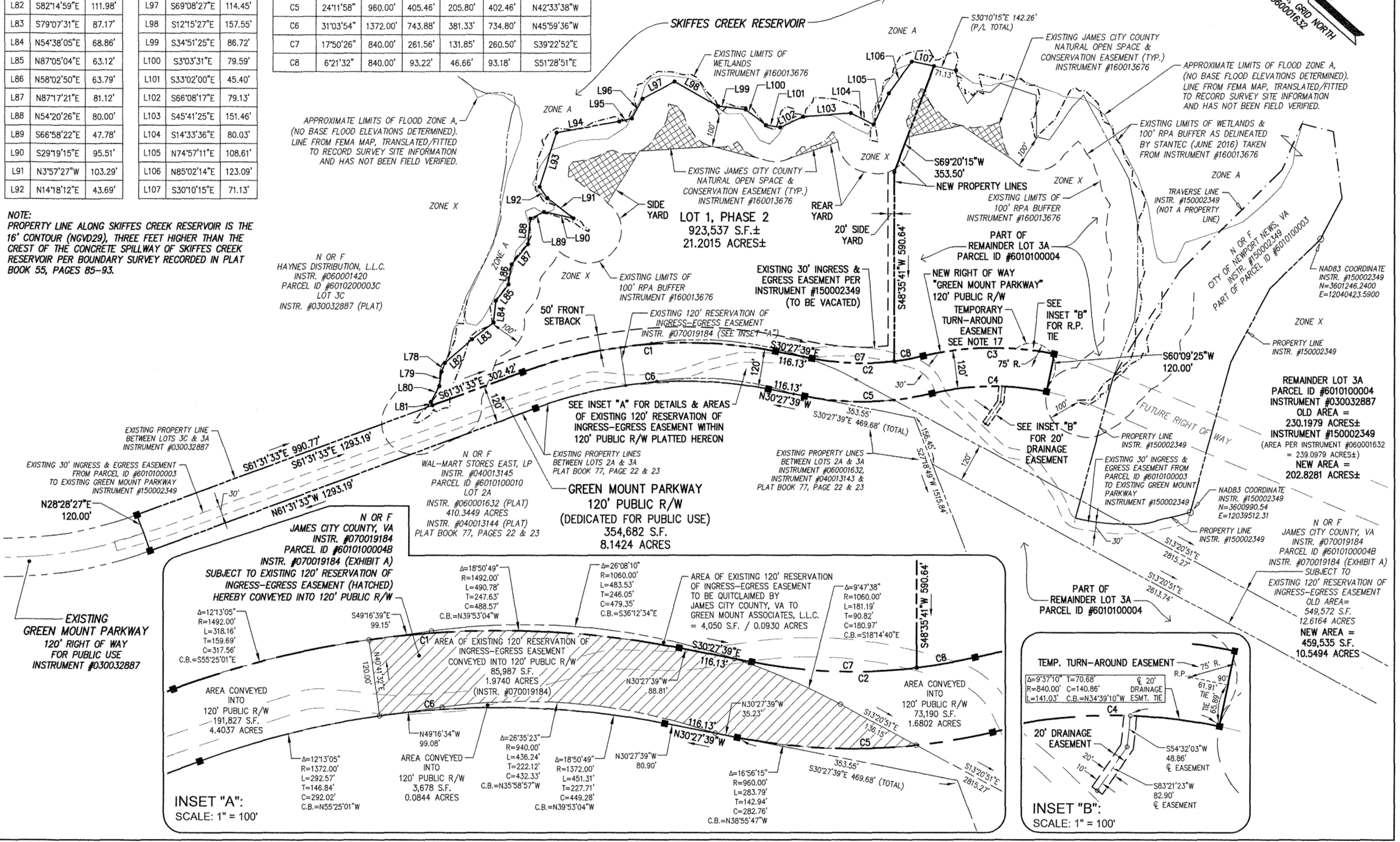
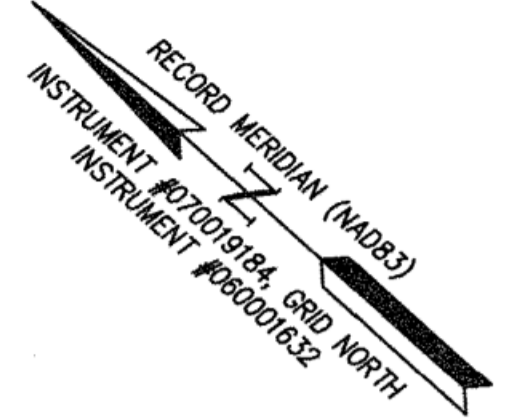
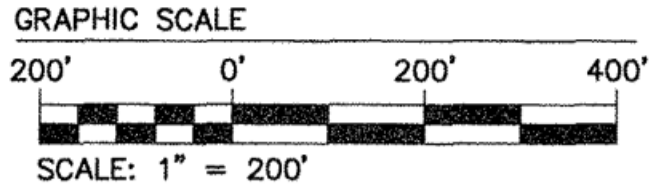
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	31°03'54"	1492.00'	808.94'	414.68'	799.07'	S45°59'36"E
C2	24°11'58"	840.00'	354.78'	180.08'	352.15'	S42°33'38"E
C3	24°49'02"	960.00'	415.82'	211.22'	412.57'	S42°15'06"E
C4	24°49'02"	840.00'	363.84'	184.82'	361.00'	N42°15'06"W
C5	24°11'58"	960.00'	405.46'	205.80'	402.46'	N42°33'38"W
C6	31°03'54"	1372.00'	743.88'	381.33'	734.80'	N45°59'36"W
C7	17°50'26"	840.00'	261.56'	131.85'	260.50'	S39°22'52"E
C8	6°21'32"	840.00'	93.22'	46.66'	93.18'	S51°28'51"E

NOTE:
PROPERTY LINE ALONG SKIFFES CREEK RESERVOIR IS THE 16' CONTOUR (NGVD29), THREE FEET HIGHER THAN THE CREST OF THE CONCRETE SPILLWAY OF SKIFFES CREEK RESERVOIR PER BOUNDARY SURVEY RECORDED IN PLAT BOOK 55, PAGES 85-93.

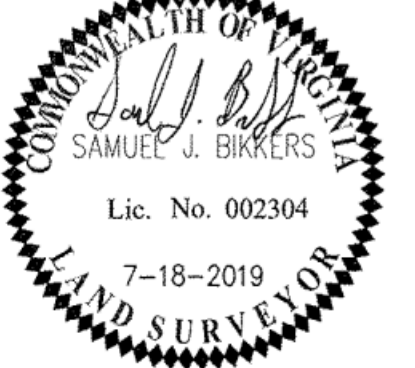
APPROXIMATE LIMITS OF FLOOD ZONE A, (NO BASE FLOOD ELEVATIONS DETERMINED). LINE FROM FEMA MAP, TRANSLATED/FITTED TO RECORD SURVEY SITE INFORMATION AND HAS NOT BEEN FIELD VERIFIED.

N OR F
HAYNES DISTRIBUTION, L.L.C.
INSTR. #060001420
PARCEL ID #6010200003C
LOT 3C
INSTR. #030032887 (PLAT)

N OR F
CITY OF NEWPORT NEWS, VA
NEWPORT NEWS WATERWORKS DEPARTMENT
"SKIFFES CREEK RESERVOIR"
INSTR. #150002349
DEED BOOK 18, PAGE 215
PARCEL ID #6010100003



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on Aug. 20, 2019
at 12:43 AM/PM, PB PG
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MONA A. FOLEY, CLERK



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JCC Case No. S-18-0070
PLAT OF SUBDIVISION
LOT 1, PHASE 2
AND
GREEN MOUNT PARKWAY RIGHT OF WAY,
GREEN MOUNT INDUSTRIAL PARK
PROPERTY OF GREEN MOUNT ASSOCIATES, L.L.C.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB
Project Number: W10231-09
Scale: 1" = 200' Date: 09-24-2018
Sheet Number
2 OF 2