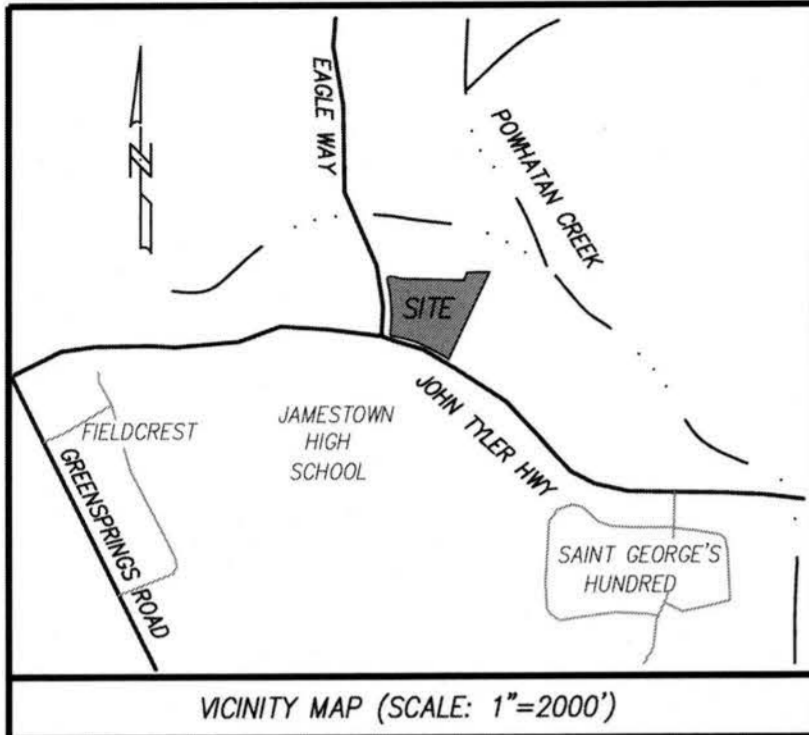


202608258



VICINITY MAP (SCALE: 1"=2000')

GENERAL PLAT NOTES

- 1. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
2. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE...
3. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE...
4. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT...
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PROPERTY LIES IN FIRM ZONES "X" AND ZONE "AE" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0118D...
7. ALL LAND RESIDUE AND IMPROVEMENTS OUTSIDE THE CONDOMINIUM BOUNDARIES ARE TO BE KNOWN AS COMMON ELEMENTS...
8. UNDERGROUND UTILITIES WERE NOT LOCATED, EXCEPT WHERE NOTED.
9. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
10. THE PROPERTY CONTAINS 234 TOTAL SPACES WITH 13 HANDICAP/VAN-ACCESSIBLE SPACES AND 9 STRIPED LOADING AISLES.
11. THIS LAND BOUNDARY IS BASED ON A CURRENT FIELD SURVEY.

PLAT OF GREENSPRINGS BUSINESS PARK A LAND CONDOMINIUM 3900 JOHN TYLER HIGHWAY

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA JUNE 4, 2026 JOB NO: 25-317

SHEET 1 OF 8



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF GREENSPRINGS OFFICE PARK ASSOCIATES AND WAS ACQUIRED FROM POWHATAN ASSOCIATES BY THAT CERTAIN DEED DATED OCTOBER 23, 1998 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 980020384.

OWNERS CERTIFICATE: GREENSPRINGS OFFICE PARK ASSOCIATES

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PLAT OF GREENSPRINGS BUSINESS CENTER A LAND CONDOMINIUM IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature and date of Marc B. Sharp, June 9, 2026. Title: PARTNER.

AREA TABULATION

Table with 3 columns: PARCEL, OLD AREA, NEW AREA. Rows include EXISTING LOT, CONDOMINIUM UNIT #1-8, COMMON ELEMENT, and TOTAL AREA.

PROPERTY INFORMATION

- 1. OWNER: GREENSPRINGS OFFICE PARK ASSOCIATES (INSTR. #980020384)
2. ADDRESS: 3900 JOHN TYLER HIGHWAY WILLIAMSBURG, VA 23188
3. PARCEL ID: 4610100007
4. ZONING: R4 (RESIDENTIAL PLANNED COMMUNITY)

TABLE OF CONTENTS

Table with 2 columns: SHEET NO., DESC. Rows 1-8 listing cover, overall map, and individual unit sheets.

CERTIFICATE OF NOTARIZATION

STATE OF Virginia, COUNTY OF James City. I, Barbara Gossett, DO HEREBY CERTIFY THAT Marc Sharp PERSONALLY CAME BEFORE ME ON THIS DAY AND ACKNOWLEDGED THAT HE/SHE IS A CORPORATE OFFICER AND THAT HE/SHE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING ON BEHALF OF THE CORPORATION. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF June, 2025.

Notary signature and printed name: Barbara Ann Gossett.

MY COMMISSION EXPIRES: Dec. 31, 2026



JCC Subdivision Agent Approval Not Required

Signature of JCC Subdivision Agent.

ENGINEERS OR SURVEYORS 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 and date of W. Chase Grogg, L.S., 06/04/2026.

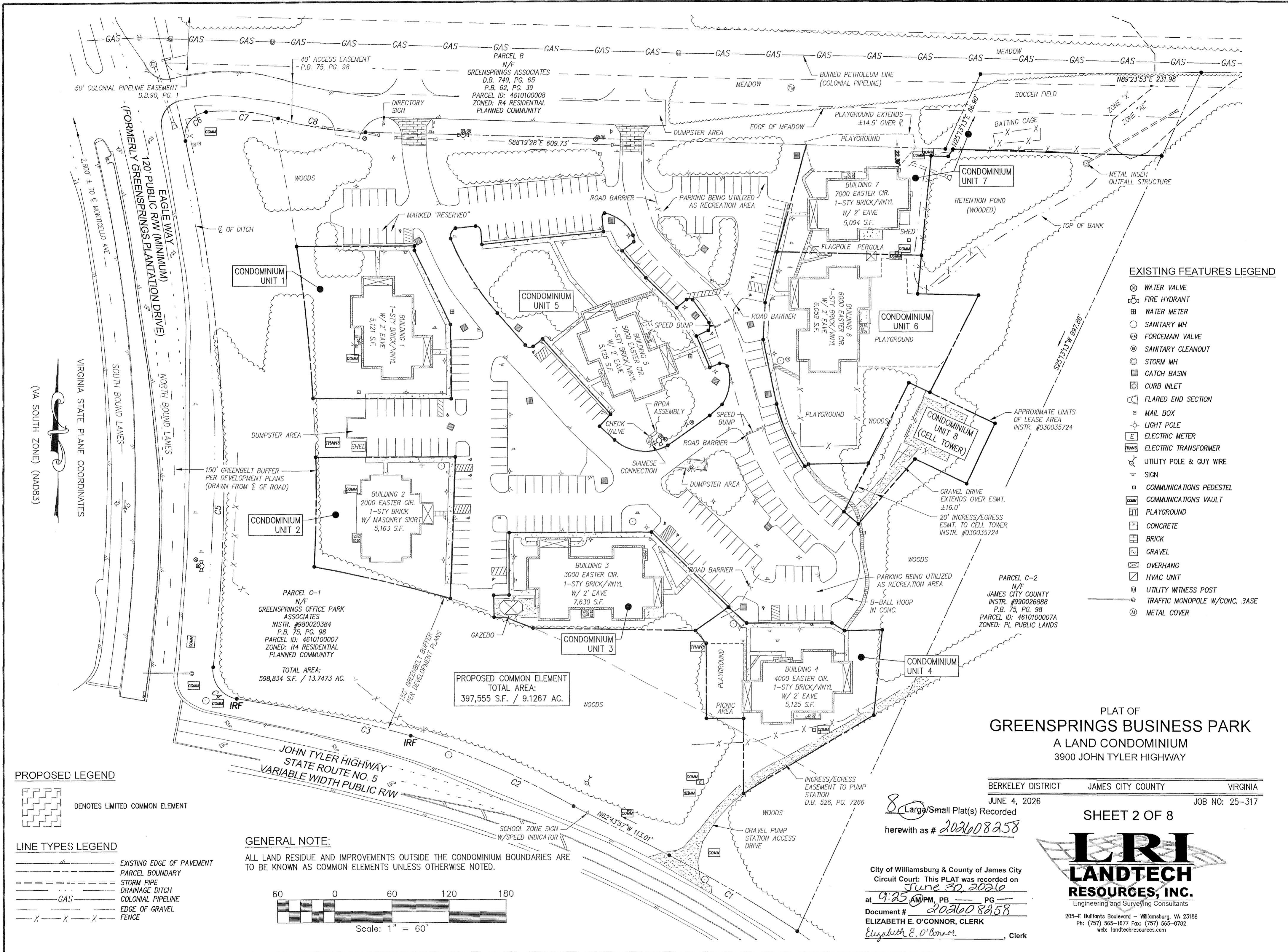


Large/Small Plat(s) Recorded herewith as # 202608258

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 30th DAY OF June, 2026. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:25am INSTRUMENT # 202608258 TESTE Elizabeth E. O'Connor, Clerk

202608258



EXISTING FEATURES LEGEND

- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- SANITARY MH
- ⊕ FORCEMAIN VALVE
- ⊕ SANITARY CLEANOUT
- ⊕ STORM MH
- ⊕ CATCH BASIN
- ⊕ CURB INLET
- ⊕ FLARED END SECTION
- ⊕ MAIL BOX
- ⊕ LIGHT POLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC TRANSFORMER
- ⊕ UTILITY POLE & GUY WIRE
- ⊕ SIGN
- ⊕ COMMUNICATIONS PEDESTAL
- ⊕ COMMUNICATIONS VAULT
- ⊕ PLAYGROUND
- ⊕ CONCRETE
- ⊕ BRICK
- ⊕ GRAVEL
- ⊕ OVERHANG
- ⊕ HVAC UNIT
- ⊕ UTILITY WITNESS POST
- ⊕ TRAFFIC MONOPOLE W/ CONC. BASE
- ⊕ METAL COVER

PROPOSED LEGEND

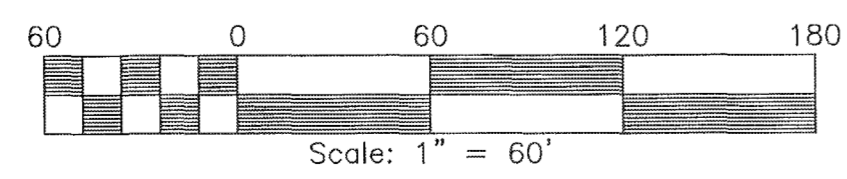
- ⊕ DENOTES LIMITED COMMON ELEMENT

LINE TYPES LEGEND

- EXISTING EDGE OF PAVEMENT
- - - PARCEL BOUNDARY
- STORM PIPE
- DRAINAGE DITCH
- GAS
- COLONIAL PIPELINE
- EDGE OF GRAVEL
- X - X - X - FENCE

GENERAL NOTE:

ALL LAND RESIDUE AND IMPROVEMENTS OUTSIDE THE CONDOMINIUM BOUNDARIES ARE TO BE KNOWN AS COMMON ELEMENTS UNLESS OTHERWISE NOTED.



PLAT OF  
**GREENSPRINGS BUSINESS PARK**  
 A LAND CONDOMINIUM  
 3900 JOHN TYLER HIGHWAY

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA  
 JUNE 4, 2026 JOB NO: 25-317

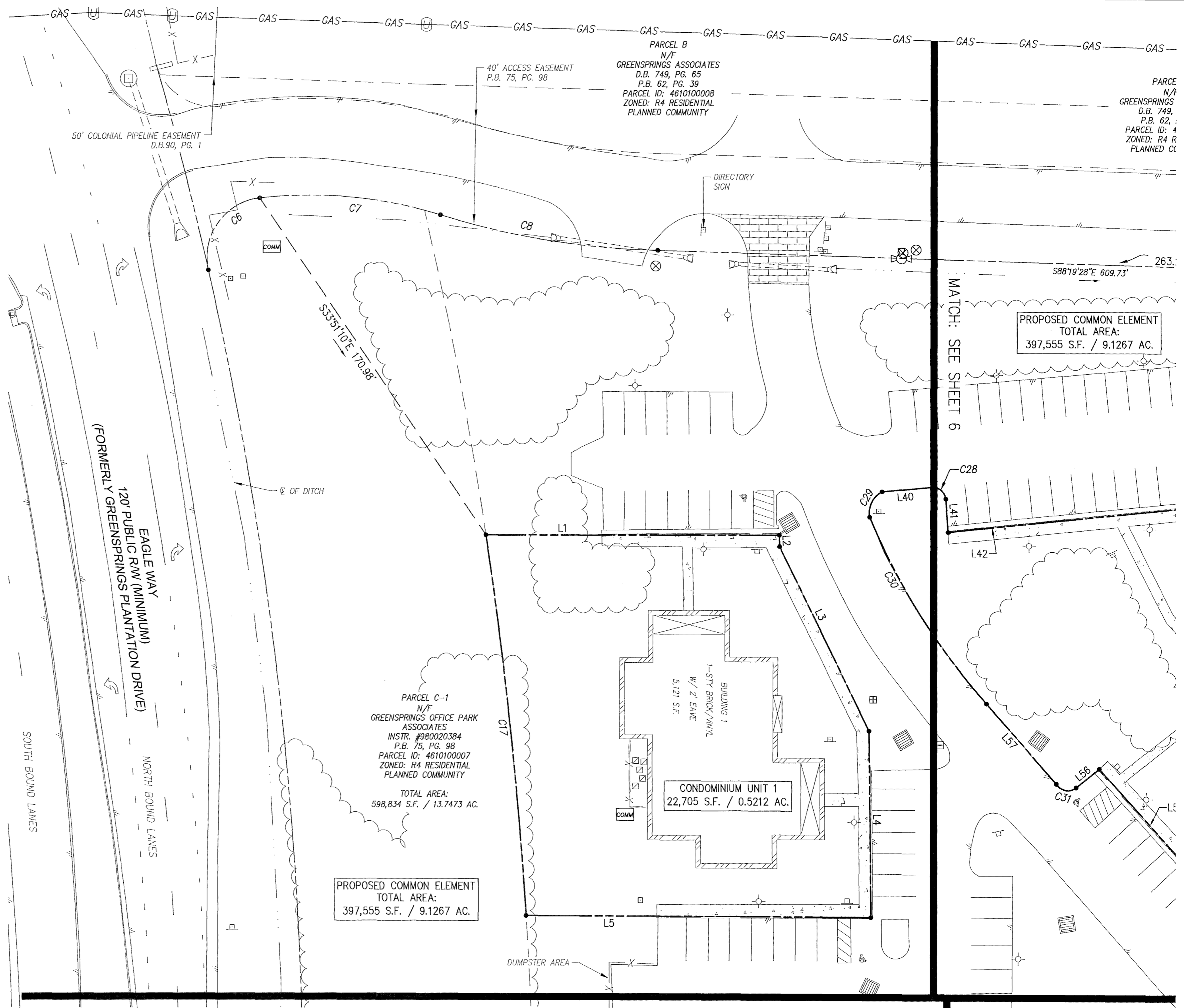
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City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
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 at 9:25 AM PM, PB PG  
 Document # 202608258  
 ELIZABETH E. O'CONNOR, CLERK  
 Elizabeth E. O'Connor, Clerk



205-E Bullfants Boulevard - Williamsburg, VA 23188  
 Ph: (757) 565-1877 Fax: (757) 565-0782  
 web: landtechresources.com

202608258



VIRGINIA STATE PLANE COORDINATES  
(VA SOUTH ZONE) (NA83)

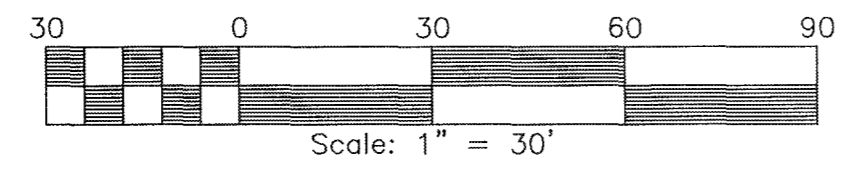
PLAT OF  
**GREENSPRINGS BUSINESS PARK**  
A LAND CONDOMINIUM  
3900 JOHN TYLER HIGHWAY

BERKELEY DISTRICT    JAMES CITY COUNTY    VIRGINIA  
JUNE 4, 2026    JOB NO: 25-317

SHEET 3 OF 8



205-E Bullfants Boulevard - Williamsburg, VA 23188  
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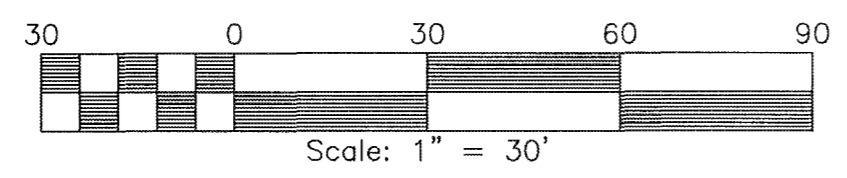
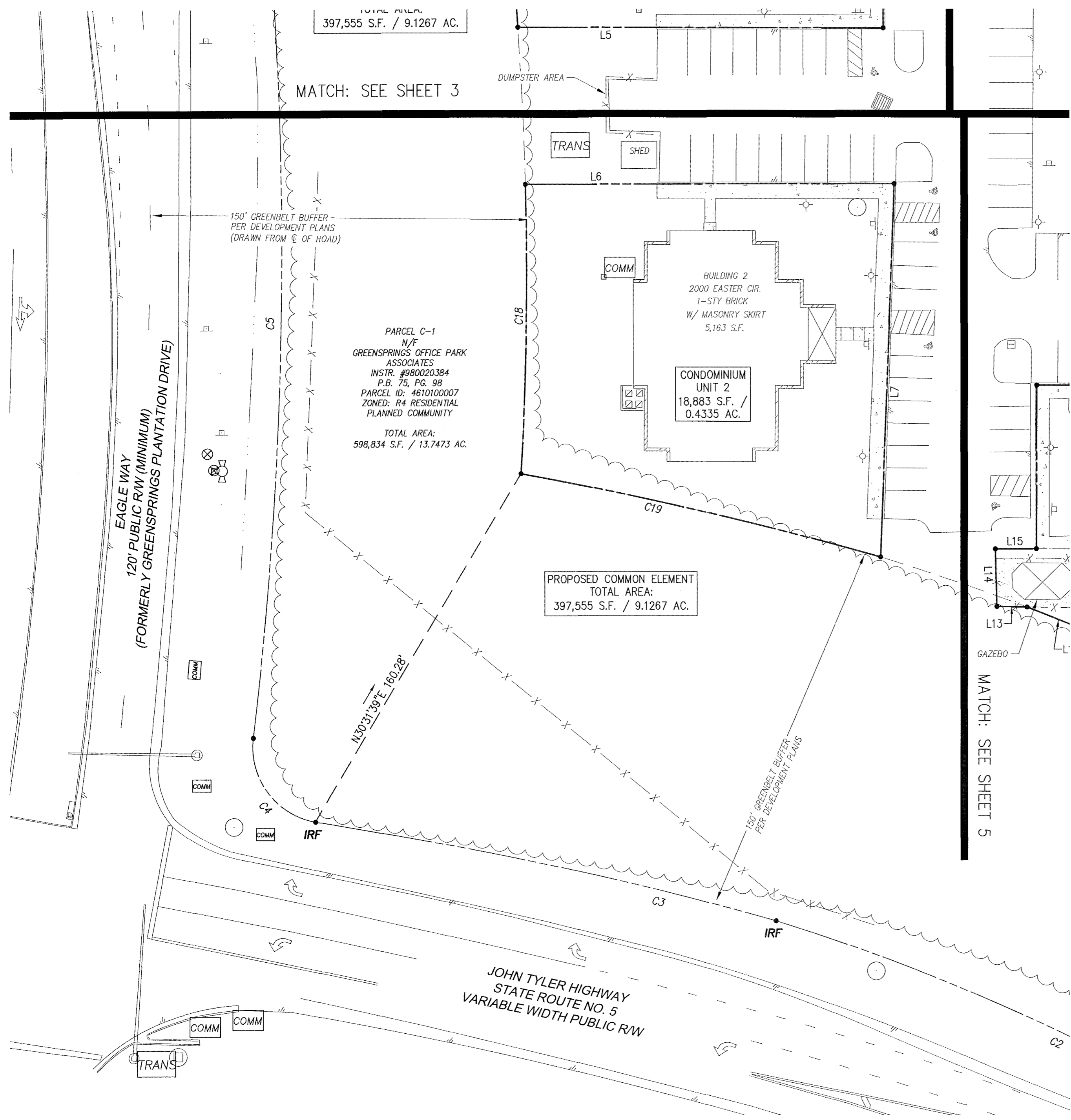
MATCH: SEE SHEET 4

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Elizabeth E. O'Connor, Clerk

202608258

VIRGINIA STATE PLANE COORDINATES  
(VA SOUTH ZONE) (NAD83)



PLAT OF  
GREENSPRINGS BUSINESS PARK  
A LAND CONDOMINIUM  
3900 JOHN TYLER HIGHWAY

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA  
JUNE 4, 2026 JOB NO: 25-317

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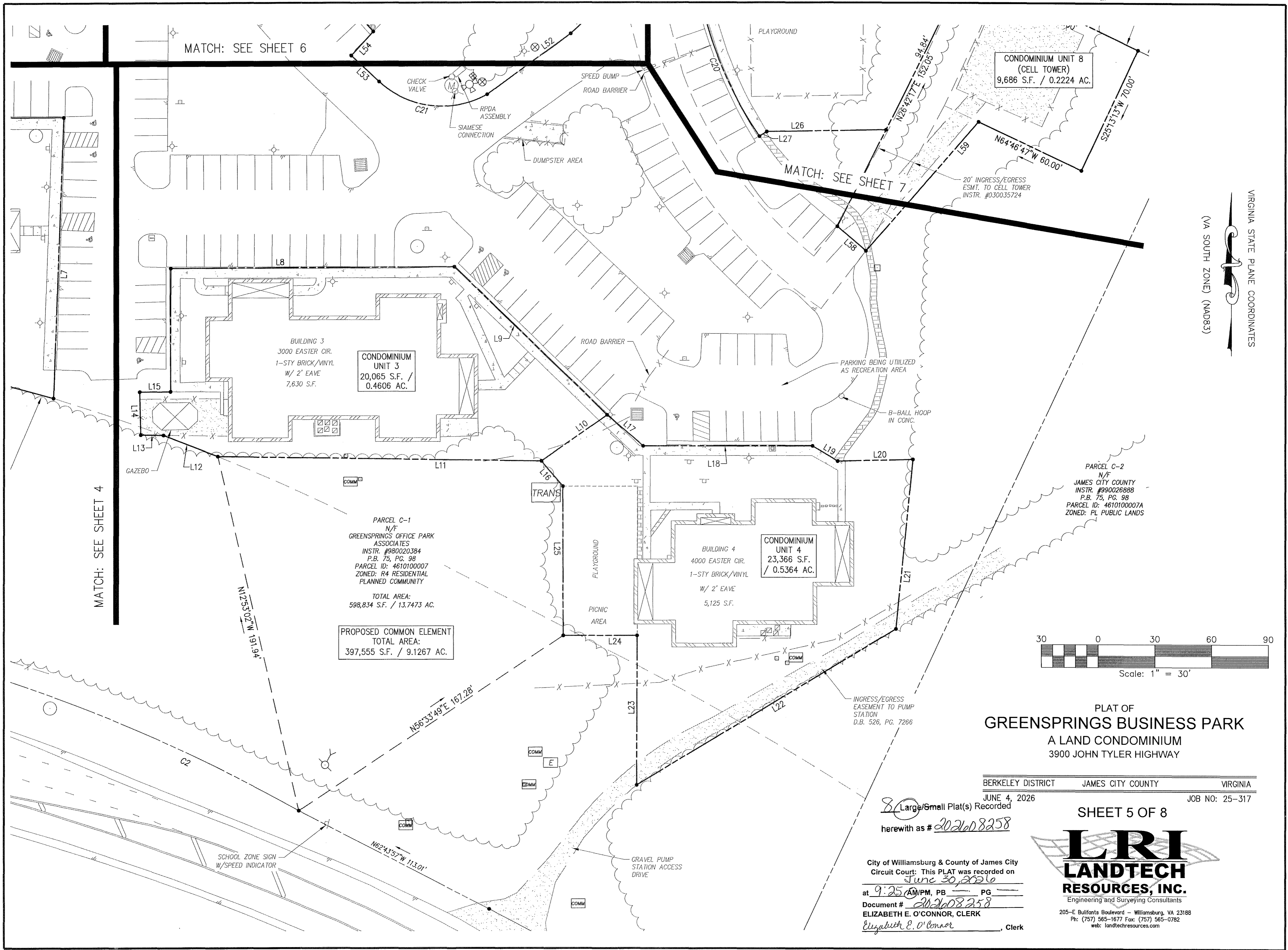
SHEET 4 OF 8



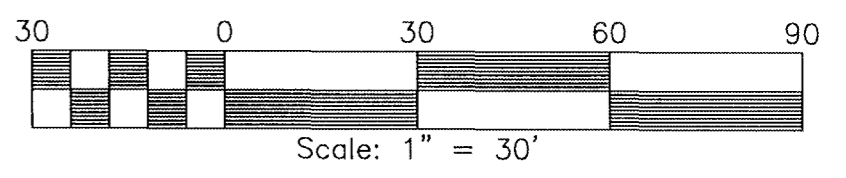
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Elizabeth E. O'Connor, Clerk

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202608258



VIRGINIA STATE PLANE COORDINATES  
(VA SOUTH ZONE) (NAD83)



PLAT OF  
**GREENSPRINGS BUSINESS PARK**  
A LAND CONDOMINIUM  
3900 JOHN TYLER HIGHWAY

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA  
JUNE 4, 2026 JOB NO: 25-317

SHEET 5 OF 8



205-E Bulfinch Boulevard - Williamsburg, VA 23188  
Ph: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

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Elizabeth E. O'Connor, Clerk

CONDOMINIUM UNIT 3  
20,065 S.F. / 0.4606 AC.

CONDOMINIUM UNIT 4  
23,366 S.F. / 0.5364 AC.

CONDOMINIUM UNIT 8  
(CELL TOWER)  
9,686 S.F. / 0.2224 AC.

PARCEL C-1  
N/F  
GREENSPRINGS OFFICE PARK  
ASSOCIATES  
INSTR. #980020384  
P.B. 75, PG. 98  
PARCEL ID: 4610100007  
ZONED: R4 RESIDENTIAL  
PLANNED COMMUNITY  
TOTAL AREA:  
598,834 S.F. / 13.7473 AC.

PROPOSED COMMON ELEMENT  
TOTAL AREA:  
397,555 S.F. / 9.1267 AC.

MATCH: SEE SHEET 6

MATCH: SEE SHEET 7

MATCH: SEE SHEET 4

202608258

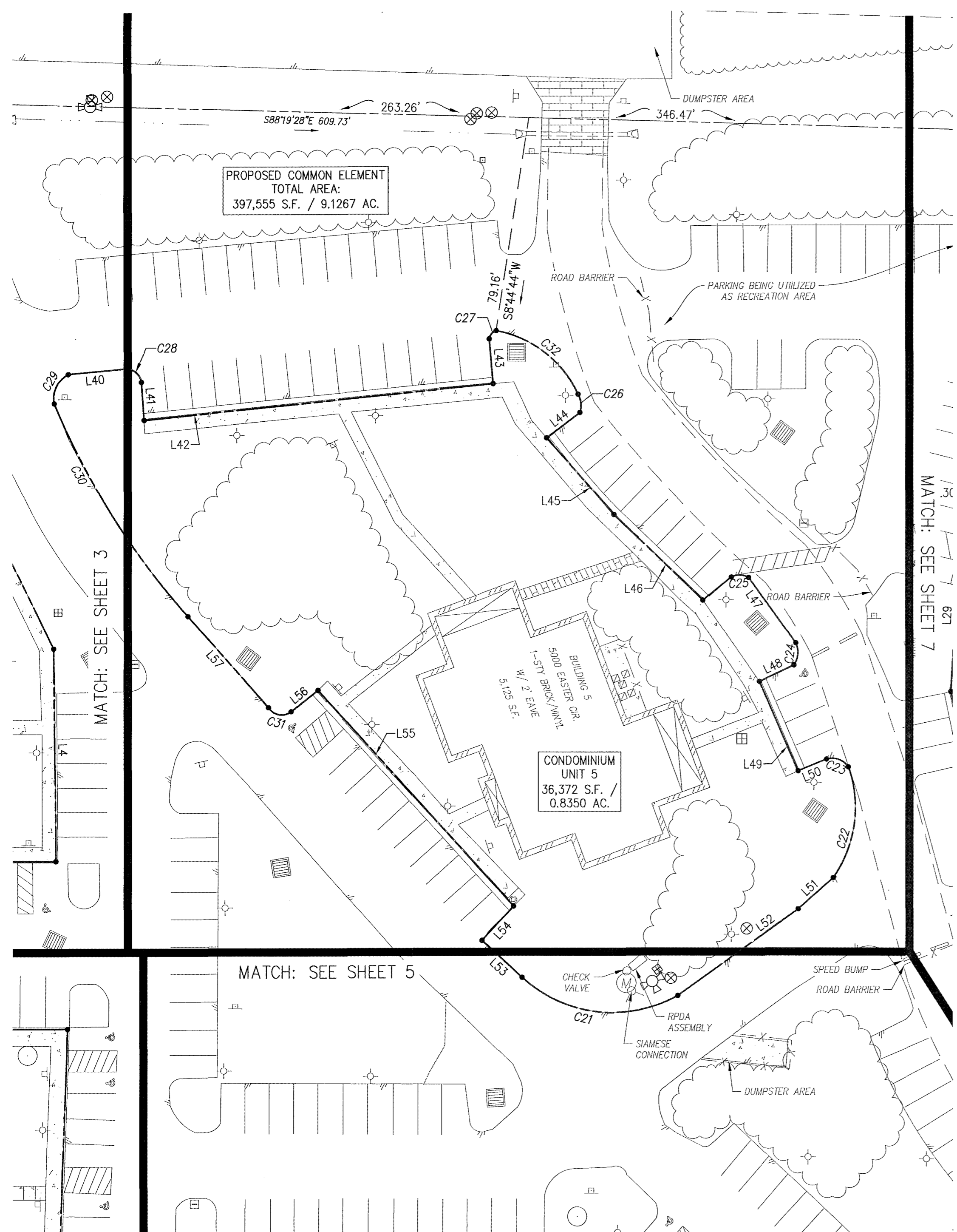
PLAT OF  
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3900 JOHN TYLER HIGHWAY

BERKELEY DISTRICT    JAMES CITY COUNTY    VIRGINIA  
JUNE 4, 2026    JOB NO: 25-317

SHEET 6 OF 8



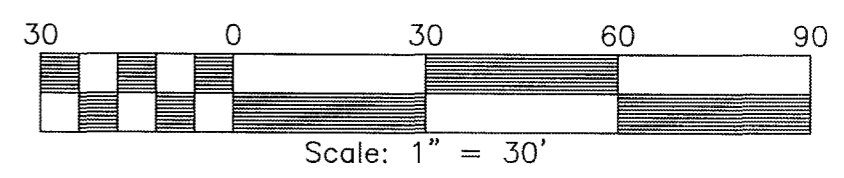
Engineering and Surveying Consultants  
205-E Bullfants Boulevard - Williamsburg, VA 23188  
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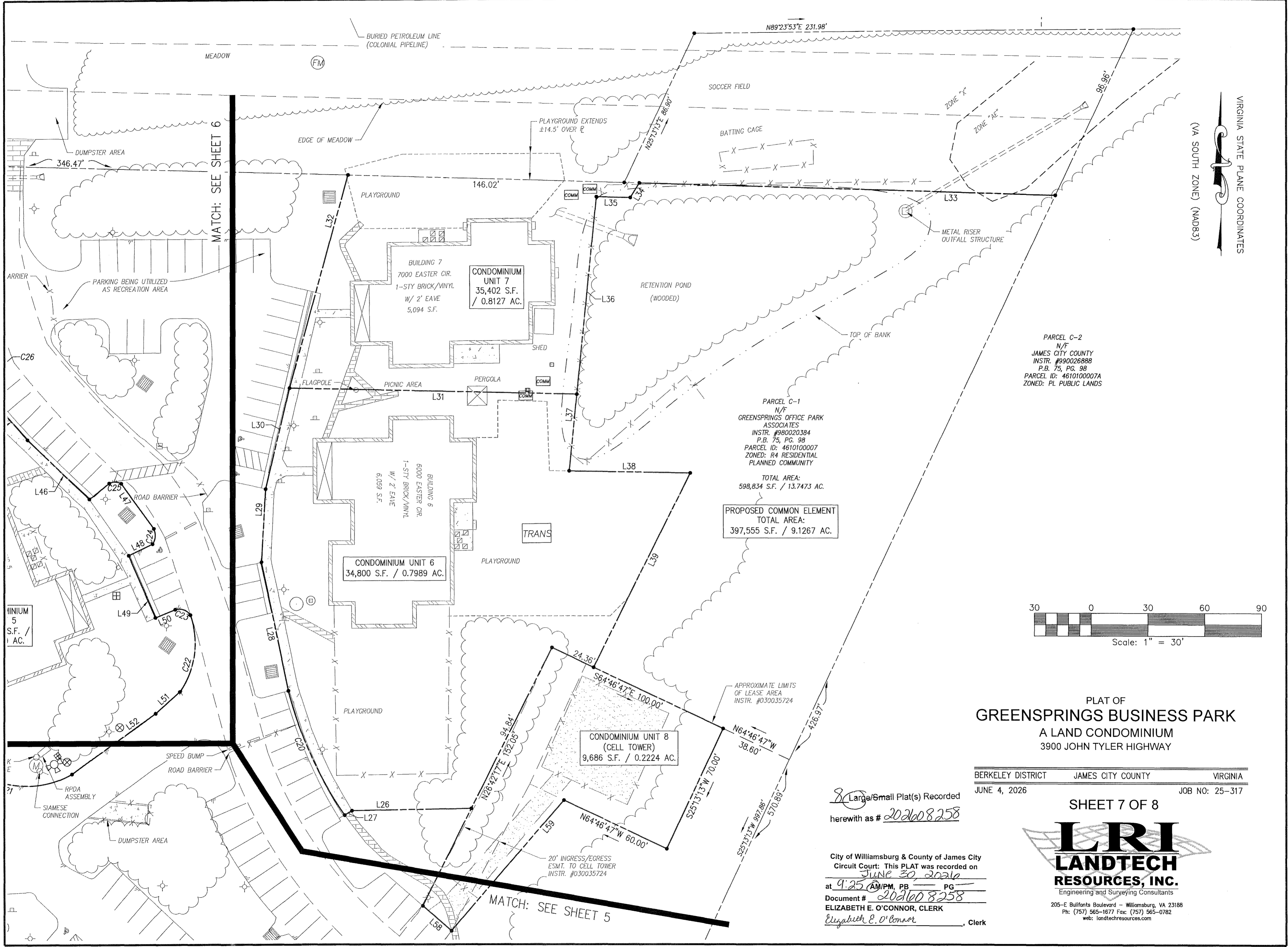
VIRGINIA STATE PLANE COORDINATES  
(VA SOUTH ZONE) (NAD83)

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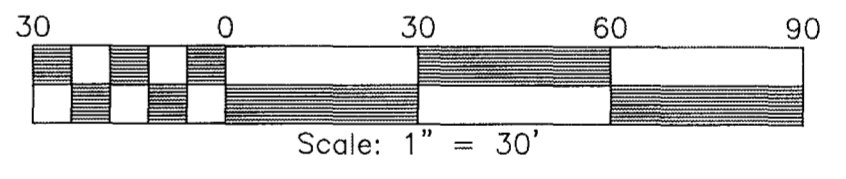


VIRGINIA STATE PLANE COORDINATES  
(VA SOUTH ZONE) (NAD83)

PARCEL C-2  
N/F  
JAMES CITY COUNTY  
INSTR. #990026888  
P.B. 75, PG. 98  
PARCEL ID: 4610100007A  
ZONED: PL PUBLIC LANDS

PARCEL C-1  
N/F  
GREENSPRINGS OFFICE PARK  
ASSOCIATES  
INSTR. #980020384  
P.B. 75, PG. 98  
PARCEL ID: 4610100007  
ZONED: R4 RESIDENTIAL  
PLANNED COMMUNITY  
TOTAL AREA:  
598,834 S.F. / 13.7473 AC.

PROPOSED COMMON ELEMENT  
TOTAL AREA:  
397,555 S.F. / 9.1267 AC.



PLAT OF  
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BERKELEY DISTRICT    JAMES CITY COUNTY    VIRGINIA  
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SHEET 7 OF 8



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*Elizabeth E. O'Connor*, Clerk

MATCH: SEE SHEET 5

MATCH: SEE SHEET 6

202608258

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°56'00"E	123.39'
L2	S1°48'12"E	4.77'
L3	S25°52'47"E	86.34'
L4	S0°35'39"E	78.25'
L5	N89°50'28"W	145.04'
L6	N89°54'36"E	146.41'
L7	S2°04'13"W	148.79'
L8	N89°45'56"E	149.74'
L9	S45°51'15"E	112.64'
L10	S54°47'38"W	42.51'
L11	N89°07'40"W	170.88'
L12	N68°36'26"W	30.97'
L13	N89°09'52"W	11.99'
L14	N1°22'44"W	22.84'
L15	N89°36'36"E	16.28'
L16	N40°12'13"W	17.56'
L17	S49°06'11"E	25.21'
L18	N89°57'45"E	89.56'
L19	S59°01'59"E	15.43'
L20	N88°43'17"E	39.81'
L21	S5°43'01"W	90.15'
L22	S59°03'53"W	159.77'
L23	N0°13'45"E	78.50'
L24	N90°00'00"W	39.13'
L25	N0°09'01"W	78.92'
L26	S89°00'21"W	63.03'
L27	S57°28'58"W	4.59'
L28	N11°48'28"W	69.13'
L29	N3°10'34"E	38.97'
L30	N13°18'01"E	55.04'
L31	N88°39'39"W	151.68'
L32	N15°17'20"E	116.93'
L33	N88°19'28"W	219.78'
L34	S32°05'40"W	9.15'
L35	N88°32'20"W	17.94'
L36	S5°39'11"W	105.05'
L37	S5°36'46"W	40.89'
L38	S89°01'00"E	64.00'
L39	S26°28'27"W	114.70'
L40	N84°44'32"E	21.31'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S4°05'57"E	14.14'
L42	N84°08'16"E	128.49'
L43	N4°55'06"W	16.52'
L44	S52°43'43"W	15.35'
L45	S41°09'21"E	37.84'
L46	S46°03'10"E	45.02'
L47	S35°35'56"E	29.60'
L48	S64°27'08"W	14.01'
L49	S23°12'22"E	35.79'
L50	N67°49'07"E	11.37'
L51	S48°15'34"W	17.24'
L52	S54°15'28"W	54.45'
L53	N47°12'22"W	20.00'
L54	N42°45'07"E	17.09'
L55	N42°03'54"W	106.85'
L56	S51°27'47"W	12.56'
L57	N41°05'18"W	44.79'
L58	N49°12'46"W	20.00'
L59	S40°59'24"W	90.78'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	5°47'13"	1466.32'	148.10'	74.11'	148.04'	N59°50'21"W
C2	12°10'26"	880.00'	186.98'	93.84'	186.62'	N66°37'16"W
C3	5°54'28"	1484.32'	153.05'	76.59'	152.98'	N77°18'08"W
C4	87°01'23"	30.00'	45.57'	28.48'	41.31'	S36°44'51"E
C5	19°28'51"	1639.25'	557.35'	281.39'	554.67'	N2°58'37"W
C6	96°15'54"	25.00'	42.00'	27.89'	37.23'	S35°24'54"W
C7	23°32'18"	187.00'	76.82'	38.96'	76.28'	N84°41'00"W
C8	15°48'26"	337.00'	92.98'	46.78'	92.68'	S80°49'05"E
C17	4°53'10"	1889.03'	161.09'	80.60'	161.05'	N6°03'40"W
C18	4°48'43"	1371.61'	115.20'	57.63'	115.16'	N0°53'45"E
C19	5°10'06"	1626.50'	146.72'	73.41'	146.67'	N76°52'19"W
C20	20°01'51"	207.40'	72.51'	36.63'	72.14'	S24°15'06"E
C21	71°46'46"	49.00'	61.39'	35.46'	57.46'	N83°15'59"W
C22	54°11'59"	44.79'	42.37'	22.92'	40.81'	S7°47'21"W
C23	72°27'34"	7.18'	9.08'	5.26'	8.48'	S70°09'12"E
C24	60°09'28"	8.20'	8.61'	4.75'	8.22'	S4°31'40"W
C25	59°35'41"	6.38'	6.63'	3.65'	6.34'	S88°24'11"E
C26	47°11'58"	8.52'	7.02'	3.72'	6.82'	S5°44'37"E
C27	63°39'08"	3.71'	4.12'	2.30'	3.91'	N39°55'09"E
C28	83°27'09"	5.60'	8.15'	4.99'	7.45'	S48°34'10"E
C29	74°37'31"	9.86'	12.85'	7.52'	11.96'	N25°26'18"E
C30	19°10'01"	277.96'	92.98'	46.93'	92.55'	N32°03'35"W
C31	95°55'32"	5.69'	9.52'	6.31'	8.45'	N79°51'24"W
C32	55°14'29"	41.03'	39.56'	21.47'	38.04'	S52°08'19"E

PLAT OF  
**GREENSPRINGS BUSINESS PARK**  
 A LAND CONDOMINIUM  
 3900 JOHN TYLER HIGHWAY

BERKELEY DISTRICT      JAMES CITY COUNTY      VIRGINIA  
 JUNE 4, 2026      JOB NO: 25-317

SHEET 8 OF 8

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**LRI**  
**LANDTECH**  
**RESOURCES, INC.**  
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