

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS GREENSPRINGS APARTMENTS AND CONDOMINIUMS IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

1-7-2003 DATE
Max B. Shagal PARTNER OWNER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
GFFY/COUNTY OF James City, I, Gloria M. Tudda, A NOTARY PUBLIC IN AND FOR THE GFFY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE GFFY/COUNTY AFORESAID.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GREENSPRINGS ASSOCIATES TO GREENSPRINGS PLANTATION, INC. BY A DEED DATED JUNE 21st., 2001 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY COUNTY IN INSTRUMENT 010011887.

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.

1-6-03 DATE
Matthew H. Connolly, L.S. #002053

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

11/15/2003 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
John A. Wilson DATE VIRGINIA DEPARTMENT OF HEALTH
11/31/03 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 5 DAY OF February, 2003
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 89, PAGE 40
TESTE: Betsy B. Woolridge, Clerk
By Claudia H. Hiltz, Dep. CLERK

LINE TABLE

Table with 3 columns: NO., DIRECTION, DISTANCE. Contains 17 rows of line data.

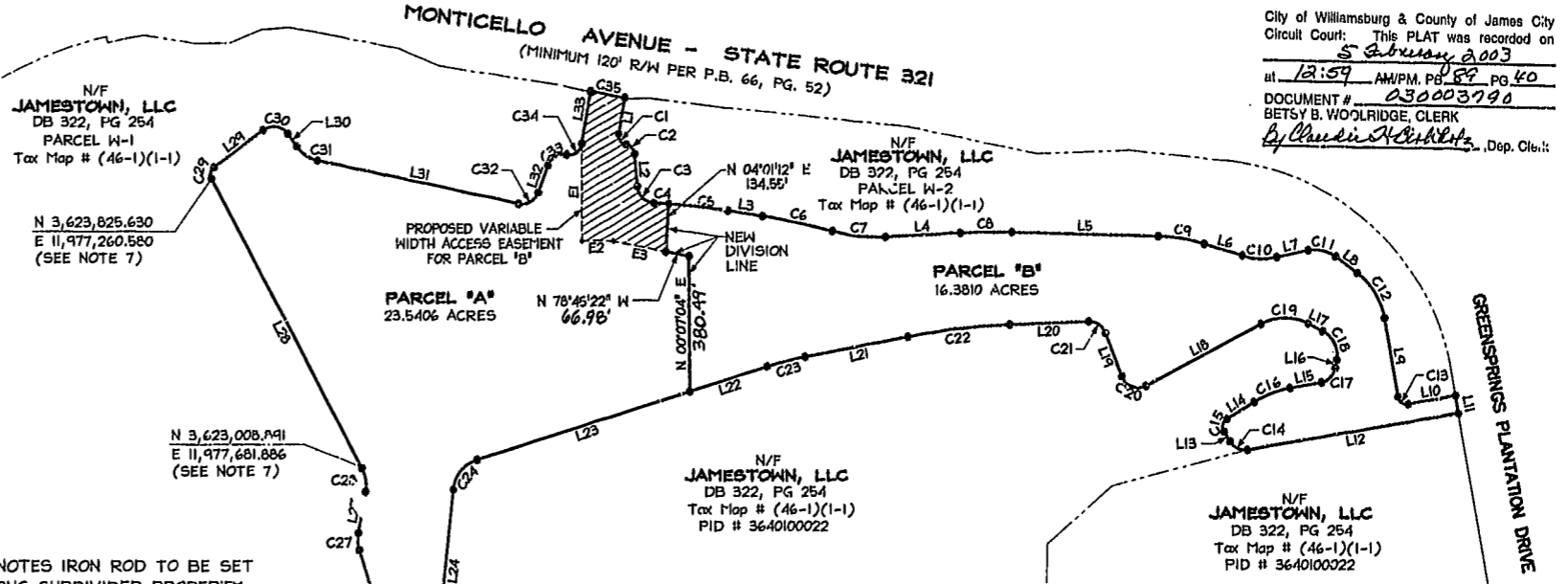
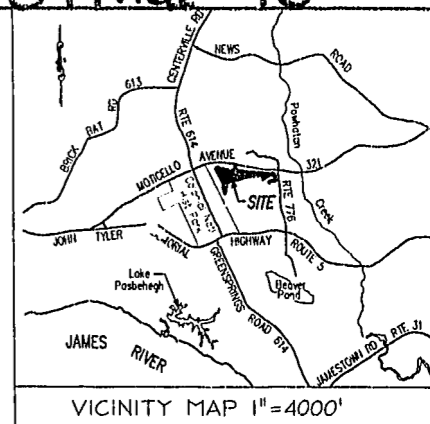
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GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 66, PG. 52.
2. THE PERIMETER BOUNDARY SHOWN IS PER SURVEY RECORDED IN P.B. 66, PG. 52. PERIMETER BOUNDARY AT NEW SUBDIVISION LINE LOCATIONS SHALL BE FIELD VERIFIED IN ORDER TO SET PROPERTY CORNERS.
3. THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
4. WETLANDS, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
5. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
6. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
7. STATE PLANE COORDINATES SHOWN ON THIS PLAT WERE DERIVED FROM JAMES CITY COUNTY GIS INFORMATION.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. THIS PROPERTY WAS ZONED BY THE BOARD OF SUPERVISORS AND REFER TO JCC CASE 1 & 2-11-99 FOR PROFFERS.
10. THESE PARCELS SHALL BE SERVED BY PUBLIC WATER AND SEWER.
11. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

RECORD MERIDIAN
P.B. 66, PG. 52



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 5 February 2003
at 12:59 AM/PM, PG. 89, PG. 40
DOCUMENT # 030003790
BETSY B. WOOLRIDGE, CLERK
By Claudia H. Hiltz, Dep. Clerk

--- DENOTES IRON ROD TO BE SET ALONG SUBDIVIDED PROPERTY LINE IN ACCORDANCE WITH SECTION 19-35 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
\* CORNERS TO BE SET UPON COMPLETION OF IMPROVEMENTS

EASEMENT TABLE

Table with 3 columns: NO., DIRECTION, DISTANCE. Contains 3 rows of easement data.

PROPERTY CURVE TABLE

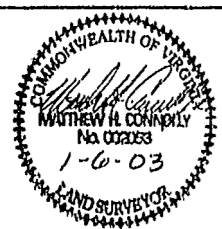
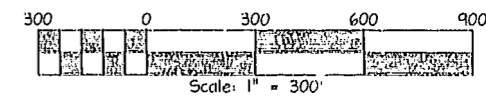
Table with 6 columns: NO., DELTA, CHORD BEARING, TAN, RADIUS, LENGTH, CHORD. Contains 18 rows of curve data.

PROPERTY CURVE TABLE

Table with 6 columns: NO., DELTA, CHORD BEARING, TAN, RADIUS, LENGTH, CHORD. Contains 18 rows of curve data.

PROPERTY INFORMATION

TOTAL AREA: 39.9216 ACRES
PARCEL ID: (37-3)(01-6)
ZONING DISTRICT: R4
BUILDING SETBACK (SBL)
FRONT = 0
REAR = 0
SIDE = 0
EXISTING ADDRESS:
3401 MONTICELLO AVENUE
JAMES CITY COUNTY, VA



DATE: 11/15/2002
DRAWN BY: MHC
PROJECT No. 02-463
FILE NAME: 02-463.DWG
REFERENCES:
INSTR. #010011887
P.B.66, PG. 51-52
SHEET 1 OF 1

PROPOSED LOT SUBDIVISION
GREENSPRINGS APARTMENTS AND CONDOMINIUMS
OWNER/DEVELOPER:
GREENSPRINGS PLANTATION, INC.
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA

LandTech Resources, Inc.
Surveying • Mapping • GPS
5810-F Mooretown Road, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com