

202301181

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. 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 Consent

THE OPEN SPACE EASEMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES AND THE SUBDIVISION ORDINANCE OF JAMES CITY COUNTY, VIRGINIA.

09/22/2022 DATE
David Graves/Troy B. Koerselman SIGNATURE
David Graves/Troy B. Koerselman NAME PRINTED

CERTIFICATE OF NOTARIZATION

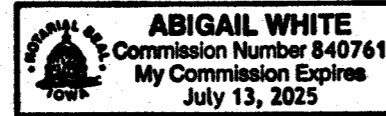
STATE Iowa

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

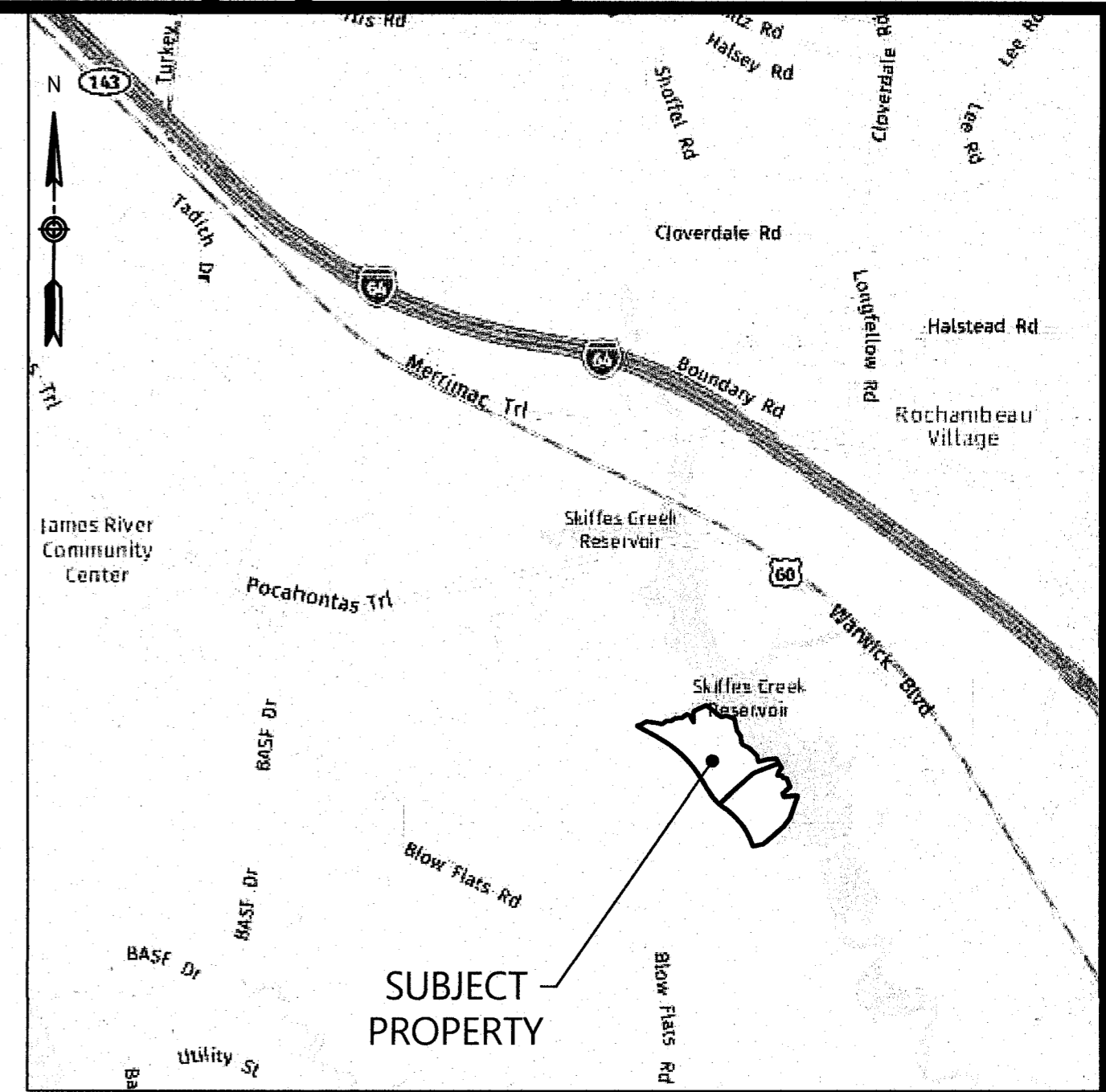
NOTARY REGISTRATION NUMBER: 840761



Abigail White

OPEN SPACE AREA SUMMARY

AREA	WITHIN RPA	OUTSIDE RPA	TOTAL
1A	137,699 SQ. FT. / 3.1611 AC.	0 SQ. FT. / 0 AC.	
1B	0 SQ. FT. / 0 AC.	35,850 SQ. FT. / 0.8230 AC.	
1	137,699 SQ. FT. / 3.1611 AC.	35,850 SQ. FT. / 0.8230 AC.	173,549 SQ. FT. / 3.9841 AC.
2A	161,360 SQ. FT. / 3.7043 AC.	0 SQ. FT. / 0 AC.	
2B	0 SQ. FT. / 0 AC.	14,714 SQ. FT. / 0.3378 AC.	
2C	0 SQ. FT. / 0 AC.	1,110 SQ. FT. / 0.0255 AC.	
2D	0 SQ. FT. / 0 AC.	6,824 SQ. FT. / 0.1567 AC.	
2	161,360 SQ. FT. / 3.7043 AC.	22,648 SQ. FT. / 0.5200 AC.	184,008 SQ. FT. / 4.2243 AC.
3A	86,380 SQ. FT. / 1.9830 AC.	0 SQ. FT. / 0 AC.	
3B	0 SQ. FT. / 0 AC.	12,134 SQ. FT. / 0.2786 AC.	
3	86,380 SQ. FT. / 1.9830 AC.	12,134 SQ. FT. / 0.2786 AC.	98,514 SQ. FT. / 2.2616 AC.



VICINITY MAP
1" = 2,000'

4 Large/Small Plat(s) Recorded
herewith as # 202301181

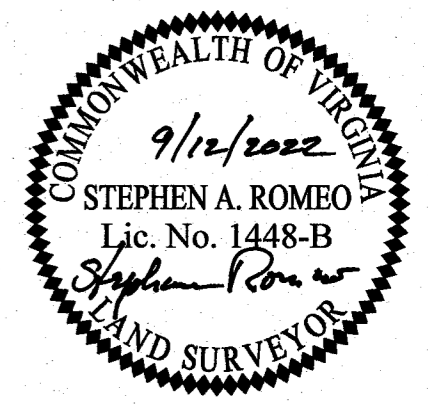
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Feb. 1, 2023
at 8:51 AM PM, PB PG
Document # 202301181
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

General Notes

- THESE PROPERTIES ARE ZONED M-2.
- THESE PROPERTIES REPRESENT JAMES CITY COUNTY TAX PARCELS 6010200001 AND 6040100001
- 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.
- THESE PROPERTIES ARE SERVED OR ARE TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 350.
- NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THESE PROPERTIES LIE WITHIN A RESOURCE MANAGEMENT AREA AND ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- THESE PROPERTIES LIE WITHIN A RESOURCE PROTECTION AREA AND ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 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.
- RESOURCE PROTECTION LINE (100'RPA) AS SHOWN HEREON ARE BASED ON A FIELD DELINEATION BY VHB AND APPROVED BY JAMES CITY COUNTY JAMES CITY COUNTY.
- 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.



JCC Subdivision Agent Approval Not Required

PH
31 Jan 2023

Certificate of Approval

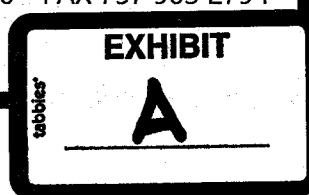
THIS EASEMENT PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

JAMES CITY COUNTY SUBDIVISION AGENT

Open Space Easement
Being The Property Of
Greenmount Parkway
Williamsburg Propco, LLC
Parcels 6010200001
James City County, Virginia

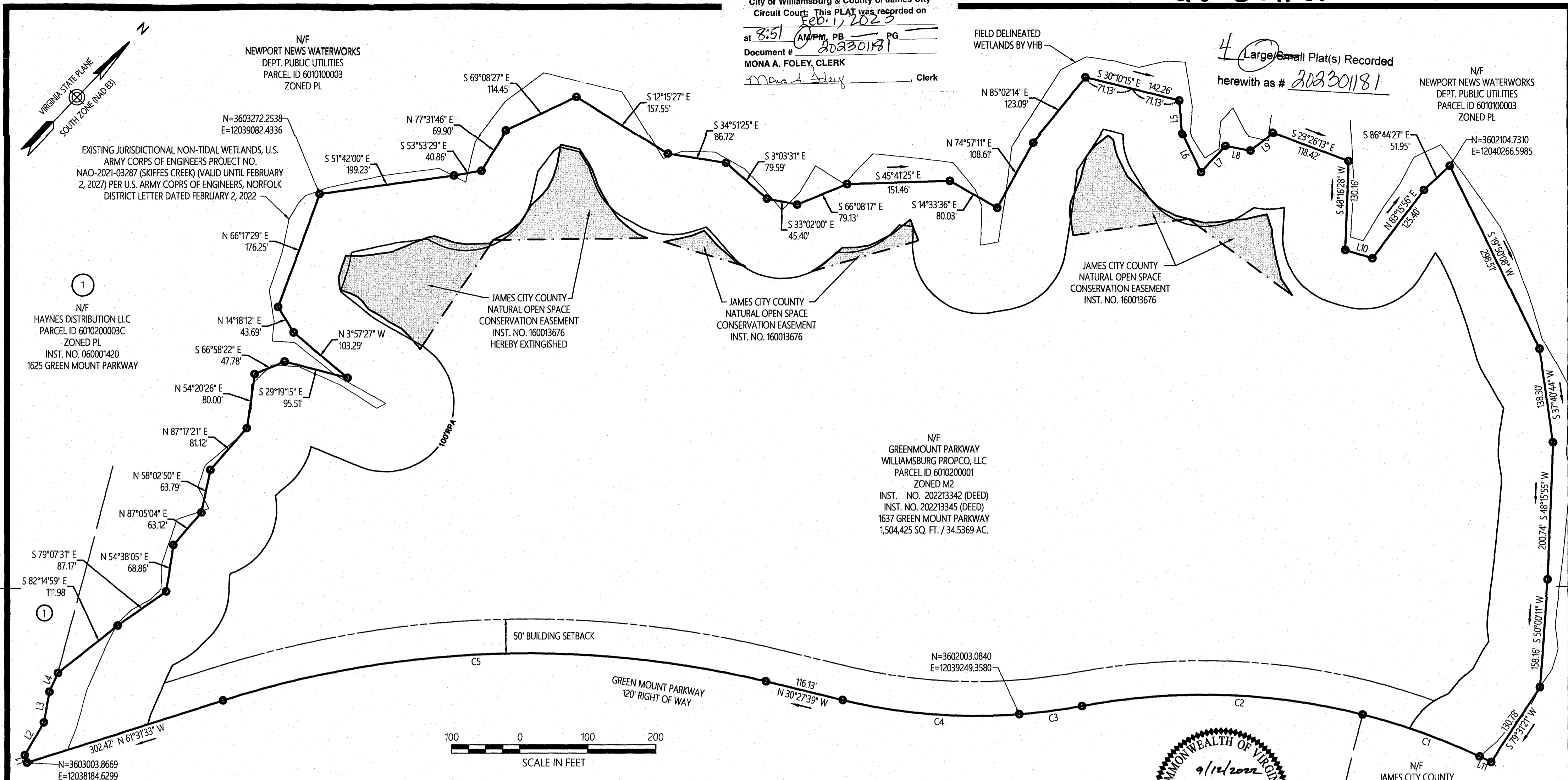
DATE: 9/12/2022	SHEET 1 OF 3	SCALE:
PROJECT NO: 34783.00	DRAWN BY: CRO	CHECKED BY: SAR

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



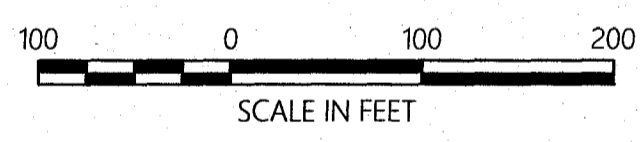
City of Williamsburg & County of James City
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 Document # 202301181
 MONA A. FOLEY, CLERK
 Clerk

4 Large Small Plat(s) Recorded
 herewith as # 202301181



1
 N/F
 HAYNES DISTRIBUTION LLC
 PARCEL ID 6010200003C
 ZONED PL
 INST. NO. 060001420
 1625 GREEN MOUNT PARKWAY

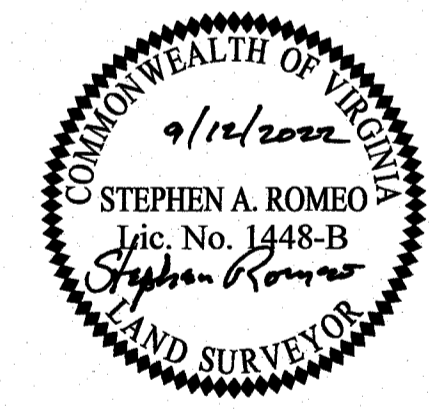
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 E=12038184.6299



CURVE TABLE						
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'
C6	100.00'	27.50'	15°45'13"	13.83'	S80°13'10"E	27.41'
C7	100.00'	77.72'	44°31'46"	40.94'	N69°38'21"E	75.78'
C8	100.00'	144.27'	82°39'30"	87.94'	N76°10'27"E	132.08'
C9	100.00'	65.33'	37°25'45"	33.88'	N77°08'16"E	64.17'
C10	100.00'	301.70'	172°51'45"	1603.44'	N71°34'32"E	199.61'
C11	100.00'	11.15'	6°23'24"	5.58'	N61°25'21"E	11.15'
C12	100.00'	46.56'	26°40'27"	23.71'	S30°03'03"E	46.14'
C13	100.00'	44.22'	25°20'02"	22.48'	S56°03'17"E	43.86'
C14	100.00'	90.82'	52°02'16"	48.81'	N85°15'34"E	87.73'
C15	100.00'	71.99'	41°14'42"	37.63'	S5°25'49"W	70.44'
C16	100.00'	27.05'	15°30'04"	13.61'	S22°56'34"E	26.97'

CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C17	100.00'	10.88'	6°14'09"	5.45'	S33°48'40"E	10.88'
C18	100.00'	50.59'	28°59'12"	25.85'	S51°25'20"E	50.05'
C19	100.00'	154.57'	88°33'51"	97.53'	S39°26'03"E	139.64'
C20	100.00'	94.89'	54°22'10"	51.36'	S64°25'08"E	91.37'
C21	100.00'	178.01'	101°59'28"	123.47'	S2°54'23"E	155.42'
C22	100.00'	123.92'	71°00'07"	71.33'	S89°24'10"E	116.14'
C23	100.00'	3.19'	1°49'46"	1.60'	N54°10'54"E	3.19'
C24	100.00'	0.33'	0°11'26"	0.17'	N79°04'21"E	0.33'
C25	100.00'	1.72'	0°59'01"	0.86'	S29°50'12"E	1.72'
C26	100.00'	59.31'	33°59'02"	30.56'	S30°36'32"W	58.45'
C27	100.00'	157.33'	90°08'43"	100.25'	S31°27'21"E	141.60'
C28	100.00'	43.48'	24°54'45"	22.09'	S44°47'45"E	43.14'
C29	100.00'	40.35'	23°07'08"	20.45'	S37°57'19"W	40.08'
C30	100.00'	49.00'	28°04'33"	25.00'	S12°21'28"W	48.51'
C31	100.00'	45.17'	25°52'42"	22.98'	S14°37'09"E	44.78'
C32	100.00'	41.66'	23°52'12"	21.14'	S39°29'36"E	41.36'

CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C33	100.00'	89.85'	51°28'55"	48.21'	S77°10'09"E	86.86'
C34	100.00'	24.47'	14°01'16"	12.30'	S21°58'53"W	24.41'
C35	100.00'	27.96'	16°01'19"	14.07'	S43°39'31"W	27.87'
C36	100.00'	23.73'	13°35'56"	11.92'	S45°57'25"W	23.68'
C37	100.00'	10.45'	5°59'06"	5.23'	S76°45'05"W	10.44'
C38	100.00'	19.26'	11°02'11"	9.66'	N88°54'04"W	19.23'
C39	100.00'	72.04'	41°16'39"	37.66'	N87°14'12"W	70.49'
C40	960.00'	110.71'	6°36'26"	55.41'	S22°13'08"E	110.64'
C41	100.00'	62.02'	35°32'05"	32.04'	S30°19'19"W	61.03'
C42	1542.00'	141.98'	5°16'32"	71.04'	N58°53'17"W	141.93'
C43	20.15'	27.45'	78°03'12"	16.33'	S1°44'41"W	25.37'
C44	102.25'	38.72'	21°41'56"	19.60'	S51°37'15"W	38.49'
C45	106.67'	32.42'	17°24'44"	16.34'	S34°17'12"E	32.29'
C46	187.00'	46.45'	14°13'58"	23.35'	S19°00'08"E	46.33'



**Open Space Easement
 Being The Property Of
 Greenmount Parkway
 Williamsburg Propco, LLC
 Parcels 6010200001
 James City County, Virginia**

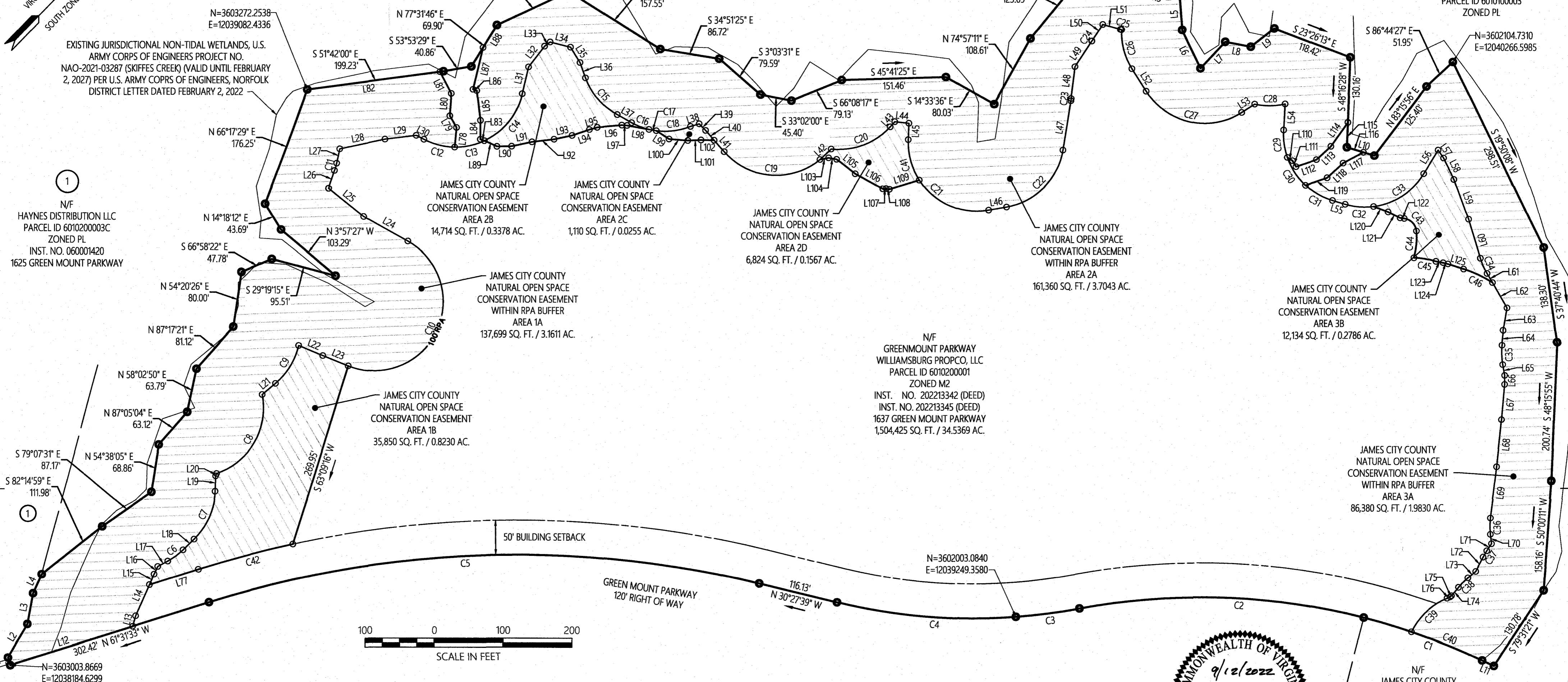
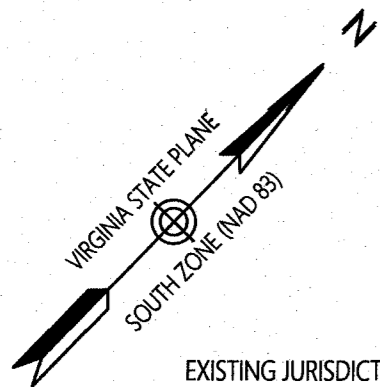
DATE: 9/12/2022	SHEET 2 OF 3	SCALE: 1" = 100'
PROJECT NO: 34783.00	DRAWN BY: CRO	CHECKED BY: SAR

Transportation
 Land Development
 Environmental Services

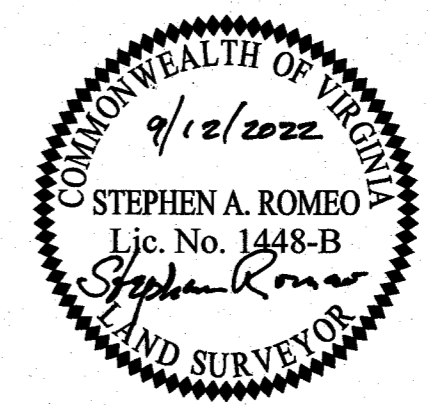
351 McLaws Circle, Suite 3
 Williamsburg, Virginia 23185
 757 220 0500 • FAX 757 903 2794

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
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 at 8:51 AM P.M. PG
 Document # 202301181
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 Clerk

4 Large/Small Plat(s) Recorded
 herewith as # 202301181



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE			
L1	N28°28'27"E	11.65'	L17	S72°20'34"E	16.52'	L33	S80°29'02"E	9.96'	L49	N79°10'04"E	43.98'	L65	S35°38'51"W	15.93'	L81	S18°30'45"W	35.39'	L97	S41°21'16"E	7.79'	L113	S87°08'58"E	28.35'
L2	N76°27'30"E	55.66'	L18	S88°05'46"E	22.24'	L34	S30°24'29"E	30.64'	L50	N78°58'38"E	28.07'	L66	S46°08'15"W	13.30'	L82	S51°42'00"E	194.08'	L98	S33°48'40"E	32.14'	L114	N81°37'49"E	42.35'
L3	N56°20'21"E	45.28'	L19	N47°22'28"E	22.06'	L35	S13°50'34"W	26.16'	L51	S29°20'41"E	26.78'	L67	S50°53'47"W	50.73'	L83	S22°47'11"E	6.14'	L99	N11°10'38"W	22.02'	L115	S48°16'28"W	35.87'
L4	N70°51'31"E	30.44'	L20	N65°12'58"E	3.57'	L36	S26°03'10"W	23.54'	L52	S13°37'01"W	38.51'	L68	S51°56'28"W	68.89'	L84	S46°16'05"W	27.40'	L100	N39°29'35"W	27.39'	L116	S27°26'41"E	24.94'
L5	S40°58'33"W	49.11'	L21	S84°08'52"E	25.10'	L37	S15°11'32"E	23.72'	L53	S76°31'42"E	22.60'	L69	S52°45'23"W	74.37'	L85	S39°21'05"W	43.15'	L101	N46°45'37"W	19.13'	L117	N72°35'45"W	33.29'
L6	S20°01'25"W	61.97'	L22	S21°45'37"E	37.94'	L38	S60°30'11"E	13.14'	L54	S49°30'53"W	37.54'	L70	S39°09'27"W	13.61'	L86	S23°53'15"E	5.69'	L102	N42°49'50"W	19.07'	L118	N86°57'54"W	31.17'
L7	N88°53'01"E	52.52'	L23	S21°59'36"E	39.94'	L39	S1°39'35"W	13.34'	L55	S27°33'30"E	19.25'	L71	S79°44'38"W	12.21'	L87	S59°12'59"W	62.07'	L103	S55°40'43"E	12.72'	L119	N62°48'06"W	33.10'
L8	S33°11'01"E	37.74'	L24	N14°51'21"W	73.30'	L40	S4°50'53"W	18.87'	L56	N77°05'24"E	39.76'	L72	S73°45'32"W	23.59'	L88	S77°31'46"W	37.79'	L104	S33°39'25"E	11.84'	L120	S23°34'55"E	22.37'
L9	S82°09'46"E	42.80'	L25	N5°38'43"W	65.06'	L41	S4°50'53"W	22.31'	L57	S11°14'15"W	13.89'	L73	N83°22'58"W	14.80'	L89	S19°56'46"E	20.18'	L105	S6°08'35"E	34.72'	L121	S17°51'05"E	19.31'
L10	S27°26'41"E	41.70'	L26	N64°37'03"E	27.34'	L42	S87°48'28"E	22.26'	L58	S19°41'09"W	34.73'	L74	S85°34'51"W	15.75'	L90	S45°02'33"E	21.35'	L106	S15°30'22"E	45.26'	L122	S37°16'56"E	6.09'
L11	N18°54'55"W	18.76'	L27	N57°47'51"E	21.22'	L43	N88°23'47"E	9.95'	L59	S25°50'12"W	60.96'	L75	N84°11'40"W	2.75'	L91	S55°56'24"E	22.84'	L107	S47°21'46"E	4.89'	L123	S33°50'26"E	10.66'
L12	S61°31'33"E	186.38'	L28	S55°59'28"E	66.87'	L44	S37°53'38"E	20.51'	L60	S28°59'32"W	58.62'	L76	N66°35'53"W	4.90'	L92	S51°05'40"E	32.29'	L108	S31°01'14"E	4.51'	L124	S28°52'32"E	7.33'
L13	N61°32'53"E	15.50'	L29	S51°02'28"E	45.65'	L45	S48°05'21"W	23.58'	L61	S14°58'15"W	15.38'	L77	N61°31'33"W	74.85'	L93	S55°40'52"E	26.72'	L109	S60°52'50"E	45.83'	L125	S26°07'07"E	24.06'
L14	N69°57'25"E	49.40'	L30	S16°42'49"E	12.56'	L46	S53°54'07"E	26.42'	L62	S15°53'23"W	42.34'	L78	S51°23'11"W	28.43'	L94	S63°08'26"E	26.62'	L110	S11°42'42"E	8.84'			
L15	N69°57'25"E	16.77'	L31	N59°14'26"E	39.86'	L47	N55°05'46"E	72.17'	L63	S55°24'59"W	32.72'	L79	S15°50'44"W	19.25'	L95	S59°42'13"E	11.73'	L111	S15°22'35"W	10.24'			
L16	N72°25'00"E	12.55'	L32	N83°15'52"E	37.81'	L48	N53°16'01"E	46.34'	L64	S51°40'10"W	21.84'	L80	S50°06'46"W	32.69'	L96	S48°46'08"E	35.88'	L112	S62°48'06"E	31.41'			



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 Williamsburg Propco, LLC
 Parcels 6010200001
 James City County, Virginia**

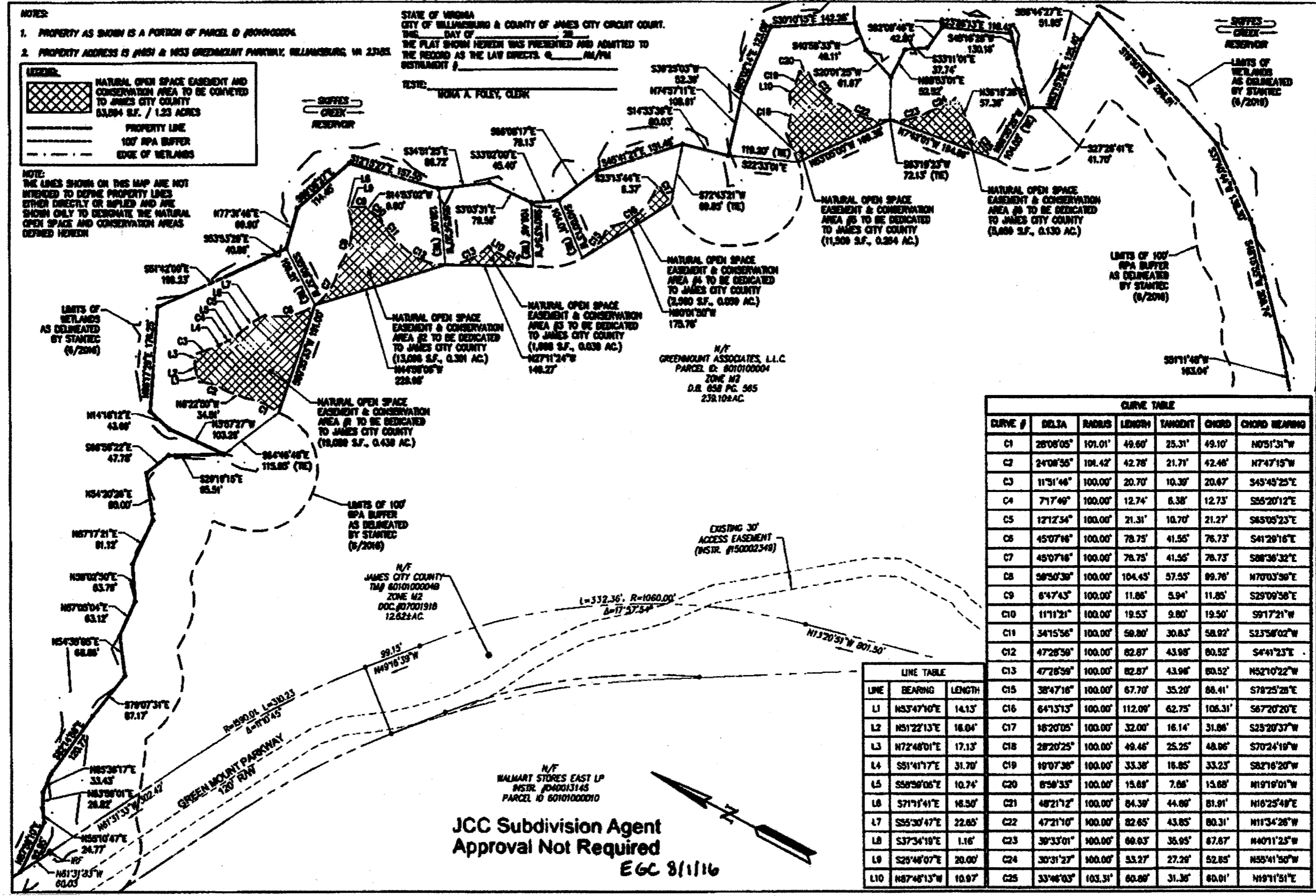
DATE: 9/12/2022	SHEET 3 OF 3	SCALE: 1"=100'
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Transportation
 Land Development
 Environmental Services

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

202301181

EXHIBIT
B



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City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Feb. 1, 2023 at 8:51 AM/PM, PB PG Document # 202301181 MONA A. FOLEY, CLERK Mona A. Foley, Clerk



MAP SHOWING SIX AREA TO BE CONVEYED TO JAMES CITY COUNTY AS NATURAL OPEN SPACE EASEMENTS AND CONSERVATION AREAS. TOTALS 1.23 ACRES, ALONG PORTIONS OF THE SOUTHERN BANKS OF THE SKIFFES CREEK RESERVOIR GREENMOUNT PARKWAY OWNED BY GREENMOUNT ASSOCIATES, L.L.C.

Project Control: OVC-001
 Project Number: 100221-02
 Date: 08/28/16
 Sheet Number: 1 OF 1

JCC Subdivision Agent Approval Not Required EGC 8/1/16