

200021139

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 LOTS 2 THRU 4, PHASE 2, AND GREEN MOUNT PARKWAY RESERVATION EASEMENT, GREEN MOUNT INDUSTRIAL PARK AND THE BOUNDARY LINE ADJUSTMENT BETWEEN GREEN MOUNT ASSOCIATES, L.L.C., AND THE CITY OF NEWPORT NEWS, VIRGINIA (JAMES CITY COUNTY PARCEL ID 6010100003), 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 10/26/20.

CERTIFICATE OF NOTARIZATION, TAX PARCEL 6010100004

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News

I, Lois P. Kiernan, 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 26th DAY OF October, 2020.

Notary Public Signature of Lois P. Kiernan, Commission Expires 7/31/2023, Registration Number 7649398.



CERTIFICATION OF SOURCE OF TITLE, TAX PARCEL 6010100003

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY OLD DOMINION LAND COMPANY, A VIRGINIA CORPORATION TO NEWPORT NEWS LIGHT AND WATER COMPANY, A VIRGINIA CORPORATION IN DEED BOOK 23, PAGES 228-269, DEED DATED JUNE 23, 1926 AND RECORDED OCTOBER 25, 1926 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CERTIFICATION, TAX PARCEL 6010100003

THE BOUNDARY LINE ADJUSTMENT BETWEEN GREEN MOUNT ASSOCIATES, L.L.C., AND THE CITY OF NEWPORT NEWS, VIRGINIA (JAMES CITY COUNTY PARCEL ID 6010100003), SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES. FOR CITY OF NEWPORT NEWS, VIRGINIA

Signature of Cynthia D. Rohlf, City Manager, dated 10/19/2020.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News

I, Carol L. Narduzzi, 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 19th DAY OF Oct., 2020.

Notary Public Signature of Carol L. Narduzzi, Commission Expires 9-30-23, Registration Number 7511821.



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 2-14-2020.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION OF LOTS 2 THRU 4, PHASE 2, AND GREEN MOUNT PARKWAY RESERVATION EASEMENT, GREEN MOUNT INDUSTRIAL PARK AND THE BOUNDARY LINE ADJUSTMENT BETWEEN GREEN MOUNT ASSOCIATES, L.L.C., AND THE CITY OF NEWPORT NEWS, VIRGINIA IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature of Virginia Department of Transportation, dated 1/14/2020.

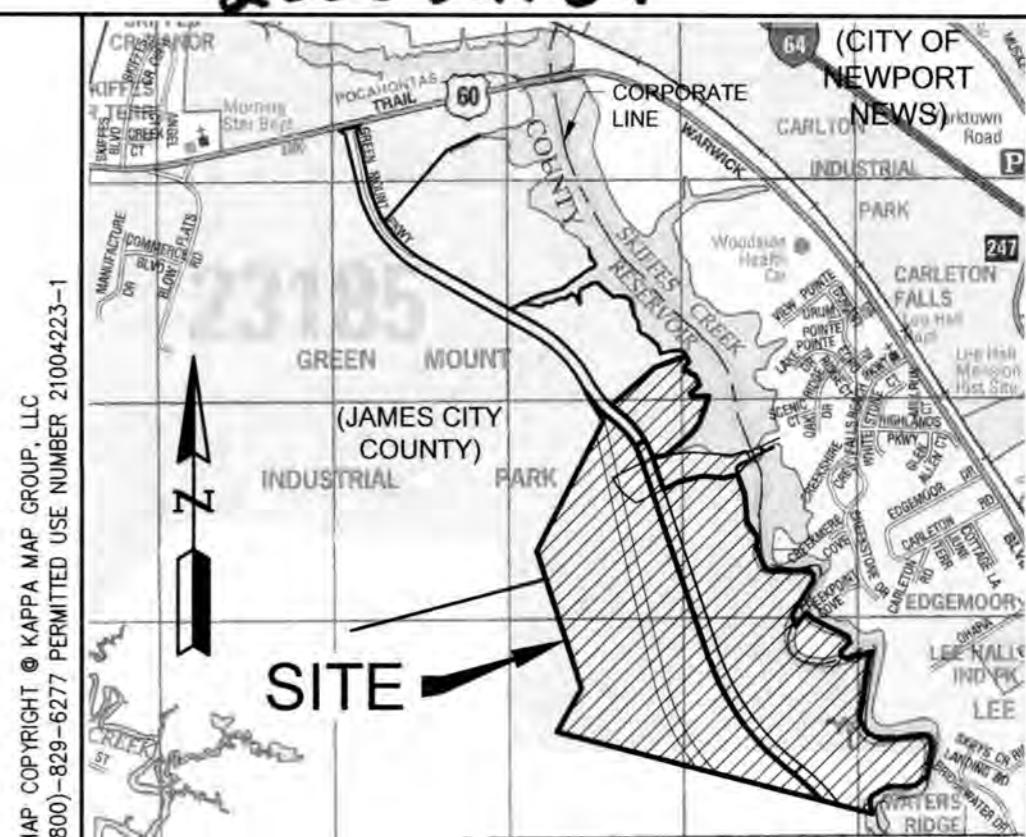
Signature of Ellen Looch, Subdivision Agent of the County of James City, dated 11/17/20.

GENERAL NOTES:

- 1. PARCEL ID 6010100004 PROPERTY ADDRESS 1651 GREEN MOUNT PARKWAY ZONED M-2 - GENERAL INDUSTRIAL
2. PARCEL ID 6010100003 PROPERTY ADDRESS 9451 MERRIMAC TRAIL ZONED M-2 - GENERAL INDUSTRIAL
3. INTENTIONALLY OMITTED
4. BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT SETBACK = 50' MINIMUM SIDE YARD = 20' MINIMUM REAR YARD = 20' MINIMUM
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" AND PORTIONS OF THE PROPERTY ABUTTING SKIFFES CREEK APPEAR TO LIE IN FLOOD ZONE "AE (EL7)" 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 AND ZONE "AE", BASE FLOOD ELEVATION DETERMINED, EL7 (NAVD88).
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 A CURRENT FIELD SURVEY - BOUNDARY IS TAKEN FROM RECORD INFORMATION AS NOTED (SEE INSTRUMENT #060001632) AND WAS 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 OF EXISTING GREEN MOUNT PARKWAY.

GENERAL NOTES CONTINUED:

- 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 EXISTING TEMPORARY TURN-AROUND EASEMENT PLATTED AND RECORDED IN INSTRUMENT 190011928 IS TO BE VACATED UPON CONTINUATION OF THE ROAD.
18. ALL RESOURCE PROTECTION AREA BOUNDARIES ARE APPROXIMATE AND MUST BE FULLY AND COMPLETELY DELINEATED AT THE TIME OF ANY PLAN OF DEVELOPMENT SUBMITTAL.



LOCATION MAP: SCALE: 1" = 2000'

MAP COPYRIGHT © KAPPA MAP GROUP, LLC (800)-829-6277 PERMITTED USE NUMBER 21004223-1

4 Large Small Plat(s) Recorded herewith as # 2,00021139

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 7 DAY OF December, 2020, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 11:47 AM / PM, INSTRUMENT # 200021139 TESTE: Elizabeth O'Connor, MONA A. FOLEY, CLERK

Table with 4 columns: Rev, Date, Description, Revised By. Row 1: 2, 2/14/2020, ADDRESSED CITY OF NEWPORT NEWS REVIEW COMMENTS, SJB. Row 2: 1, 11/15/2019, ADDRESSED JCC REVIEW COMMENTS, CMA.

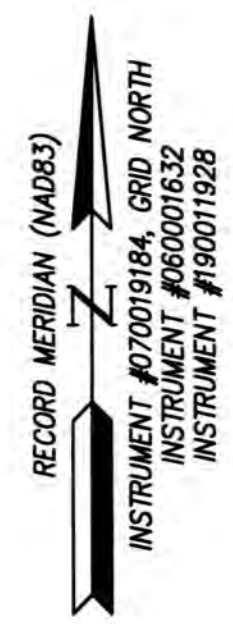
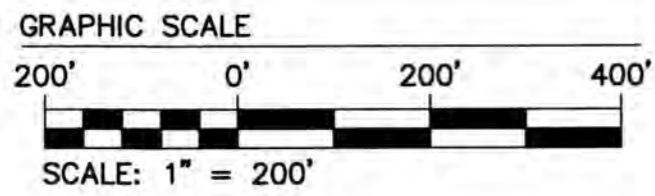


AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com

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: NOTED Date: 10-30-2019 Sheet Number: 1 OF 4

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



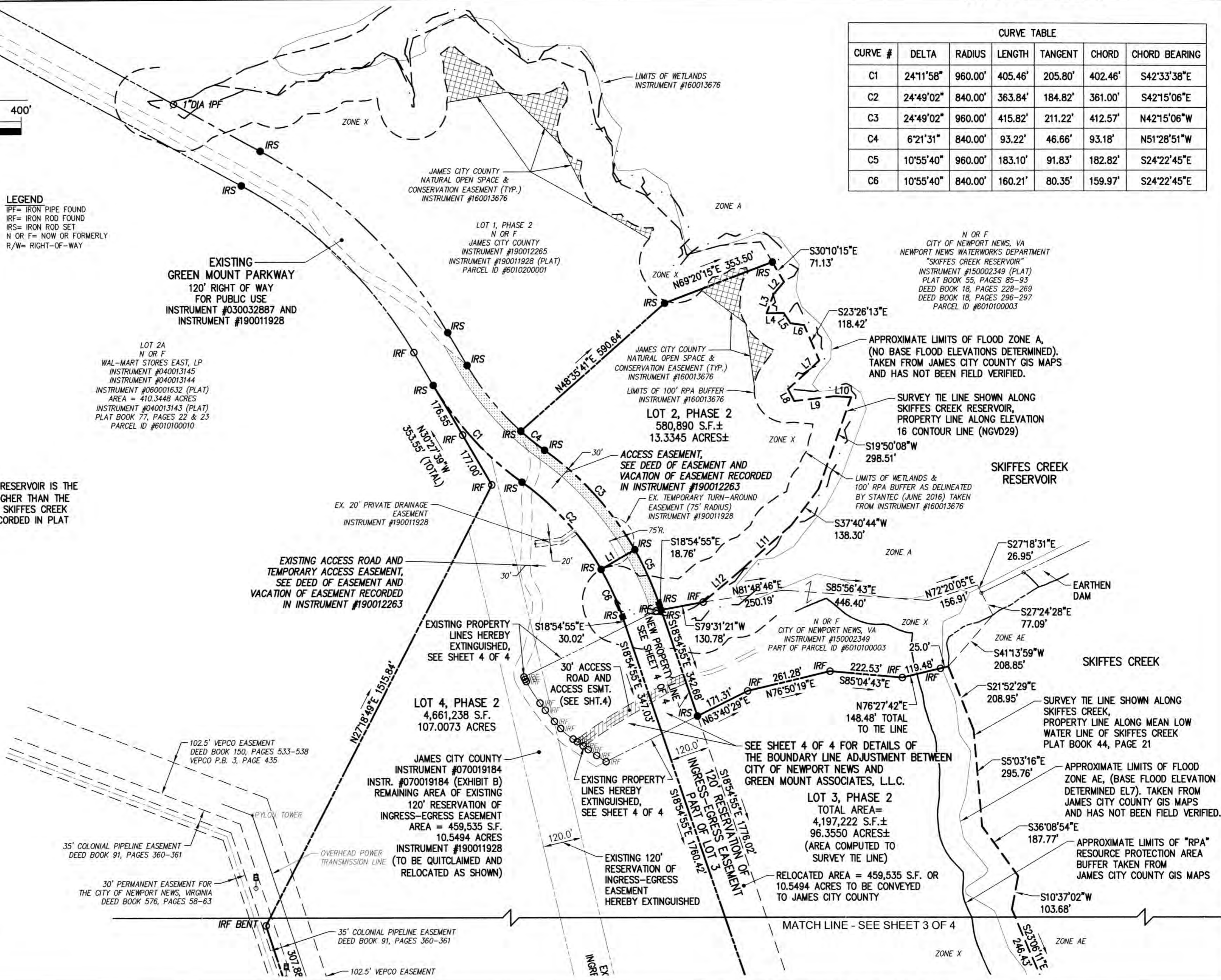
LEGEND
 IPF= IRON PIPE FOUND
 IRF= IRON ROD FOUND
 IRS= IRON ROD SET
 N OR F= NOW OR FORMERLY
 R/W= RIGHT-OF-WAY

INSTRUMENT #070019184, GRID NORTH
 INSTRUMENT #060001632
 INSTRUMENT #190011928

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'

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



JCC Case No. S-19-0103

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 200021139
 at 11:47 AM/PM, PG 1
 Document # 200021139
 MONA A. FOLEY, CLERK

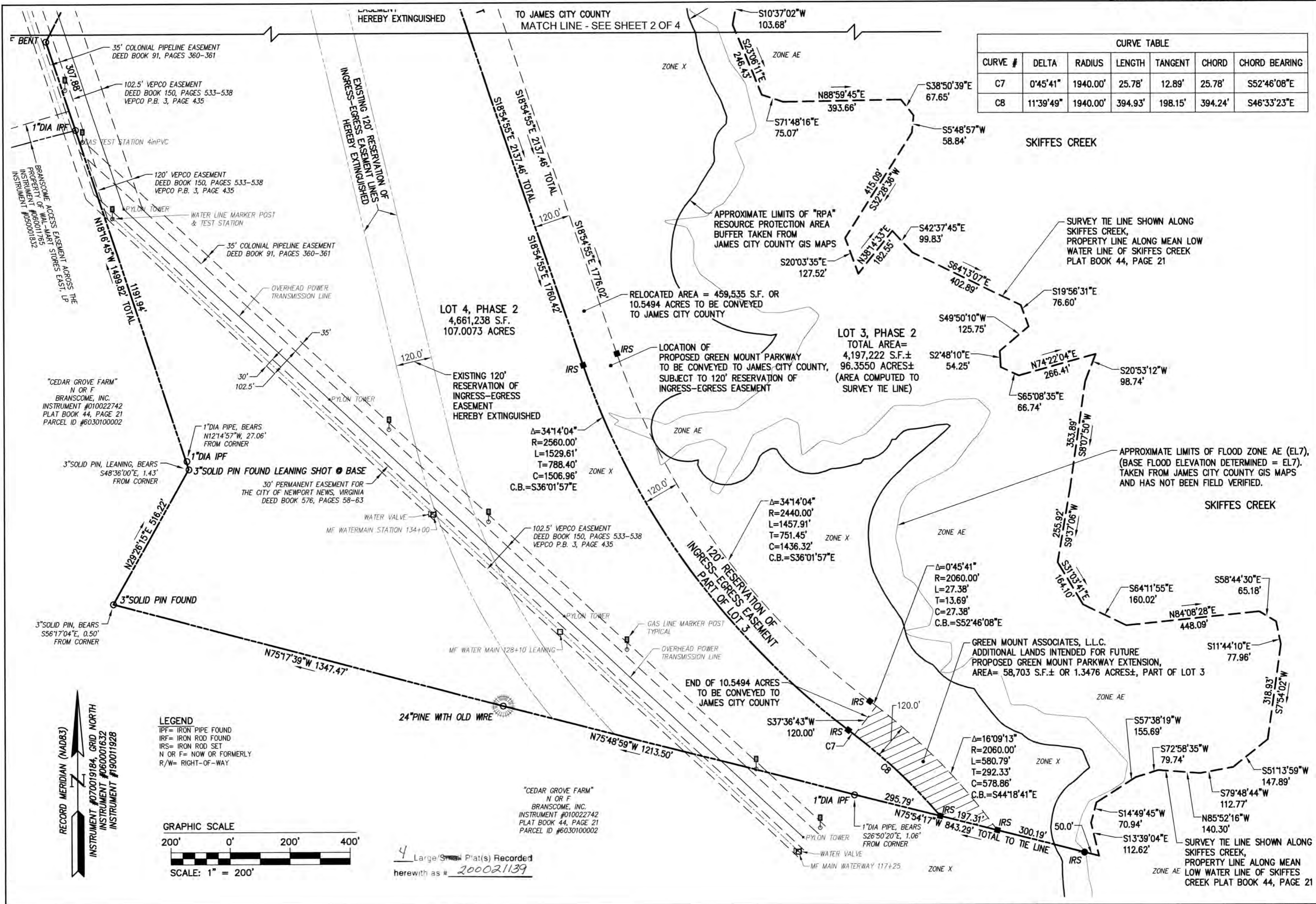
REVIEW COMMENTS	SJB
COMMENTS	CMA
Revised By	



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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



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 December 7, 2020
 at 11:47 AM PM, PB PG
 Document # 200021139
 MONA A. FOLEY, CLERK

REVIEW COMMENTS	SJB
COMMENTS	CMA
Revised By	



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

