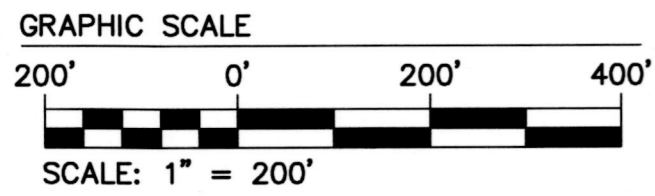


CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	24°11'58"	960.00'	405.46'	205.80'	402.46'	S42°33'38"E
C2	24°49'02"	840.00'	363.84'	184.82'	361.00'	S42°15'06"E
C3	24°49'02"	960.00'	415.82'	211.22'	412.57'	N42°15'06"W
C4	6°21'31"	840.00'	93.22'	46.66'	93.18'	N51°28'51"W
C5	10°55'40"	960.00'	183.10'	91.83'	182.82'	S24°22'45"E
C6	10°55'40"	840.00'	160.21'	80.35'	159.97'	S24°22'45"E



LEGEND
 IPF= IRON PIPE FOUND
 IRF= IRON ROD FOUND
 IRS= IRON ROD SET
 N OR F= NOW OR FORMERLY
 R/W= RIGHT-OF-WAY

EXISTING GREEN MOUNT PARKWAY 120' RIGHT OF WAY FOR PUBLIC USE
 INSTRUMENT #030032887 AND INSTRUMENT #190011928

LOT 2A
 N OR F
 WAL-MART STORES EAST, LP
 INSTRUMENT #040013145
 INSTRUMENT #040013144
 INSTRUMENT #060001632 (PLAT)
 AREA = 410.3448 ACRES
 INSTRUMENT #040013143 (PLAT)
 PLAT BOOK 77, PAGES 22 & 23
 PARCEL ID #6010100010

JAMES CITY COUNTY
 NATURAL OPEN SPACE &
 CONSERVATION EASEMENT (TYP.)
 INSTRUMENT #160013676

LOT 1, PHASE 2
 N OR F
 JAMES CITY COUNTY
 INSTRUMENT #190012265
 INSTRUMENT #190011928 (PLAT)
 PARCEL ID #6010200001

JAMES CITY COUNTY
 NATURAL OPEN SPACE &
 CONSERVATION EASEMENT (TYP.)
 INSTRUMENT #160013676

LOT 2, PHASE 2
 580,890 S.F.±
 13.3345 ACRES±

N OR F
 CITY OF NEWPORT NEWS, VA
 NEWPORT NEWS WATERWORKS DEPARTMENT
 "SKIFFES CREEK RESERVOIR"
 INSTRUMENT #150002349 (PLAT)
 PLAT BOOK 55, PAGES 85-93
 DEED BOOK 18, PAGES 228-269
 DEED BOOK 18, PAGES 296-297
 PARCEL ID #6010100003

APPROXIMATE LIMITS OF FLOOD ZONE A,
 (NO BASE FLOOD ELEVATIONS DETERMINED).
 TAKEN FROM JAMES CITY COUNTY GIS MAPS
 AND HAS NOT BEEN FIELD VERIFIED.

SURVEY TIE LINE SHOWN ALONG
 SKIFFES CREEK RESERVOIR,
 PROPERTY LINE ALONG ELEVATION
 16 CONTOUR LINE (NGVD29)

SKIFFES CREEK
 RESERVOIR

LIMITS OF WETLANDS &
 100' RPA BUFFER AS DELINEATED
 BY STANTEC (JUNE 2016) TAKEN
 FROM INSTRUMENT #160013676

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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N60°09'25"E	120.00'
L2	S40°58'33"W	49.11'
L3	S20°01'25"W	61.97'
L4	N88°53'01"E	52.52'
L5	S33°11'01"E	37.74'
L6	S82°09'46"E	42.80'
L7	S48°16'28"W	130.16'
L8	S27°26'41"E	41.70'
L9	N83°15'56"E	125.40'
L10	S86°44'27"E	51.95'
L11	S48°15'55"W	200.74'
L12	S50°00'11"W	158.16'

EXISTING ACCESS ROAD AND
 TEMPORARY ACCESS EASEMENT,
 SEE DEED OF EASEMENT AND
 VACATION OF EASEMENT RECORDED
 IN INSTRUMENT #190012263

EXISTING PROPERTY
 LINES HEREBY
 EXTINGUISHED,
 SEE SHEET 4 OF 4

LOT 4, PHASE 2
 4,661,238 S.F.
 107.0073 ACRES

JAMES CITY COUNTY
 INSTRUMENT #070019184
 INSTR. #070019184 (EXHIBIT B)
 REMAINING AREA OF EXISTING
 120' RESERVATION OF
 INGRESS-EGRESS EASEMENT
 AREA = 459,535 S.F.
 10.5494 ACRES
 INSTRUMENT #190011928
 (TO BE QUITCLAIMED AND
 RELOCATED AS SHOWN)

102.5' VEPCO EASEMENT
 DEED BOOK 150, PAGES 533-538
 VEPCO P.B. 3, PAGE 435

35' COLONIAL PIPELINE EASEMENT
 DEED BOOK 91, PAGES 360-361

30' PERMANENT EASEMENT FOR
 THE CITY OF NEWPORT NEWS, VIRGINIA
 DEED BOOK 576, PAGES 58-63

EXISTING PROPERTY
 LINES HEREBY
 EXTINGUISHED,
 SEE SHEET 4 OF 4

EXISTING 120'
 RESERVATION OF
 INGRESS-EGRESS
 EASEMENT
 HEREBY EXTINGUISHED

SEE SHEET 4 OF 4 FOR DETAILS OF
 THE BOUNDARY LINE ADJUSTMENT
 BETWEEN CITY OF NEWPORT NEWS AND
 GREEN MOUNT ASSOCIATES, L.L.C.

LOT 3, PHASE 2
 TOTAL AREA=
 4,197,222 S.F.±
 96.3550 ACRES±
 (AREA COMPUTED TO
 SURVEY TIE LINE)

RELOCATED AREA = 459,535 S.F. OR
 10.5494 ACRES TO BE CONVEYED
 TO JAMES CITY COUNTY

SKIFFES CREEK

SURVEY TIE LINE SHOWN ALONG
 SKIFFES CREEK,
 PROPERTY LINE ALONG MEAN LOW
 WATER LINE OF SKIFFES CREEK
 PLAT BOOK 44, PAGE 21

APPROXIMATE LIMITS OF FLOOD
 ZONE AE, (BASE FLOOD ELEVATION
 DETERMINED EL7). TAKEN FROM
 JAMES CITY COUNTY GIS MAPS
 AND HAS NOT BEEN FIELD VERIFIED.

APPROXIMATE LIMITS OF "RPA"
 RESOURCE PROTECTION AREA
 BUFFER TAKEN FROM
 JAMES CITY COUNTY GIS MAPS

4 Large/Small Plat(s) Recorded
 herewith as # 200021139

MATCH LINE - SEE SHEET 3 OF 4

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 200021139 at 11:47 AM, PG	REVIEW COMMENTS	SJB
Document # 200021139	COMMENTS	CMA
MONA A. FOLEY, CLERK		Revised By



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

JCC Case No. S-19-0103
PLAT OF SUBDIVISION
 SHOWING LOTS 2 THRU 4, PHASE 2, AND
 GREEN MOUNT PARKWAY RESERVATION EASEMENT
 GREEN MOUNT INDUSTRIAL PARK
 AND BOUNDARY LINE ADJUSTMENT
 BETWEEN THE PROPERTIES OF GREEN MOUNT ASSOCIATES, L.L.C.,
 JAMES CITY COUNTY AND CITY OF NEWPORT NEWS
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / CMA
Project Number: W10231-10
Scale: 1" = 200'
Date: 10-30-2019
Sheet Number
2 OF 4