

202215780

Certificate Of Source Of Title

PARCEL ID 6010200001  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES CITY COUNTY TO GREENMOUNT PARKWAY WILLIAMSBURG PROP CO, LLC, BY INSTRUMENT, DATED SEPTEMBER 7th, 2022 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT 202213342.

Certificate Of Source Of Title

PARCEL ID 6040100001  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GREEN MOUNT ASSOCIATES, L.L.C. TO GREENMOUNT PARKWAY WILLIAMSBURG PROP CO, LLC, BY INSTRUMENT, DATED SEPTEMBER 7th, 2022 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT 202213345.

OWNER'S CERTIFICATE

THE CONSOLIDATION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PARCELS 6010200001 AND 6040100001 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

09/22/2022  
DATE

*[Signature]*  
SIGNATURE

David Graves/Troy A. Hoerselman  
NAME PRINTED

CERTIFICATE OF NOTARIZATION

STATE Towa

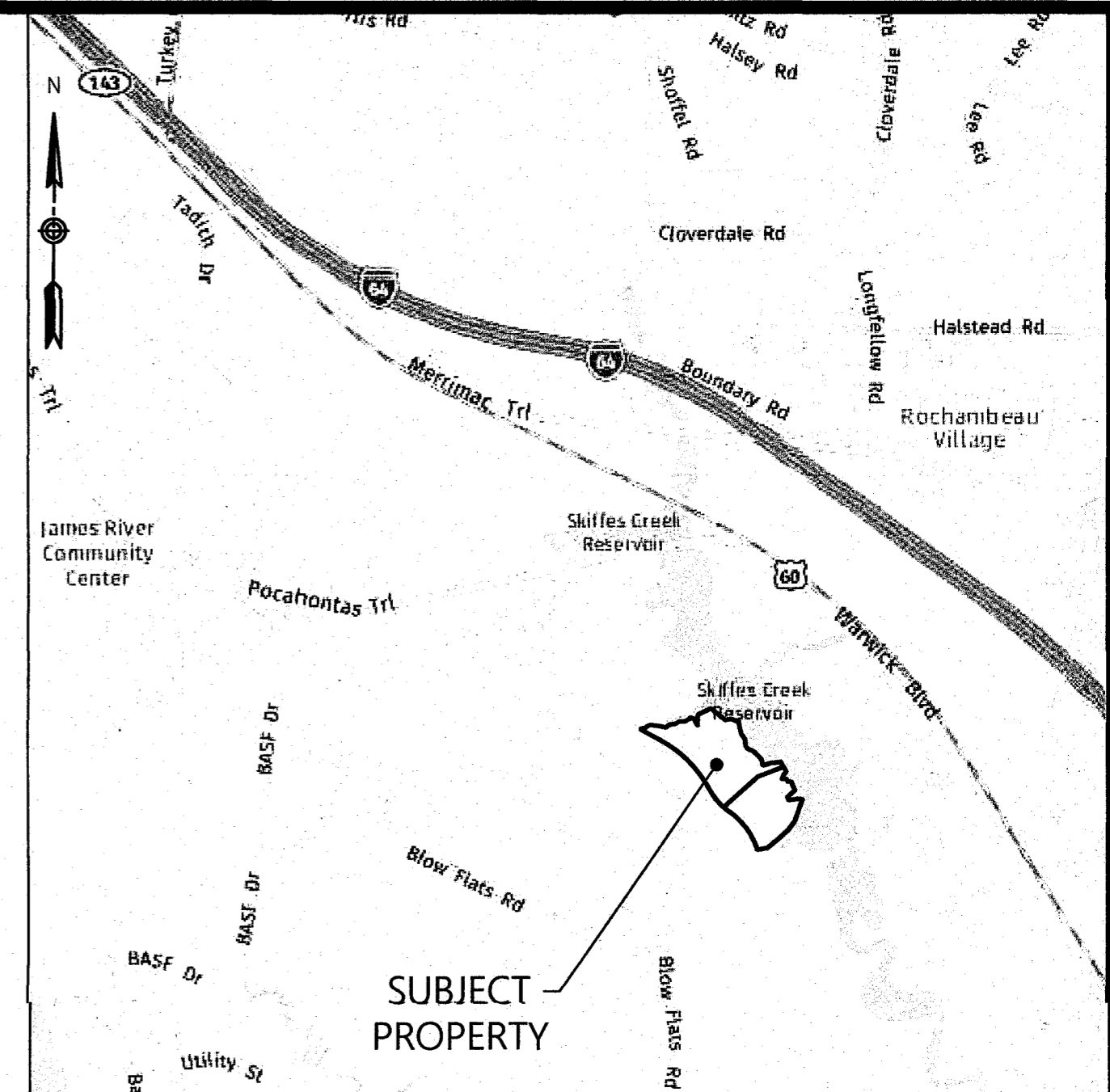
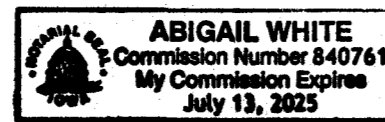
CITY/COUNTY OF Polk

I, Abigail White, 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 HAND THIS 22nd DAY OF September, 2022.

MY COMMISSION EXPIRES: 07/13/2025

NOTARY REGISTRATION NUMBER: 840761

Abigail White



VICINITY MAP  
1" = 2,000'

2 (Large/Small Plat(s) Recorded  
herewith as # 202215780

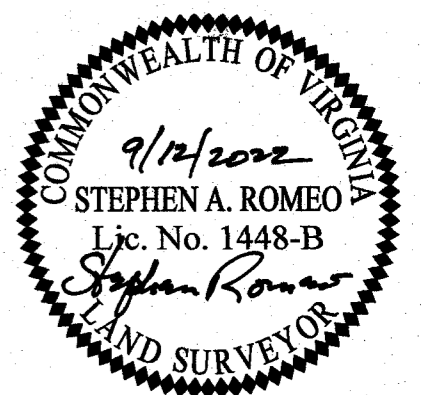
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
November 2, 2022  
at 3:41 AM/PM PB PG  
Document # 202215780  
MONA A. FOLEY, CLERK  
*[Signature]* Clerk

General Notes

- 1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB IN JANUARY 2022 AND FROM DEEDS AND PLATS OF RECORD.
- 2. THESE PROPERTIES ARE ZONED M-2.
- 3. THESE PROPERTIES REPRESENT JAMES CITY COUNTY TAX PARCELS 6010200001 AND 6040100001.
- 4. THESE PROPERTIES APPEAR TO LIE WITHIN FLOOD ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE A AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR JAMES CITY COUNTY, VIRGINIA ON COMMUNITY PANEL NO. 51095C0229D DATED DECEMBER 16, 2015.
- 5. THESE PROPERTIES ARE SERVED OR ARE TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- 6. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 7. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 350.
- 8. NO NEW MONUMENTS TO BE SET.
- 9. THESE PROPERTIES LIE WITHIN A RESOURCE MANAGEMENT AREA AND ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 10. THESE PROPERTIES LIE WITHIN A RESOURCE PROTECTION AREA AND ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 11. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
- 12. RESOURCE PROTECTION LINE (100' RPA) AS SHOWN HEREON ARE BASED ON A FIELD DELINEATION BY VHB AND APPROVED BY JAMES CITY COUNTY.
- 13. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 14. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

Surveyor's Certification

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA.



Certificate of Approval

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

DATE 27 Oct 2022 VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE 27 Oct 2022 SUBDIVISION AGENT OF JAMES CITY COUNTY

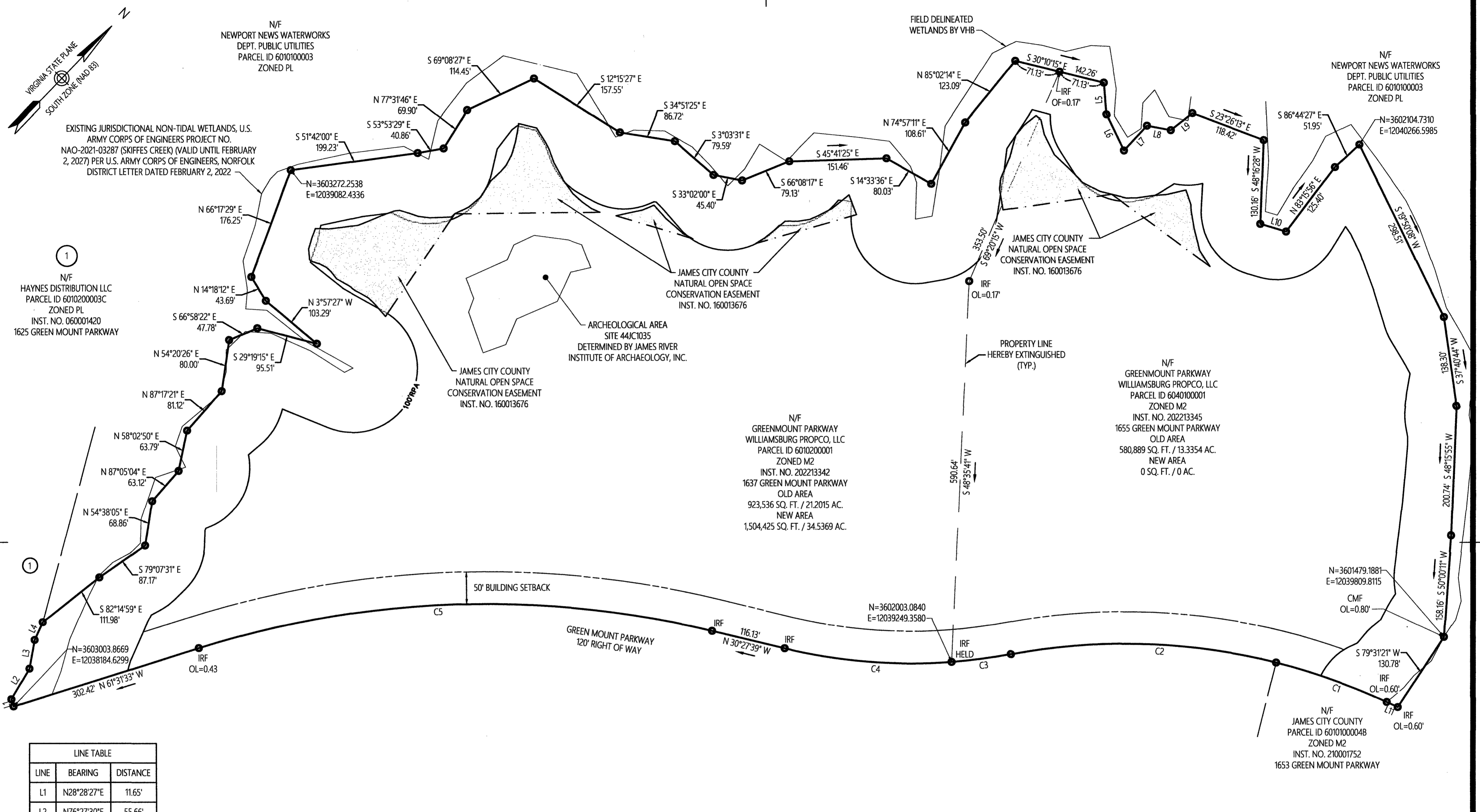
*[Signature]*

CASE NUMBER S-22-0018  
Consolidation Plat  
Being The Property Of  
Greenmount Parkway  
Williamsburg Propco, LLC  
Parcels 6010200001 And 6040100001  
James City County, Virginia

DATE: 9/12/2022	SHEET 1 OF 2	SCALE:
PROJECT NO: 34783.00	DRAWN BY: CRO	CHECKED BY: SAR

Transportation  
Land Development  
Environmental Services  
351 McLaws Circle, Suite 3  
Williamsburg, Virginia 23185  
757 220 0500 • FAX 757 903 2794

202215780



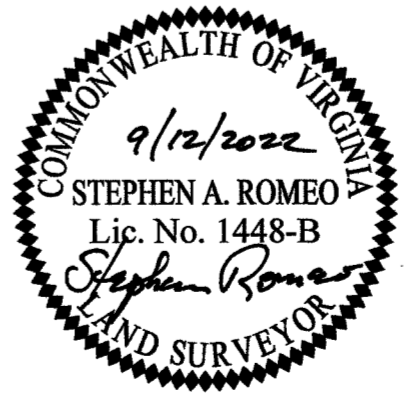
LINE	BEARING	DISTANCE
L1	N28°28'27"E	11.65'
L2	N76°27'30"E	55.66'
L3	N56°20'21"E	45.28'
L4	N70°51'31"E	30.44'
L5	S40°58'33"W	49.11'
L6	S20°01'25"W	61.97'
L7	N88°53'01"E	52.52'
L8	S33°11'01"E	37.74'
L9	S82°09'46"E	42.80'
L10	S27°26'41"E	41.70'
L11	N18°54'55"W	18.76'

NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	960.00'	183.10'	10°55'40"	91.83'	N24°22'45"W	182.82'
C2	960.00'	415.81'	24°49'01"	211.22'	N42°15'06"W	412.57'
C3	840.00'	93.23'	6°21'32"	46.66'	N51°28'51"W	93.18'
C4	840.00'	261.56'	17°50'26"	131.84'	N39°22'52"W	260.50'
C5	1492.00'	808.94'	31°03'54"	414.68'	N45°59'36"W	799.07'

**LEGEND**  
 ○ IRF IRON ROD FOUND  
 □ CMF CONCRETE MONUMENT FOUND  
 OL=0.17' MONUMENT DISTANCE OFFLINE

Large/Small Plat(s) Recorded  
 herewith as # 202215780

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
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**Consolidation Plat**  
 Being The Property Of  
 Greenmount Parkway  
 Williamsburg Propco, LLC  
 Parcels 6010200001 And 6040100001  
 James City County, Virginia

DATE: 9/12/2022	SHEET 2 OF 2	SCALE: 1"=100'
PROJECT NO: 34783.00	DRAWN BY: CRO	CHECKED BY: SAR

Transportation  
Land Development  
Environmental Services

351 McLaws Circle, Suite 3  
Williamsburg, Virginia 23185  
757 220 0500 • FAX 757 903 2794