

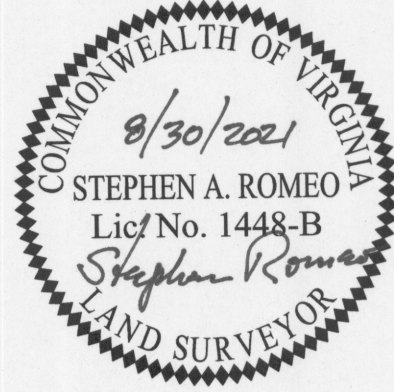
210023784

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS PUBLISHED BY JAMES CITY COUNTY, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PLAT IS AS FOLLOWS:

PIN:5920100054

IS IN THE NAME OF MONTROSE, LLC AND WAS ACQUIRED FROM WILLIAMSBURG DEVELOPMENT INC BY DEED DATED OCTOBER 14, 2013, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 030031551.



DATE: 8/30/2021 SIGNATURE: Stephen Romeo
STEPHEN A. ROMEO, L.S. LIC. NO. 1448-B

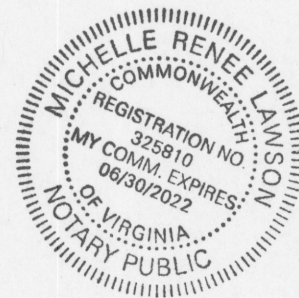
OWNER'S CONSENT (MONTROSE, LLC)

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEES.

BY: William Alan Graham 11-1-21
SIGNATURE DATE
William Alan Graham MEMBER MANAGER
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia
CITY/COUNTY OF: Williamsburg
I, (PRINT) Michelle Renee Lawson A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY NAME THIS 1st DAY OF December, 2021.
MY COMMISSION EXPIRES 06/30/2022.
Michelle Renee Lawson 325810
(SIGNATURE) (REGISTRATION NO.)



AREA TABULATION

EXISTING OPEN SPACE	936,354 SQ. FT. / 21.4957 AC.
NEW OPEN SPACE	164,770 SQ. FT. / 3.7826 AC.
TOTAL OPEN SPACE	1,101,124 SQ. FT. / 25.2783 AC.



VICINITY MAP
1"=2,000'

GENERAL NOTES

- CURRENT OWNER: MONTROSE, LLC.
- THIS PLAT DOES NOT REPRESENT A SUBDIVISION.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. ACCORDINGLY, ALL ENCUMBRANCES MAY NOT BE SHOWN.
- THE PROPERTY IS CURRENTLY ZONED M1.
- MERIDIAN IS BASED UPON JAMES CITY COUNTY GEODETIC MONUMENTATION. VIRGINIA STATE PLANE SOUTH ZONE (NAD 83).
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.

2 Large Small Plat(s) Recorded herewith as # 210023784

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY
THIS 6 DAY OF December, 2021. THE MAP SHOWN HEREON WAS
PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS AT 8:58am

INSTRUMENT NUMBER: 210023784
TESTE: MONA A. FOLEY, CLERK Elyse Little Connor DC

PLAT
NATURAL OPEN SPACE
JAMES RIVER COMMERCE CENTER
PARCEL 10B
MONTROSE, LLC
PIN:5920100054

JAMES CITY COUNTY, VIRGINIA
DATE: 8/30/2021
SHEET 1 OF 2



Transportation
Land Development
Environmental Services
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