

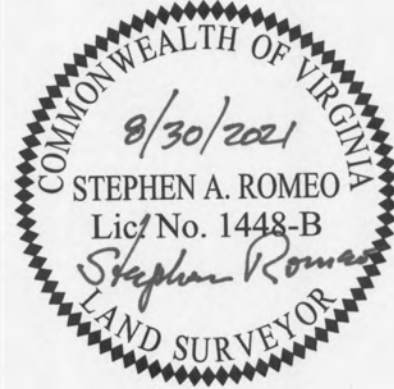
210023784

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 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: [Signature] 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 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.
[Signature] 325510
(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

1. CURRENT OWNER: MONTROSE, LLC.
2. THIS PLAT DOES NOT REPRESENT A SUBDIVISION.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. ACCORDINGLY, ALL ENCUMBRANCES MAY NOT BE SHOWN.
4. THE PROPERTY IS CURRENTLY ZONED M1.
5. MERIDIAN IS BASED UPON JAMES CITY COUNTY GEODETIC MONUMENTATION. VIRGINIA STATE PLANE SOUTH ZONE (NAD 83).
6. 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 [Signature]

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

210023784



N/F
TOMCO WILLIAMSBURG LLC
PIN:5920100052
INST. NO. 19000054
ZONED M1
1720 ENDEAVOR DRIVE

R=78.01'
L=99.37'
Δ=72°59'08"
CHB=N 67°23'45" W
CHD=92.78'

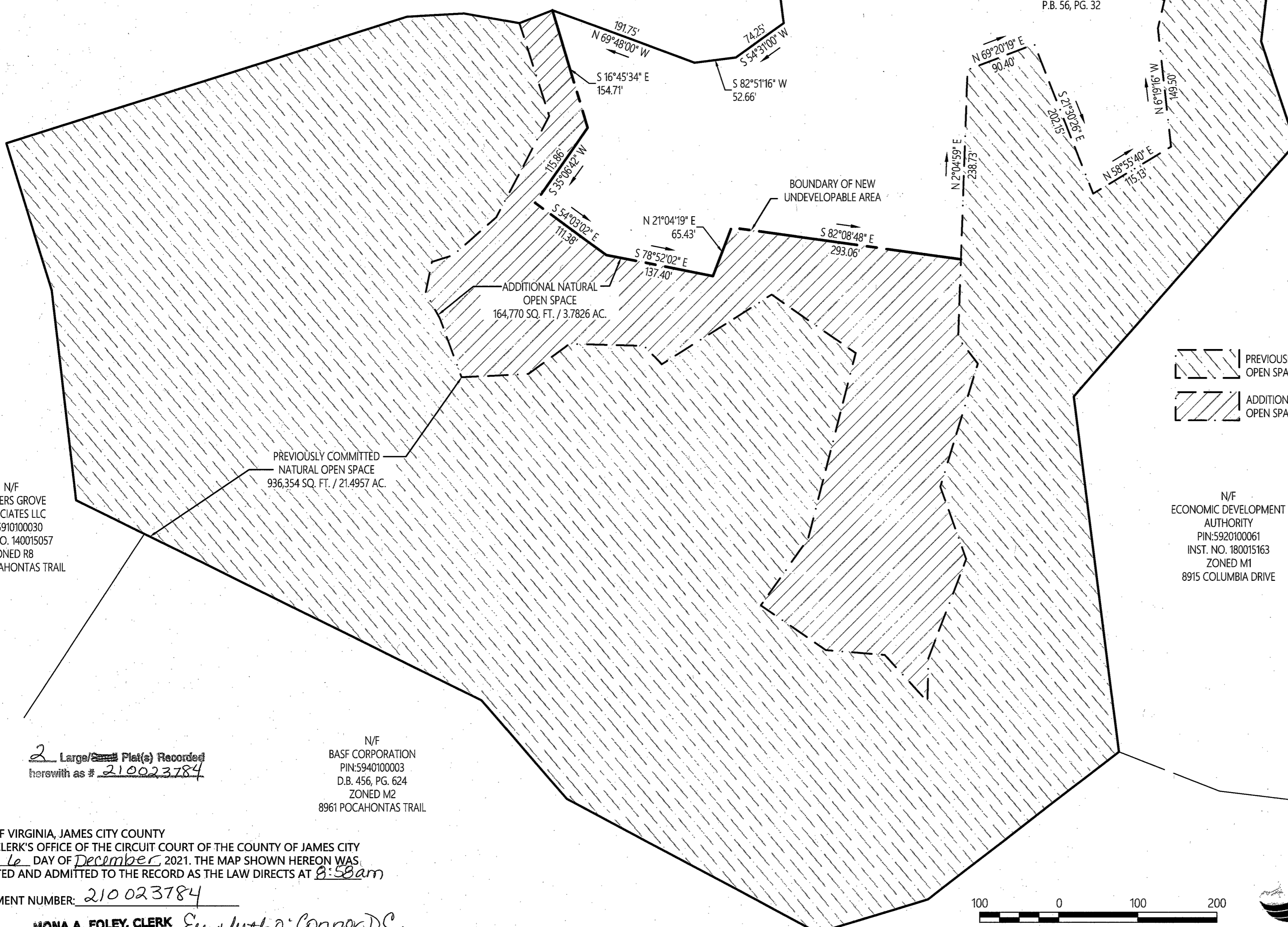
ENDEAVOR DRIVE
P.B. 65, PG. 90

R=520.00'
L=112.41'
Δ=12°23'10"
CHB=S 68°18'48" W
CHD=112.19'

N/F
CARTERS GROVE
ASSOCIATES LLC
PIN:5910100030
INST. NO. 140015057
ZONED R8
8797 POCAHONTAS TRAIL

MONTROSE, LLC
PIN:5920100054
INST. NO. 030031551
ZONED M1
1737 ENDEAVOR DRIVE
1,511,862 SQ. FT. / 34,7076 AC.
OLD DEVELOPABLE AREA
575,521 SQ. FT. / 13,2121 AC.
NEW DEVELOPABLE AREA
410,749 SQ. FT. / 9,4295 AC.

N/F
1733 ENDEAVOR LLC
PIN:5920100060
INST. NO. 100002564
ZONED M1
1733 ENDEAVOR DRIVE



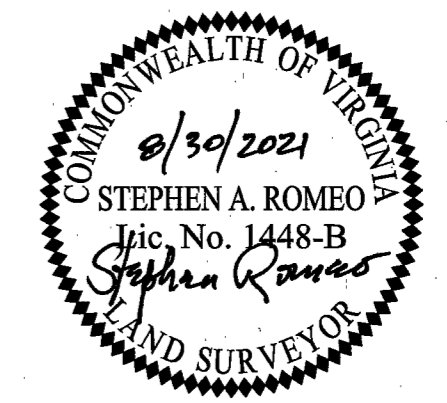
PREVIOUSLY COMMITTED NATURAL OPEN SPACE 21.4957 AC.
 ADDITIONAL NATURAL OPEN SPACE 3.7826 AC.

N/F
CARTERS GROVE
ASSOCIATES LLC
PIN:5910100030
INST. NO. 140015057
ZONED R8
8797 POCAHONTAS TRAIL

PREVIOUSLY COMMITTED
NATURAL OPEN SPACE
936,354 SQ. FT. / 21.4957 AC.

ADDITIONAL NATURAL
OPEN SPACE
164,770 SQ. FT. / 3.7826 AC.

N/F
ECONOMIC DEVELOPMENT
AUTHORITY
PIN:5920100061
INST. NO. 180015163
ZONED M1
8915 COLUMBIA DRIVE



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

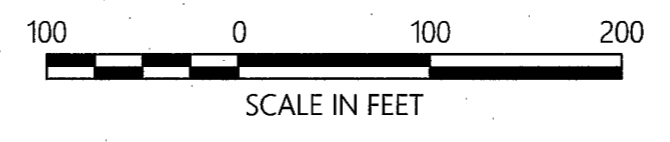
JAMES CITY COUNTY, VIRGINIA
DATE: 8/30/2021
SHEET 2 OF 2

2 Large/Covered Plat(s) Recorded
herewith as # 210023784

N/F
BASF CORPORATION
PIN:5940100003
D.B. 456, PG. 624
ZONED M2
8961 POCAHONTAS TRAIL

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY
THIS 16 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 Elizabeth D. Connor DC.



Transportation
Land Development
Environmental Services

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