

030034821

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GREENSPRINGS PLANTATION, INC., A VIRGINIA CORPORATION TO JAMESTOWN, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MARCH 15, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 990005545.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS GREENSPRINGS WEST PHASE IV-A, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

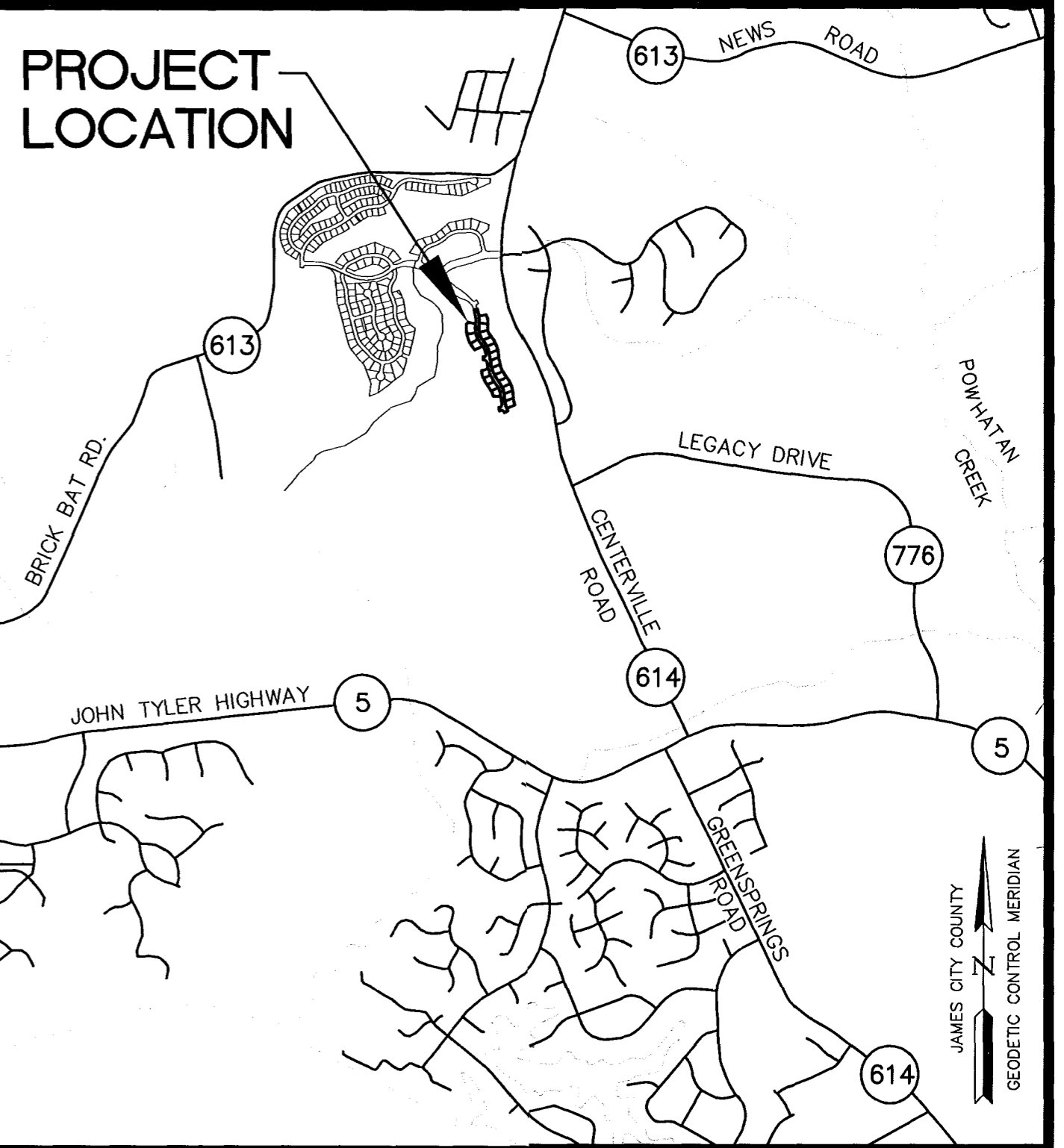
C. Lewis MATRIP II 7-1-03
 FOR JAMESTOWN, L.L.C. DATE
 C. Lewis MATRIP II
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY, ROBERT M OLIVER
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 15TH DAY OF JULY 2003, MY COMMISSION EXPIRES 1/30/03.
Robert M Oliver
 SIGNATURE

NOTES:

- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- THIS PROPERTY IS A PORTION OF TAX MAP PARCEL (36-3)(1-22).
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- SETBACK REQUIREMENTS:
 FRONT: 25' MINIMUM
 SIDE: 10' MINIMUM FOR EACH SIDE YARD
 REAR: 20' MINIMUM
- THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
- "THE MASTER PLAN APPROVED ON 7/14/98 BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS PERMITS 368 SINGLE FAMILY UNITS IN LAND BAY S-1. WITH THE APPROVAL OF THIS PLAT OF 20 LOTS (11 LOTS HAVING ALREADY BEEN APPROVED FOR PHASE I AND 108 LOTS APPROVED FOR PHASE II, NOTING THAT LOT 55 WAS ELIMINATED FROM PHASE II, 55 LOTS APPROVED FOR PHASE III AND 20 LOTS APPROVED FOR PHASE IIIB), THE NUMBER OF LOTS REMAINING TO BE PLATTED WITHIN THE LAND BAY S-1 IS 157."
- 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.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



LOCATION MAP

SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

G. T. Wilson, Jr. 1/20/03
 G. T. WILSON, JR., C.L.S. DATE

CERTIFICATE OF APPROVAL

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

Am Stands 7/13
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 1/16/03
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA
 COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS _____ DAY OF _____, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

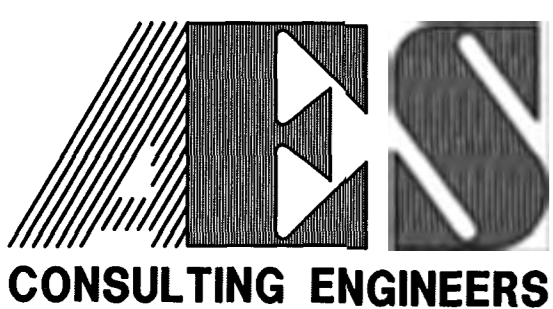
TESTE: _____
 CLERK
 PLAT BOOK _____, PAGE _____

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on November 7, 2003
 at 2:15 PM, PG _____
 DOCUMENT # 030034821
 BETSY B. WOOLRIDGE, CLERK
Betsy B Woolridge Clerk

**AREA TABULATION
 GREENSPRINGS WEST
 PHASE IV-A
 LOTS 202-221**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	282,234 S.F.	6.020 AC.±
AREA OF RIGHT OF WAY	81,871 S.F.	1.879 AC.±
TOTAL AREA SUBDIVDED	344,105 S.F.	7.899 AC.±
NUMBER OF LOTS	20	
AVERAGE LOT SIZE	13,112 S.F.	0.301 AC.±
SMALLEST LOT (LOT 218)	10,921 S.F.	0.251 AC.±
LARGEST LOT (LOT 221)	17,790 S.F.	0.408 AC.±
GROSS LOTS PER ACRE	2.53	

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5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
 GREENSPRINGS WEST
 PHASE IV-A
 LOTS 202-221
 BEING THE PROPERTY OF JAMESTOWN, L.L.C.
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	6/30/03	REVISED PER COUNTY COMMENTS	JFS

Designed BY OTHERS	Drawn JFS
Scale NONE	Date 1/20/03
Project No. 8656-6B	
Drawing No. 1 OF 3	