

202400787

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N45°46'28"E	103.96'	L31	N18°19'13"W	66.00'	L61	N70°49'15"E	31.06'	L92	N2°45'20"E	142.24'	L122	S58°01'48"W	36.90'
L2	N59°33'52"E	79.21'	L32	N64°44'16"E	21.26'	L62	N70°46'15"E	30.45'	L93	N15°26'06"W	58.22'	L123	S54°30'32"W	251.29'
L3	N81°19'27"E	72.95'	L33	N25°12'18"E	20.85'	L63	N75°02'49"E	24.78'	L94	N18°15'45"W	34.42'	L124	S58°39'48"W	62.74'
L4	S77°34'04"E	32.43'	L34	N28°13'39"E	9.37'	L64	N71°37'08"E	33.87'	L95	N8°45'38"W	62.22'	L125	S40°18'29"W	19.53'
L5	S33°06'29"E	24.40'	L35	N20°25'12"E	13.40'	L66	S72°24'23"W	287.31'	L96	N34°24'55"W	248.68'	L126	N43°57'56"E	288.07'
L6	S9°30'59"W	94.62'	L36	N9°09'53"W	12.31'	L67	S43°57'56"W	274.48'	L97	N38°20'11"E	102.13'	L127	N72°24'23"E	343.14'
L7	N15°54'24"W	0.17'	L37	N18°20'04"W	12.85'	L68	S34°21'08"W	59.00'	L98	N89°35'29"E	3.40'			
L8	S1°23'56"E	18.08'	L38	N56°10'33"W	5.62'	L69	N56°57'00"E	95.66'	L99	N10°19'47"W	103.32'			
L9	S71°47'45"W	27.39'	L39	S33°49'28"W	11.81'	L70	N67°49'00"E	124.60'	L100	N50°13'04"W	11.02'			
L10	S21°45'11"W	47.47'	L40	N64°47'42"W	8.11'	L71	N68°24'23"E	159.63'	L101	N3°31'52"W	34.40'			
L11	S52°08'13"W	27.94'	L41	N25°51'13"E	9.34'	L72	N27°54'29"E	9.70'	L102	N78°06'13"E	7.00'			
L12	S20°55'34"W	98.35'	L42	N20°25'37"W	7.41'	L73	N22°52'56"E	62.82'	L103	S39°35'41"E	2.13'			
L13	S6°31'14"E	65.28'	L43	N64°47'42"W	8.24'	L74	N6°41'50"E	15.88'	L104	S75°47'01"E	10.87'			
L14	S21°38'58"W	15.54'	L44	S44°19'28"W	14.63'	L75	N21°10'17"E	1.93'	L105	N54°12'03"E	11.48'			
L15	S35°53'46"W	53.96'	L45	S77°50'23"W	5.25'	L76	N47°57'24"E	14.42'	L106	N9°29'12"E	2.20'			
L16	S71°21'38"W	40.92'	L46	N89°16'06"W	4.86'	L77	N42°17'54"E	34.29'	L107	N75°03'37"E	3.74'			
L17	S47°29'55"W	46.58'	L47	S5°58'19"W	8.50'	L78	N34°26'35"E	31.83'	L108	S31°33'03"E	9.15'			
L18	S79°42'08"W	73.03'	L48	S8°00'33"W	21.48'	L79	N20°20'44"E	31.01'	L109	S12°15'28"E	4.68'			
L19	S70°4'01"W	84.19'	L49	S11°3'58"E	11.03'	L80	N21°12'53"E	56.51'	L110	S6°49'45"E	53.19'			
L20	S20°15'08"W	50.09'	L50	S64°46'33"W	2.70'	L81	N43°39'58"E	29.85'	L111	S10°19'47"E	63.75'			
L21	S01°9'04"W	62.92'	L51	N14°47'05"W	85.57'	L82	N25°38'56"E	19.51'	L112	S42°22'23"E	29.47'			
L22	N89°40'56"W	48.03'	L52	N10°04'11"W	45.98'	L83	N46°52'01"E	14.43'	L113	N89°35'29"E	23.45'			
L23	N12°11'28"E	59.38'	L53	N42°10'57"E	14.89'	L84	N50°05'58"E	35.73'	L114	S36°54'21"E	13.74'			
L24	N12°55'44"E	89.55'	L54	N38°53'38"E	259.37'	L85	N36°18'29"E	56.35'	L115	S25°14'31"E	55.11'			
L25	N22°01'52"E	172.53'	L55	N44°28'00"E	157.76'	L86	N28°36'55"E	100.01'	L116	S30°44'03"E	72.74'			
L26	N64°50'31"E	15.08'	L56	N50°47'13"E	56.22'	L87	N32°43'06"E	3.50'	L117	S75°56'30"E	43.60'			
L27	N20°45'11"E	93.81'	L57	N50°47'13"E	69.07'	L88	N46°18'56"W	1.81'	L118	S24°55'12"E	125.32'			
L28	N30°49'36"E	91.54'	L58	N56°57'00"E	123.00'	L89	N49°23'29"E	49.76'	L119	S68°13'29"E	10.36'			
L29	N29°56'43"E	96.94'	L59	N64°34'54"E	26.75'	L90	N49°46'28"E	37.20'	L120	S54°55'57"E	146.65'			
L30	N27°54'29"E	120.88'	L60	N68°59'39"E	94.34'	L91	N27°10'29"W	114.79'	L121	S38°01'08"E	155.39'			

GENERAL NOTES:

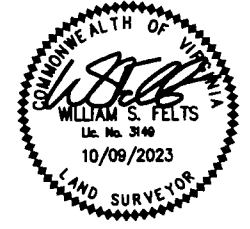
- HORIZONTAL DATUM IS BASED UPON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983) (2011) US SURVEY FOOT GPS DERIVED. SEE NOTE 10 FOR JAMES CITY COUNTY HORIZONTAL DATUM REFERENCE (NAD83) (1986).
- THIS PLAT IS BASED ON A SURVEY PERFORMED BY PENNONI ASSOCIATES IN AUGUST 2021.
- THE PROPERTY SHOWN HEREON FALLS IN FLOOD ZONES: "X" (AREAS DETERMINED TO BE OUTSIDE AND HIGHER THAN THE 0.2% ANNUAL CHANCE FLOODPLAIN) "X SHADED" (AREAS DETERMINED TO BE OUTSIDE AND BETWEEN THE LIMITS OF BASE FLOOD AND THE 0.2% ANNUAL CHANCE FLOODPLAIN) "AE" (BASE FLOOD ELEVATION 7 FEET) BASED ON F.E.M.A. FLOOD MAP NUMBER 51095C0228D EFFECTIVE DATE DECEMBER 16, 2015.
- APPROXIMATE LOCATION OF SEWER FORCE MAIN REFERENCED FROM CONTRACT DRAWING SP-61-97 "LIFT STATION 9-3 COLLECTION AND PUMPING SYSTEM" DATED APRIL 2, 1997 BY O'BRIEN & GERE ENGINEERS, INC. EXISTING FORCE MAIN WAS NOT MARKED BY MISS UTILITY.
- WETLANDS IN THIS AREA ARE SHOWN BASED ON FIELD COLLECTED WETLAND FLAGS. ALL OTHER WETLANDS SHOWN HEREON HAVE BEEN DIGITIZED FROM A ROTH ENVIRONMENTAL, LLC MAP DATED JULY 18, 2021, REFERENCED FROM THE TIMMONS GROUP SUBDIVISION PLAT INSTR #202208191.
- CURRENT PROPERTY OWNER: B&Z HOLDINGS, INC. (INSTR. #202305072)
- ADDRESS: 8930 COLUMBIA DRIVE, WILLIAMSBURG, VIRGINIA 23185
- PARCEL I.D. 5920100045A
- ZONING: M1 (LIMITED BUSINESS / INDUSTRIAL)

CONSERVATION EASEMENT PLAT
 PARCEL A
JAMES RIVER COMMERCE CENTER
 (INSTR. #050021172)

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 10/09/2023 SCALE: 1"=100' JOB # 23-203



SHEET 1 OF 3
 REV: 11/01/2023



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	46°13'42"	75.00'	60.51'	32.01'	58.88'	N4°47'38"E
C2	68°20'00"	18.93'	22.58'	12.85'	21.26'	N62°23'39"E
C3	34°50'48"	29.93'	18.21'	9.39'	17.93'	S26°05'47"W
C4	30°27'57"	100.00'	53.17'	27.23'	52.55'	S76°47'48"E
C5	8°09'01"	100.00'	14.23'	7.12'	14.21'	S38°25'38"W
C6	5°01'33"	100.00'	8.77'	4.39'	8.77'	N25°23'42"E
C7	16°11'06"	100.00'	28.25'	14.22'	28.15'	N14°47'23"E
C8	5°39'29"	100.00'	9.88'	4.94'	9.87'	N45°07'39"E
C9	7°51'19"	100.00'	13.71'	6.87'	13.70'	N38°22'15"E
C10	14°05'51"	100.00'	24.60'	12.36'	24.54'	N27°23'40"E
C11	18°01'01"	100.00'	31.45'	15.85'	31.32'	N34°39'27"E
C12	13°47'29"	100.00'	24.07'	12.09'	24.01'	N43°12'14"E
C13	7°41'34"	100.00'	13.43'	6.72'	13.42'	N32°27'42"E
C14	100°57'58"	75.00'	132.16'	90.93'	115.72'	N83°12'05"E
C15	84°17'36"	100.00'	147.12'	90.50'	134.21'	S88°27'43"E
C16	76°56'57"	100.00'	134.30'	79.47'	124.43'	N11°17'59"E
C17	29°55'50"	200.00'	104.48'	53.46'	103.29'	N12°12'34"W
C18	18°11'26"	100.00'	31.75'	16.01'	31.62'	N6°20'23"W
C19	2°49'39"	100.00'	4.94'	2.47'	4.93'	N16°50'56"W
C20	105°02'24"	100.00'	183.33'	130.42'	158.71'	N18°06'17"E
C21	5°29'32"	100.00'	9.59'	4.80'	9.58'	S27°59'17"E
C22	38°42'33"	100.00'	67.56'	35.13'	66.28'	S50°05'20"E
C23	110°55'45"	100.00'	193.61'	145.31'	164.76'	S37°42'02"E
C24	43°18'17"	100.00'	75.58'	39.70'	73.79'	S46°34'21"E
C25	16°54'49"	155.00'	45.76'	23.05'	45.59'	S46°28'33"E
C26	96°02'56"	70.00'	117.35'	77.81'	104.08'	S10°00'20"W
C27	18°21'19"	100.00'	32.04'	16.16'	31.90'	S49°29'08"W
C28	72°54'42"	100.00'	127.25'	73.88'	118.84'	S3°51'08"W

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
January 18, 2024
 at 9:43 AM/PM, PB - PG -
 Document # _____
 ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

3 Large/Small Plat(s) Recorded
 herewith as # 202400787

JCC Subdivision Agent
 Approval Not Required
PH 3 Jan 2024

202400787

CONSERVATION EASEMENT PLAT PARCEL A JAMES RIVER COMMERCE CENTER (INSTR. #050021172)

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/09/2023 SCALE: 1"=100' JOB # 23-203

LRI
LANDTECH
RESOURCES, INC.
ENGINEERING • SURVEYING • GPS

205-E Bullfanta Boulevard - Williamsburg, VA 23188
Ph: (757) 565-1577 Fax: (757) 565-0782
web: landtechresources.com

SHEET 2 OF 3
REV: 11/01/2023



City of Williamsburg & County of James City
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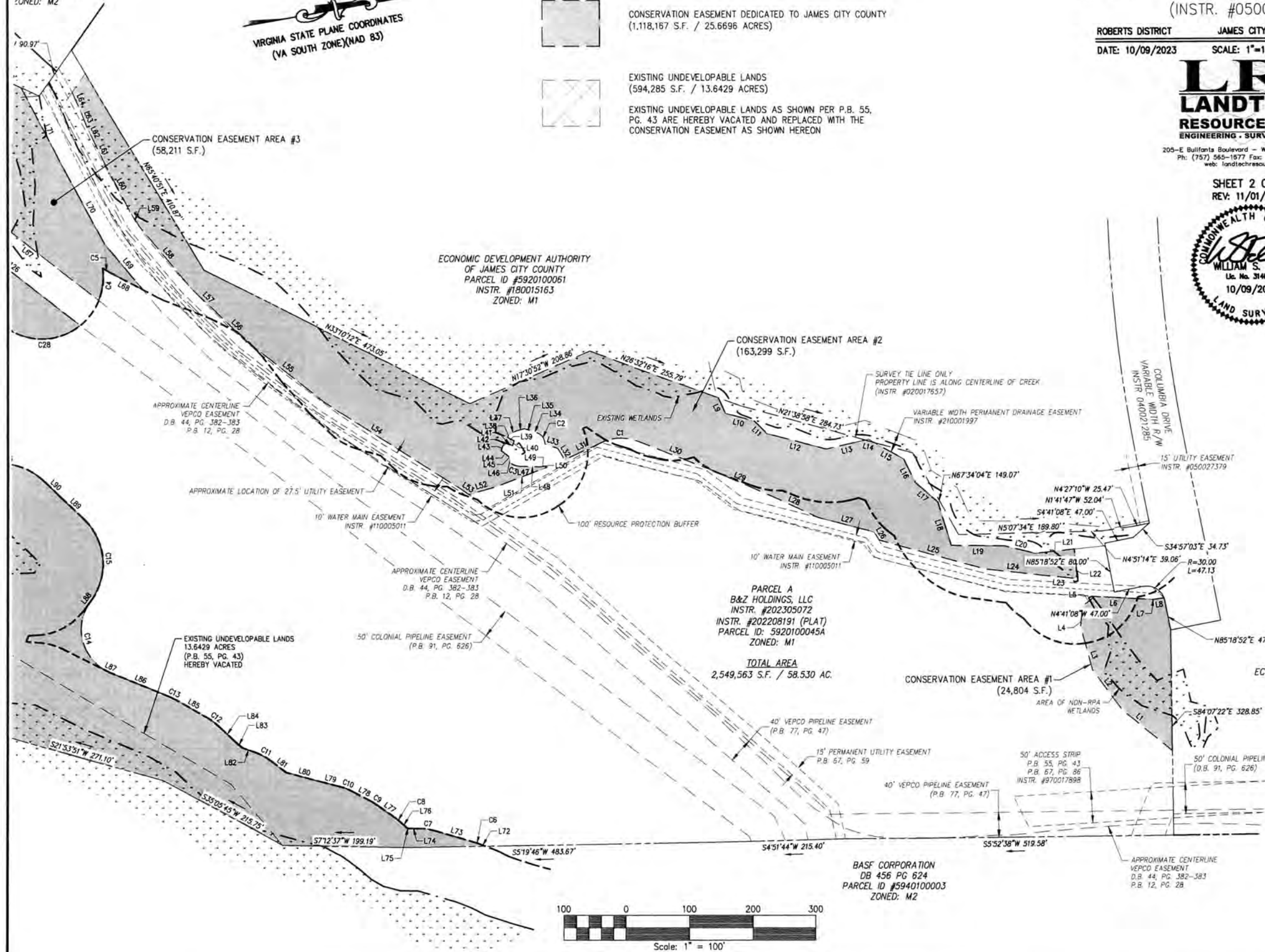
3 Large/Small Plat(s) Recorded
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CONSERVATION EASEMENT LEGEND

- CONSERVATION EASEMENT DEDICATED TO JAMES CITY COUNTY (1,118,167 S.F. / 25.6696 ACRES)
- EXISTING UNDEVELOPABLE LANDS (594,285 S.F. / 13.6429 ACRES)
- EXISTING UNDEVELOPABLE LANDS AS SHOWN PER P.B. 55, PG. 43 ARE HEREBY VACATED AND REPLACED WITH THE CONSERVATION EASEMENT AS SHOWN HEREON

N/F ONWEALTH GAS
ID #5940100001
ZONED: M2

VIRGINIA STATE PLANE COORDINATES
(VA SOUTH ZONE) (NAD 83)

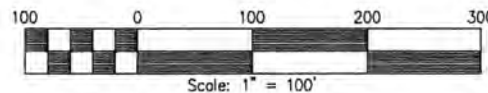


ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY
PARCEL ID #5920100061
INSTR. #180015163
ZONED: M1

PARCEL A
B&Z HOLDINGS, LLC
INSTR. #202305072
INSTR. #202208191 (PLAT)
PARCEL ID: 5920100045A
ZONED: M1
TOTAL AREA
2,549,563 S.F. / 58.530 AC.

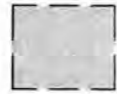


ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY
D.B. 586, PG. 454
PARCEL ID #5920100045
ZONED: M1

BASF CORPORATION
DB 456 PG 624
PARCEL ID #5940100003
ZONED: M2



202400787

CONSERVATION EASEMENT LEGEND

-  CONSERVATION EASEMENT DEDICATED TO JAMES CITY COUNTY (1,118,167 S.F. / 25.6696 ACRES)
-  EXISTING UNDEVELOPABLE LANDS (594,285 S.F. / 13.6429 ACRES)
-  EXISTING UNDEVELOPABLE LANDS AS SHOWN PER P.B. 55, PG. 43 ARE HEREBY VACATED AND REPLACED WITH THE CONSERVATION EASEMENT AS SHOWN HEREON

CONSERVATION EASEMENT TABLE

CONSERVATION EASEMENT AREA #1	24,804 S.F.
CONSERVATION EASEMENT AREA #2	163,299 S.F.
CONSERVATION EASEMENT AREA #3	58,211 S.F.
CONSERVATION EASEMENT AREA #4	871,853 S.F.
TOTAL AREA	1,118,167 S.F.

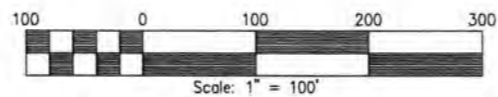
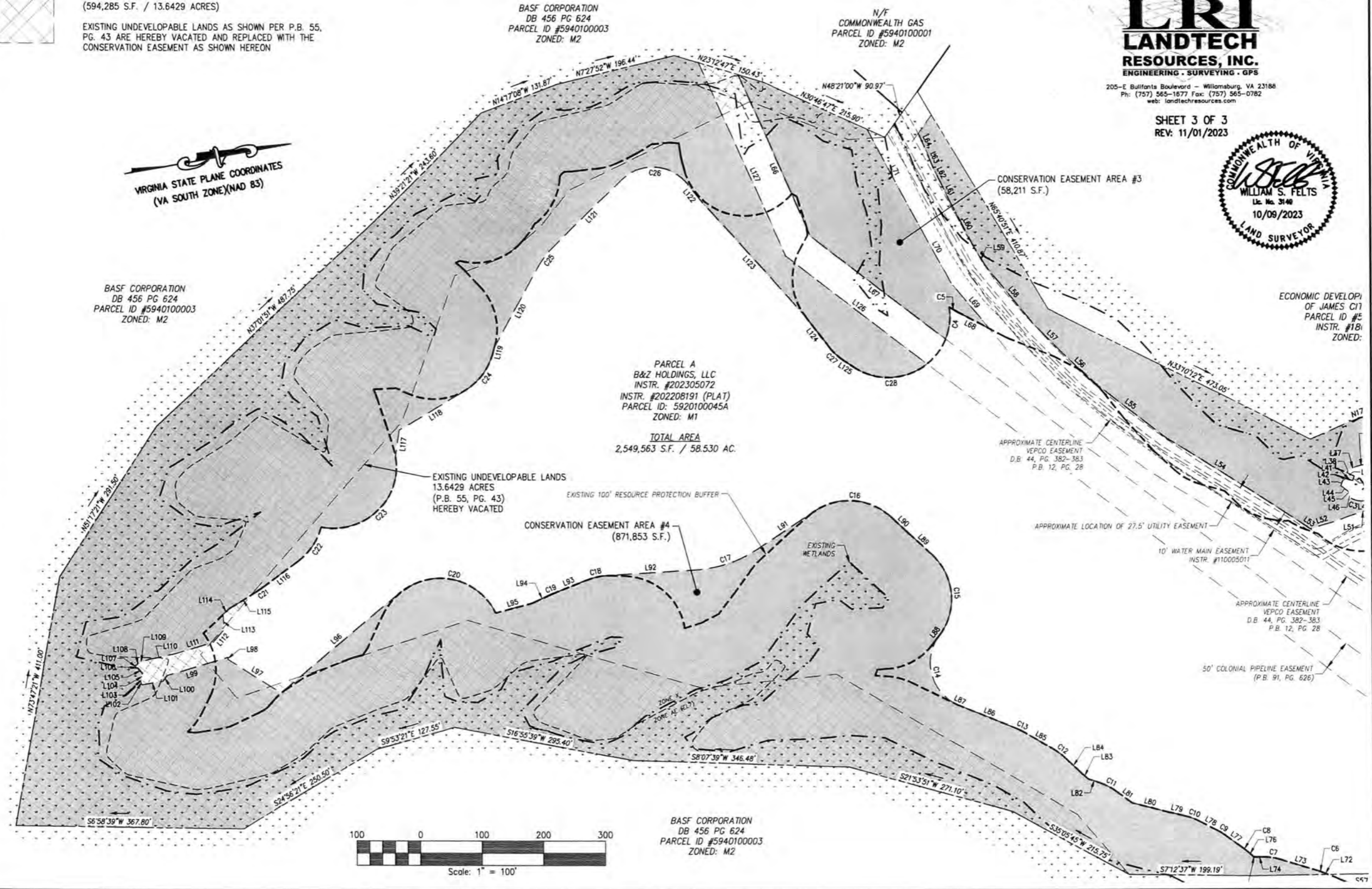
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PARCEL A
JAMES RIVER COMMERCE CENTER
(INSTR. #050021172)**

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/09/2023 SCALE: 1"=100' JOB # 23-203

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SHEET 3 OF 3
REV: 11/01/2023



BASF CORPORATION
DB 456 PG 624
PARCEL ID #5940100003
ZONED: M2

PARCEL A
B&Z HOLDINGS, LLC
INSTR. #202305072
INSTR. #202208191 (PLAT)
PARCEL ID: 5920100045A
ZONED: M1
TOTAL AREA
2,549,563 S.F. / 58.530 AC.

City of Williamsburg & County of James City
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