

ORDINANCE NO. 7650-20

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AND THE CITY CLERK TO ATTEST, ON BEHALF OF THE CITY OF NEWPORT NEWS, VIRGINIA, ALL DOCUMENTS NECESSARY TO EFFECTUATE A BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNED BY THE CITY OF NEWPORT NEWS AND PROPERTY OWNED BY GREEN MOUNT ASSOCIATES, L.L.C., AS FURTHER DESCRIBED HEREIN.

WHEREAS, by Real Estate Purchase Agreement (the "Agreement") dated September 9, 2014, the City of Newport News, Virginia ("the City") and Green Mount Associates, L.L.C. ("Green Mount") agreed to a real estate transaction which resulted in the City acquiring a certain 8.9 acre portion of property then owned by Green Mount ("Parcel A"); and

WHEREAS, in 2015, the City and Green Mount executed a Deed of Boundary Line Adjustment transferring the aforesaid Parcel A to the City, which Deed is recorded in the Clerk's Office of the Circuit Court for the County of James City as Instrument No. 150002349; and

WHEREAS, in the Agreement, City and Green Mount stated their intention that the western boundary of Parcel A be the easternmost right-of-way line of the then proposed Greenmount Parkway, and the City agreed that should the path of Greenmount Parkway change, it would sell to Green Mount all portions of Parcel A necessary so as to accomplish that intent, at the agreed upon price of \$37,129.00 per acre; and

WHEREAS, the path of Greenmount Parkway has been altered such that Green Mount has requested that the City convey a 3.248 acre portion of Parcel A to Green Mount for \$120,595.00; and

WHEREAS, as part of the conveyance, the City will maintain uninterrupted access to its property along an access easement, which shall continue until Greenmount Parkway is completed so as to provide direct access to the City's property; and

WHEREAS, public notice of the proposed conveyance has been published as required by law; and

WHEREAS, a draft Deed and an associated plat have been prepared and presented at this meeting and the City Manager recommends approval of the proposed transaction; and

WHEREAS, the City Council is of the opinion that it is in the public interest to authorize the proposed transaction.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Newport News, Virginia:

1. That it hereby authorizes and directs the City Manager to execute and the City Clerk to attest, on behalf of the City of Newport News, Virginia, a deed and a plat which substantially

conform to the terms of the (i) that certain Deed of Boundary Line and Deed of Easement by and between Green Mount Associates, L.L.C. and the City of Newport News, Virginia,; and (ii) that certain plat, entitled "Plat of Subdivision Showing Lots 2 Thru 4, Phase 2, And Green Mount Parkway Reservation Easement, Green Mount Industrial Park and Boundary Line Adjustment Between the Properties of Green Mount Associates, L.L.C., James City County and City of Newport News," dated November 22, 2019, consisting of 4 sheets and made by AES Consulting Engineers, copies of which are attached hereto, subject to review and approval by the City Attorney.

2. That the City Manager is authorized to take such further actions and execute such further documents as shall be necessary to effectuate the proposed easement relocation, provided that all such documents shall be reviewed and approved by the City Attorney before execution.

3. That this ordinance shall be in effect on and after the date of its adoption, September 8, 2020.

PASSED BY THE COUNCIL OF THE CITY OF NEWPORT NEWS ON SEPTEMBER 8, 2020

Mabel Washington Jenkins, MMC
City Clerk

McKinley L. Price, DDS
Mayor

A true copy, teste:

City Clerk

Document prepared by Steven A. Meade, Esq. (VSB No. 37150)
and return to: Patten, Wornom, Hatten & Diamonstein, L.C.
12350 Jefferson Avenue, Suite 300
Newport News, VA 23602

Parcel ID No.: Portions of 6010100003 and 6010100004

Consideration: \$120,595.00

Title Insurance Underwriter: None

**EXEMPTION CLAIMED FROM RECORDATION AND GRANTOR TAXES
PURSUANT TO SECTIONS 58.1-811(A)(3) AND 58.1-811(C)(4) OF THE CODE
OF VIRGINIA, 1950, AS AMENDED.**

DEED OF BOUNDARY LINE ADJUSTMENT
and
DEED OF EASEMENT

THIS DEED OF BOUNDARY LINE ADJUSTMENT AND DEED OF EASEMENT (this “**Deed**”), made this ____ day of _____, 2020, by and between **GREEN MOUNT ASSOCIATES, L.L.C.**, a Virginia limited liability company (“**Green Mount**”) index as **Grantor**, whose mailing address is 11835 Fishing Point Drive, Suite 101, Newport News, Virginia, 23606; (“**Grantor**”), and the **CITY OF NEWPORT NEWS, VIRGINIA**, a municipal corporation of the Commonwealth of Virginia, 2400 Washington Avenue, Newport News, Virginia 23607 (“**City**” or “**Grantee**”) index as **Grantee**.

WHEREAS, Green Mount is the owner of certain real property identified as Remainder Lot 3A, containing approximately 202.8281 acres, identified as Tax Parcel Id: 6010100004 and described in the Deed dated July 1, 1988, and recorded in the Clerk’s Office of the Circuit Court for James City County, Virginia (“**Clerk’s Office**”) in Deed Book 420, Page 128, as modified by that certain Deed of Subdivision and Dedication, dated August 26, 2019 and recorded in the Clerk’s Office on August 28, 2019, as Instrument No. 190012262, and that certain Plat of Subdivision Lot 1, Phase 2 recorded in the Clerk’s Office August 20, 2019, as Instrument No. 190011928 (collectively, the “**Grantor’s Property**”);

WHEREAS, the City is the owner of certain real property identified as Tax Parcel Id: 6010100003, containing approximately 69.9 acres, a portion of which is identified as Parcel A, containing original acreage of approximately 8.7994 acres, as shown and described in that certain Deed of Boundary Line Adjustment dated January 27, 2015, and recorded on February 6, 2015, in the Clerk's Office as Instrument No. 150002349 ("**City Property**");

WHEREAS, Grantor and Grantee previously have agreed to adjust the boundary line between the Grantor's Property and the City Property based on the final approved location for a road to be constructed and known as Greenmount Parkway, and once constructed such road will provide access to the Grantor's Property and the City Property, along with other properties and parcels.

WHEREAS, a portion of the Grantor's Property and a portion of the City's Property are shown on that certain plat entitled, "PLAT OF SUBDIVISION SHOWING LOTS 2 THRU 4, PHASE 2, AND GREEN MOUNT PARKWAY RESERVATION EASEMENT GREEN MOUNT INDUSTRIAL PARK, AND BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF GREEN MOUNT ASSOCIATES, L.L.C., JAMES CITY COUNTY AND CITY OF NEWPORT NEWS, ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA", dated November 22, 2019, consisting of 4 sheets, and made by AES Consulting Engineers, which Plat has been recorded prior to this document on _____, 2020, in the Clerk's Office as Instrument Number _____ (the "**Subdivision Plat**");

WHEREAS, Grantor and Grantee desire to adjust the property line between their respective properties as provided and set forth on the Subdivision Plat, a copy of which is attached hereto as **Exhibit A** and is fully incorporated herein.

NOW THEREFORE, WITNESSETH that for and in consideration paid by Grantor to Grantee and of the mutual exchanges and adjustments to the property lines as set forth in this Deed, all of which are hereby recognized and acknowledged as sufficient and valuable consideration, Grantor and Grantee do hereby agree that the said boundary line shown on the Subdivision Plat and identified as “New Property Line Per This Boundary Line Adjustment”, is the true and correct boundary line between the Grantor’s Property and the City Property, Grantee acknowledges and agrees to the extinguishment of those property lines identified on the Subdivision Plat as “Existing Property Line Hereby Extinguished”, and Grantor’s Property is increased by 3.2480± acres.

Grantor and Grantee, each respectively, hereby agrees to this boundary line adjustment, grants and conveys and accepts the property granted herein and each agrees to and approves the new boundary lines as shown on the Subdivision Plat.

Green Mount and City further agree that City’s obligations pursuant to paragraph 1 of that certain Real Estate Purchase Agreement, dated September 9, 2014, by and between Green Mount and City, are hereby satisfied in full.

DEED OF EASEMENT

1. Reserved Easement. The City hereby reserves, and to the extent necessary or applicable, Green Mount hereby grants to the City, a non-exclusive, perpetual easement, for purposes of vehicular and pedestrian ingress and egress, over and across those certain portions of the Grantor Property (using the new boundary lines in accordance with this Deed) identified on the Subdivision Plat as “30’ Access Road and Access Easement, Reserved By City of Newport News”, from that area identified on the Subdivision Plat as “Existing Access Road and Temporary Access Easement, See Deed of Easement and Vacation of Easement recorded

in Instrument # 190012263” to the new property line identified on the Subdivision Plat as “New Property Line Per This Boundary Line Adjustment” for the City Property, as shown on Sheet 4 of the Subdivision Plat by cross-hatched designation (collectively, the “**Access Easement**”). The City hereby reserves and accepts the new Access Easement subject to all existing easements, and rights of others as shown in the recorded documents in the Clerk’s Office. Grantor and the City agree that the Access Easement, although perpetual in nature, shall continue only until the road known as Greenmount Parkway has been constructed and then provides direct access from State Route 60 to the City Property for the general public, at which time the Access Easement shall terminate. After that time Grantor agrees to prepare and record, at its expense, a release or termination of easement instrument and the City agrees to execute same once the Greenmount Parkway access and the Relocated Easement, as identified in that certain Deed of Easement and Vacation of Easement recorded in in the Clerk’s Office as Instrument # 190012263, are in effect and providing the City with actual and effective access to the City Property.

2. Existing Easements. Grantor acknowledges and agrees that nothing in this Deed nor in the Subdivision Plat is intended to limit, modify or restrict the existing easements, licenses, or other rights of access previously granted to the City by prior instruments recorded in the Clerk’s Office (except to the extent of the termination of the Access Easement expressly stated in Section 1 immediately above, which occurs only after construction has been completed and public use of Greenmount Parkway has commenced).

Whenever used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

[Signatures on the following pages]

WITNESS the following signatures and seals:

**GRANTOR:
GREEN MOUNT ASSOCIATES, L.L.C.**

By: _____
Donald N. Patten, Manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to-wit:

I, _____, a Notary Public in and for the City/County and State aforesaid, do hereby certify that Donald N. Patten, as Manager for and on behalf of Green Mount Associates, L.L.C., a Virginia limited liability company, whose name as such is signed to the foregoing Deed of Boundary Line Adjustment and Deed of Easement dated as of the ___ day of _____, 2020, has acknowledged the same before me in my City and State aforesaid.

GIVEN under my hand this _____ day of _____, 2020.

Notary Public

My commission expires: _____
Notary Commission No: _____

[Signatures continue on the following page]

WITNESS the following signatures and seals:

**GRANTEE:
CITY OF NEWPORT NEWS, VIRGINIA**

By: _____
Cynthia D. Rohlf
City Manager

COMMONWEALTH OF VIRGINIA
CITY OF NEWPORT NEWS, to-wit:

I, _____, a Notary Public in and for the City and State aforesaid, do hereby certify that Cynthia D. Rohlf, as City Manager for and on behalf of the City of Newport News, Virginia, whose name as such is signed to the foregoing Deed of Boundary Line Adjustment and Deed of Easement dated as of the ___ day of _____, 2020, has acknowledged the same before me in my City and State aforesaid.

GIVEN under my hand this _____ day of _____, 2020.

Notary Public

My Commission Expires: _____
Notary Registration No.: _____

[Signatures continue on next page]

WITNESS the following signature and seal:

ATTEST:

Mabel V. Washington Jenkins, City Clerk

COMMONWEALTH OF VIRGINIA
CITY OF NEWPORT NEWS, to-wit:

I, _____, a Notary Public in and for the City and State aforesaid, do hereby certify that Mabel V. Washington Jenkins, as City Clerk for and on behalf of the City of Newport News, Virginia, whose name as such is signed to the foregoing Deed of Boundary Line Adjustment and Deed of Easement dated as of the ___ day of _____, 2020, has acknowledged the same before me in my City and State aforesaid.

GIVEN under my hand this ____ day of _____, 2020.

Notary Public

My Commission Expires: _____
Notary Registration No.: _____

Approved as to Form:

City Attorney

**EXHIBIT A
SUBDIVISION PLAT**

CERTIFICATION OF SOURCE OF TITLE, TAX PARCEL 6010100004
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MILLNER, B.M., ET ALS TO GREEN MOUNT ASSOCIATES IN DEED BOOK 420 PAGE 128 DATED JULY 1, 1988. GREEN MOUNT ASSOCIATES WAS REORGANIZED (RENAIAMED) TO GREEN MOUNT ASSOCIATES, L.L.C. IN DEED BOOK 658, PAGE 585 DATED DECEMBER 10, 1983 AND BOTH RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CERTIFICATION, TAX PARCEL 6010100004
 THE SUBDIVISION OF LOTS 2, 3, 4, PHASE 2, AND GREEN MOUNT PARKWAY RESERVATION PARKWAY AND GREEN MOUNT INDUSTRIAL PARK WITH THE BOUNDARY LINE ADJUSTMENT BETWEEN GREEN MOUNT ASSOCIATES, L.L.C. AND THE CITY OF NEWPORT NEWS, VIRGINIA (JAMES CITY COUNTY PARCEL ID 6010100003) SHOWN ON THIS PLAT IS WITH THE FREE CONSENT, PROPRIETORS AND/OR TRUSTEES, WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES, FOR GREEN MOUNT ASSOCIATES, L.L.C.

STEPHEN C. BARRS (MANAGER)
 GREEN MOUNT ASSOCIATES, L.L.C. _____ DATE _____

CERTIFICATE OF NOTARIZATION, TAX PARCEL 6010100004
 COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES: _____
 NOTARY REGISTRATION NUMBER: _____
 NOTARY PUBLIC SIGNATURE _____

CERTIFICATION OF SOURCE OF TITLE, TAX PARCEL 6010100003

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY OLD DOMINION LAND COMPANY, A VIRGINIA CORPORATION TO NEWPORT NEWS LIGHT AND WATER COMPANY, A VIRGINIA CORPORATION IN DEED BOOK 23, PAGES 228-268, DEED DATED JUNE 23, 1928 AND RECORDED OCTOBER 25, 1928 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CERTIFICATION, TAX PARCEL 6010100003
 THE BOUNDARY LINE ADJUSTMENT BETWEEN GREEN MOUNT ASSOCIATES, L.L.C. AND THE CITY OF NEWPORT NEWS, VIRGINIA (JAMES CITY COUNTY PARCEL 6010100004) SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES, FOR CITY OF NEWPORT NEWS, VIRGINIA

BY: _____ DATE _____
 CYNTHIA D. ROHLF,
 CITY MANAGER

CERTIFICATE OF NOTARIZATION
 COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES: _____
 NOTARY REGISTRATION NUMBER: _____
 NOTARY PUBLIC SIGNATURE _____

SURVICTOR'S CERTIFICATE
 I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLEYS WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND COMMISSIONERS OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

PRELIMINARY

NOVEMBER 27th, 2019

SAMUEL J. BIKKERS, L.S. #002304 _____ DATE _____

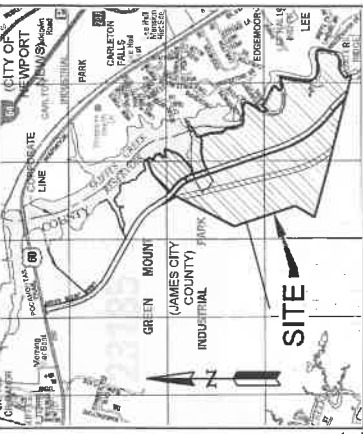
CERTIFICATE OF APPROVAL
 THIS SUBDIVISION OF LOTS 2, 3, 4, PHASE 2, AND GREEN MOUNT PARKWAY RESERVATION PARKWAY AND GREEN MOUNT INDUSTRIAL PARK WITH THE BOUNDARY LINE ADJUSTMENT BETWEEN GREEN MOUNT ASSOCIATES, L.L.C. AND THE CITY OF NEWPORT NEWS, VIRGINIA IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

VIRGINIA DEPARTMENT OF TRANSPORTATION
 _____ DATE _____

SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY
 _____ DATE _____

GENERAL NOTES:

1. PARCEL ID 6010100004
 PROPERTY ADDRESS 1651 GREEN MOUNT PARKWAY
 ZONED M-2 - GENERAL INDUSTRIAL
2. PARCEL ID 6010100003
 PROPERTY ADDRESS 9461 MERRIMAC TRAIL
 ZONED M-2 - GENERAL INDUSTRIAL
3. INTENTIONALLY OMITTED
4. BUILDING SETBACK LINES ARE AS FOLLOWS:
 FRONT SETBACK = 50' MINIMUM
 SIDE YARD = 20' MINIMUM
 REAR YARD = 20' MINIMUM
5. THIS SITE SHALL BE SERVED BY THE PUBLIC WATER AND SEWER.
6. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
8. ANY EXISTING UNREGULATED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE AND PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. THIS PROPERTY LIES IN FLOOD ZONE "X", HOWEVER, PORTIONS OF THE PROPERTY ABUTTING SKIFFES CREEK RESERVOIR APPEAR TO LIE WITHIN FLOOD ZONE "A" AND "AE (E17)", AS SHOWN ON MAP NUMBER 51065002280, PANEL 02280 AND ON MAP NUMBER 51065002280, PANEL 02280, FOR COMMUNITY NUMBER 510201, MAP REVISED DECEMBER 16, 2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "A", AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD - NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE "AE", BASE FLOOD ELEVATION DETERMINED, E17 (MAY08B).
10. MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE.
11. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY - BOUNDARY IS TAKEN FROM RECORD INFORMATION AS NOTED (SEE INSTRUMENT #00001632) AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, EASEMENTS AND OTHER DOCUMENTS OF RECORD MAY NOT BE SHOWN ON THIS PLAT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
12. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
13. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
14. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
15. PLEASE REFER TO SP-0007-2006 AND SP-0005-2016 FOR DEVELOPMENT PLANS OF EXISTING GREEN MOUNT PARKWAY.



LOCATION MAP: SCALE: 1" = 2000'

GENERAL NOTES CONTINUED:

16. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL ALSO BE RESPONSIBLE FOR ANY VDOT PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
17. THE EXISTING TEMPORARY TURN-AROUND EASEMENT PLATTED AND RECORDED IN INSTRUMENT 190019128 IS TO BE VACATED UPON CONTINUATION OF THE ROAD.
18. ALL RESOURCE PROTECTION AREA BOUNDARIES ARE APPROXIMATE AND MUST BE FULLY AND COMPLETELY DELINEATED AT THE TIME OF ANY PLAN OF DEVELOPMENT SUBMITTAL.

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS _____ DAY OF _____, 20____, THE PLAT SHOWN
 HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECT'S
 0 _____ AM / PM, INSTRUMENT # _____
 TESTE: _____
 MONIA A. FOLEY, CLERK

JCC Case No. S-19-0103

PLAT OF SUBDIVISION
 SHOWING LOTS 2 THRU 4, PHASE 2, AND
 GREEN MOUNT PARKWAY RESERVATION EASEMENT
 GREEN MOUNT INDUSTRIAL PARK
 AND BOUNDARY LINE ADJUSTMENT
 BETWEEN THE PROPERTIES OF GREEN MOUNT ASSOCIATES, L.L.C.,
 JAMES CITY COUNTY AND CITY OF NEWPORT NEWS
 ROBERTS DISTRICT
 JAMES CITY COUNTY VIRGINIA

PRELIMINARY
 NOVEMBER 27th, 2019
 SAMUEL J. BIKKERS
 Lic. No. 002304
 11-22-2019
 LAND SURVEYOR

ADS
 CONSULTING ENGINEERS
 Hampton Roads | Central Virginia | Middle Peninsula
 6248 Old Town Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 265-0600
 Fax: (757) 226-8584
 www.adsinc.com

Rev.	Date	Description	Checked By
1	11/15/2019	ADDRESSED ACC REVIEW COMMENTS	CMA

Project Contacts: SJR/CMA
 Project Number: WF0231-10
 Scale: NOTED
 Date: 10-30-2019
 Sheet Number
1 OF 4

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	24°11'58"	860.00'	405.46'	203.80'	402.46'	S42°33'38"E
C2	24°49'02"	840.00'	363.84'	184.82'	361.00'	S42°15'06"E
C3	24°49'02"	860.00'	415.82'	211.22'	412.57'	N42°15'05"W
C4	8°21'31"	860.00'	93.22'	46.66'	93.16'	N81°26'51"W
C5	10°55'40"	840.00'	183.10'	91.83'	182.82'	S24°22'45"E
C6	10°55'40"	840.00'	160.21'	80.35'	159.87'	S24°22'45"E

LEGEND
 TR= BORN PIPE FOUND
 IR= BORN ROAD FOUND
 N OF F= NEW OR FORMERLY
 R/W= RIGHT-OF-WAY

GRAPHIC SCALE
 0' 200' 400'
 SCALE: 1" = 200'

RECORD MERIDIAN (NAD83)
 INSTRUMENT #07001914, GRID NORTH
 INSTRUMENT #06001632
 INSTRUMENT #19001928

NOTE:
 PROPERTY LINE ALONG SKIFFES CREEK RESERVOIR IS THE
 16' CONTOUR (NAD83), THREE FEET HIGHER THAN THE
 CREST OF THE CONCRETE SPILLWAY OF SKIFFES CREEK
 DAM. FOR THE PROPERTY SURVEY RECORDED IN PLAT
 BOOK 55, PAGES 85-93.

LOT 1, PHASE 2
 JAMES CITY COUNTY
 INSTRUMENT #06012265
 INSTRUMENT #06012267
 PARCEL ID #0601220001

LOT 2, PHASE 2
 JAMES CITY COUNTY
 INSTRUMENT #06012265
 INSTRUMENT #06012267
 PARCEL ID #0601220002

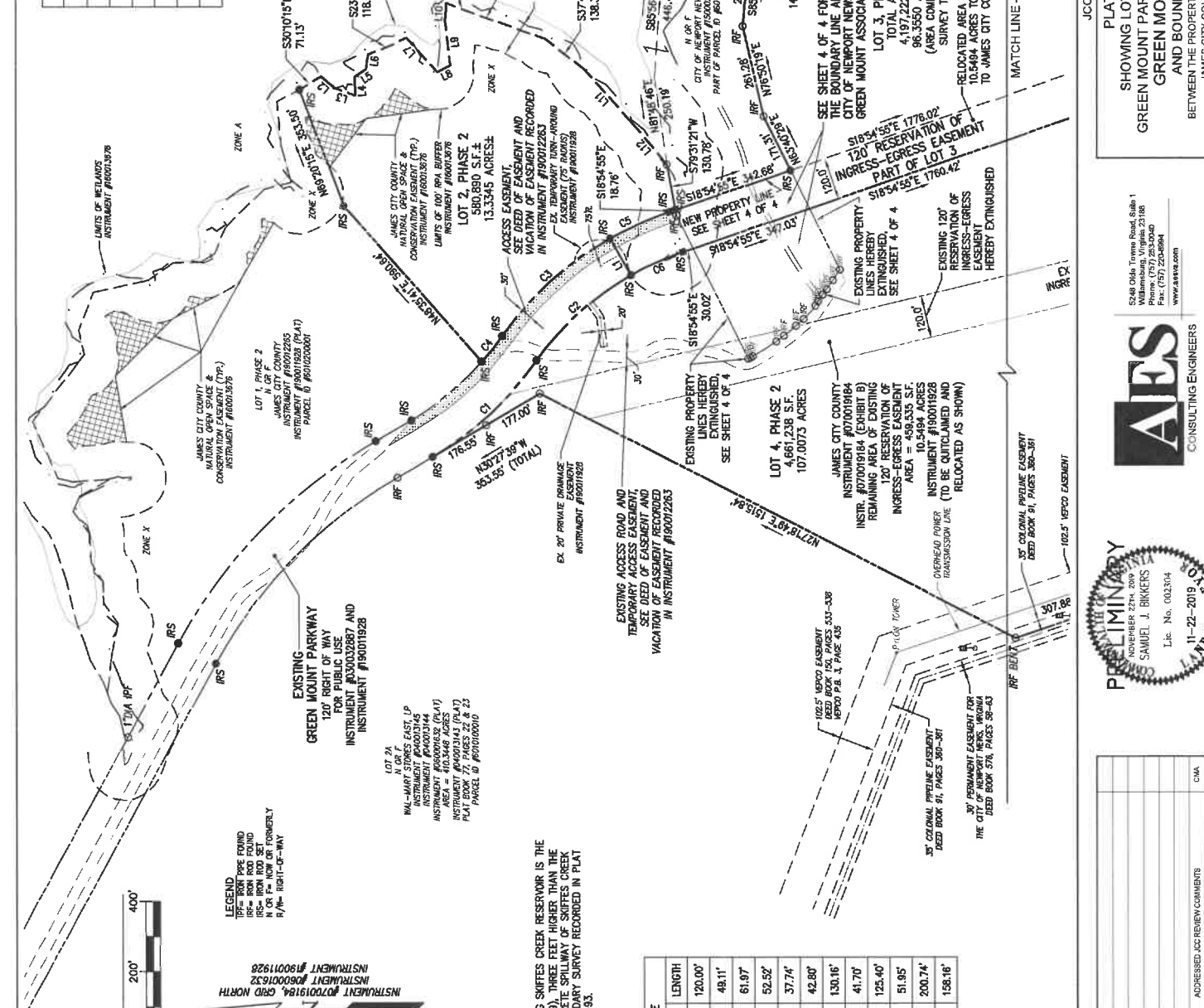
LOT 3, PHASE 2
 JAMES CITY COUNTY
 INSTRUMENT #06012265
 INSTRUMENT #06012267
 PARCEL ID #0601220003

LOT 4, PHASE 2
 JAMES CITY COUNTY
 INSTRUMENT #06012265
 INSTRUMENT #06012267
 PARCEL ID #0601220004

LOT 5, PHASE 2
 JAMES CITY COUNTY
 INSTRUMENT #06012265
 INSTRUMENT #06012267
 PARCEL ID #0601220005

LOT 6, PHASE 2
 JAMES CITY COUNTY
 INSTRUMENT #06012265
 INSTRUMENT #06012267
 PARCEL ID #0601220006

LOT 7, PHASE 2
 JAMES CITY COUNTY
 INSTRUMENT #06012265
 INSTRUMENT #06012267
 PARCEL ID #0601220007



LINE	BEARING	LENGTH
L1	N80°09'25"E	120.00'
L2	S40°58'33"W	49.11'
L3	S20°01'25"W	61.97'
L4	N88°53'01"E	52.52'
L5	S33°11'01"E	37.74'
L6	S82°09'46"E	42.80'
L7	S48°16'28"W	130.16'
L8	S27°26'41"E	41.70'
L9	N83°15'56"E	125.40'
L10	S88°44'27"E	51.95'
L11	S48°45'55"W	200.74'
L12	S50°00'11"W	158.16'

Project Contact: SJB/CMA
 Project Number: W19237-10
 Scale: 1" = 200'
 Date: 10-30-2019
 Sheet Number: 2 OF 4

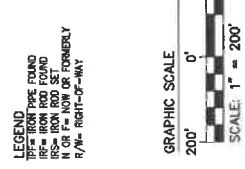
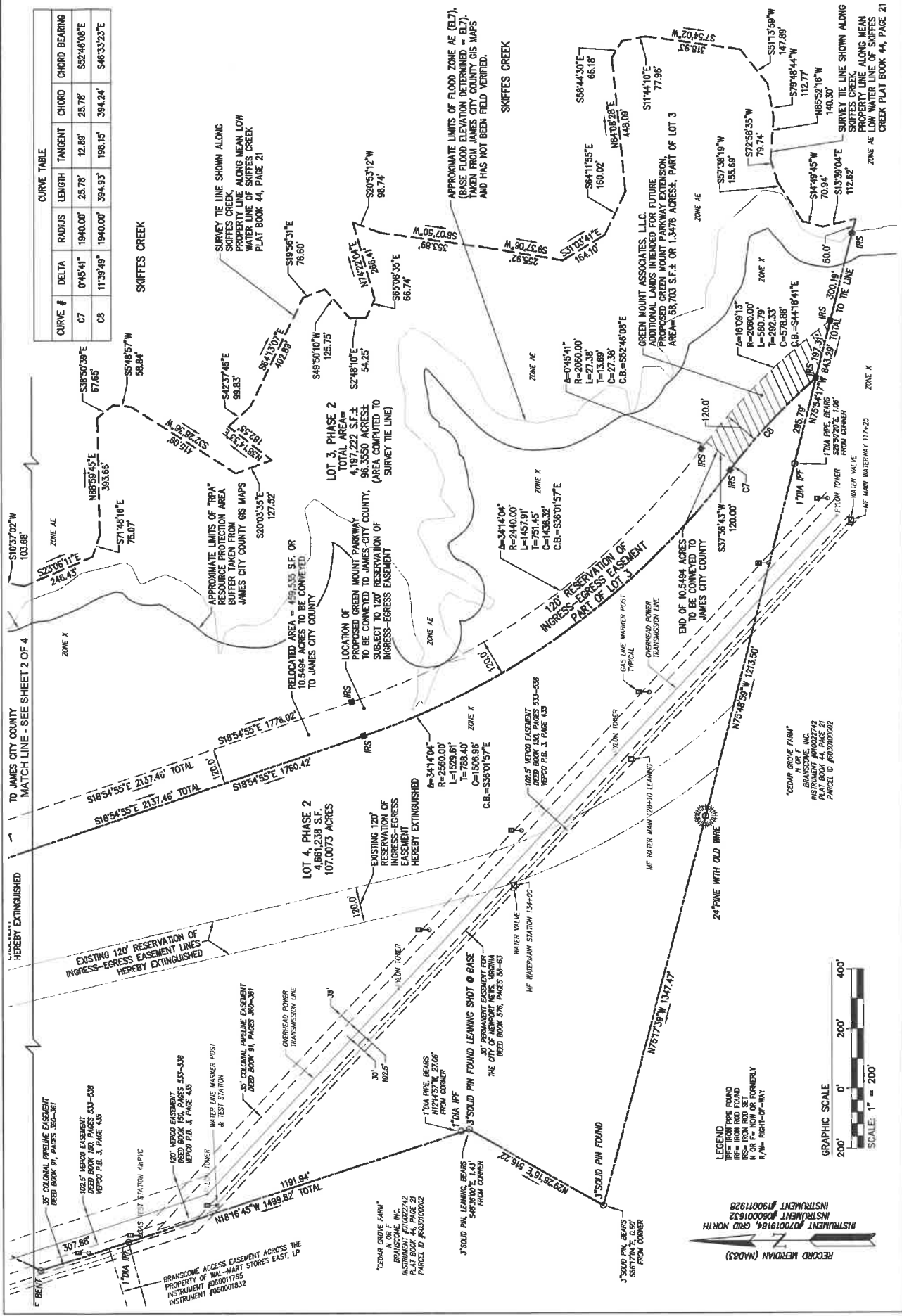
PLAT OF SUBDIVISION
 SHOWING LOTS 2 THRU 4, PHASE 2, AND
 GREEN MOUNT PARKWAY RESERVATION EASEMENT
 GREEN MOUNT INDUSTRIAL PARK
 AND BOUNDARY LINE ADJUSTMENT
 BETWEEN THE PROPERTIES OF GREEN MOUNT ASSOCIATES, L.L.C.,
 JAMES CITY COUNTY AND CITY OF NEWPORT NEWS,
 ROBERTS DISTRICT
 JAMES CITY COUNTY, VIRGINIA

JCC Case No. S-19-0103
 AIDS
 CONSULTING ENGINEERS
 Heapsden Roads | Centred Virginia | Middle Peninsula
 5248 Oak, Towne Road, Suite 1
 Williamsburg, Virginia, 23188
 Phone: (757) 253-0940
 Fax: (757) 226-0588
 www.aidsva.com



Rev.	Date	Description
1	11/11/2019	ADDRESSED JCC REVIEW COMMENTS

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C7	0°45'41"	1940.00'	25.78'	12.88'	25.78'	S52°46'08"E
C8	11°39'48"	1940.00'	394.03'	186.15'	394.24'	S46°33'23"E



LEGEND
 TYPICAL FROM PINE ROUND
 TYPICAL FROM IRON ROD SET
 N OR F = NOW OR FORMERLY
 R/W = RIGHT-OF-WAY

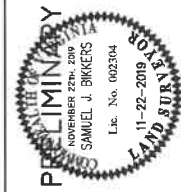
RECORD MERIDIAN (NAD83)
 INSTRUMENT #200701918, GRID NORTH
 INSTRUMENT #80001632

Project Contacts: SJB / CMA
 Project Number: W10231-10
 Scale: 1" = 200'
 Date: 10-30-2019
 Sheet Number: 3 OF 4

PLAT OF SUBDIVISION
 SHOWING LOTS 2 THRU 4, PHASE 2, AND
 GREEN MOUNT PARKWAY RESERVATION EASEMENT
 GREEN MOUNT INDUSTRIAL PARK
 AND BOUNDARY LINE ADJUSTMENT
 BETWEEN THE PROPERTIES OF GREEN MOUNT ASSOCIATES, L.L.C.,
 JAMES CITY COUNTY, AND CITY OF NEWPORT NEWS
 ROBERTS DISTRICT
 JAMES CITY COUNTY, VIRGINIA

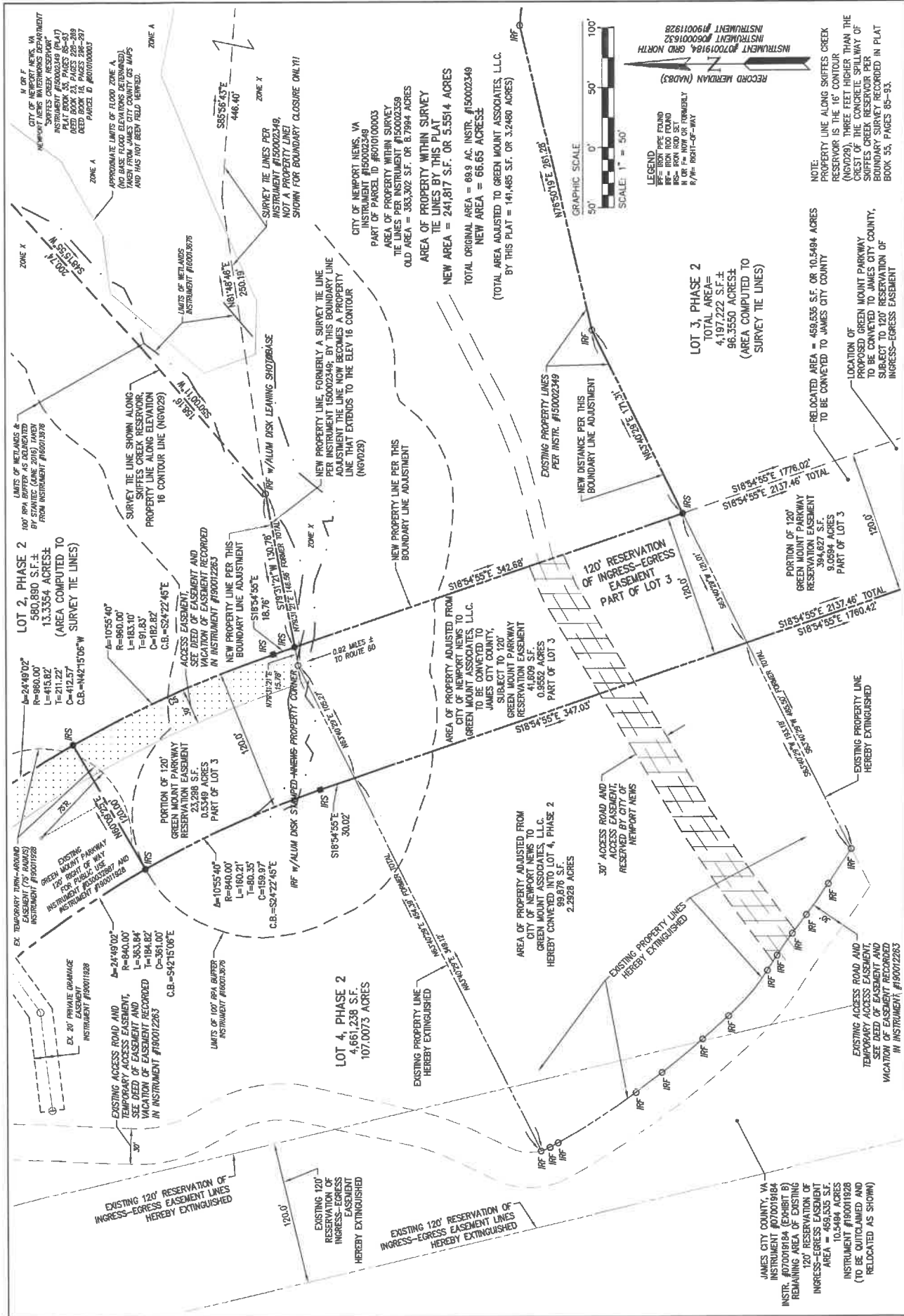
JCC Case No. S-19-0103

AIDS
 CONSULTING ENGINEERS
 Hampshire Roads | Central Virginia | Middle Peninsula
 6549 Old Town Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 253-8584
 www.aids.com



Rev.	Date	Description
1	11/15/2019	ADDED JCC REVIEW COMMENTS

Checked By: _____
 Revised By: _____
 CMA

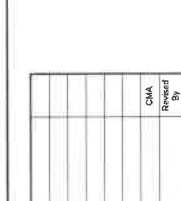
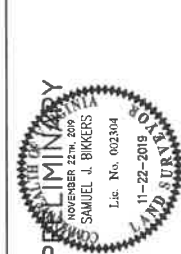


Project Contact: S.B. CUA
 Project Number: W10231-19
 Date: 10-30-2019
 Scale: 1" = 50'
 Sheet Number: 4 OF 4

PLAT OF SUBDIVISION
 SHOWING LOTS 2 THRU 4, PHASE 2, AND
 GREEN MOUNT PARKWAY RESERVATION EASEMENT
 GREEN MOUNT INDUSTRIAL PARK
 AND BOUNDARY LINE ADJUSTMENT
 BETWEEN THE PROPERTIES OF GREEN MOUNT ASSOCIATES, L.L.C.,
 JAMES CITY COUNTY AND CITY OF NEWPORT NEWS
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JCC Case No. S-19-0103

State Office: Town Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0000
 Fax: (757) 252-8594
 www.aids.com



Rev.	Date	Description	CMA	Record By
1	11/15/2019	ADDRESSED JCC REVIEW COMMENTS		