

#040028647

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-B, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] SEPT. 21, 2004
 FOR JAMESTOWN, L.L.C. DATE
C. Lewis Wactrip II
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Amy Cox
 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 September 21, 2004 MY COMMISSION EXPIRES 31st DAY OF December '08
Amy Cox
 SIGNATURE

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.

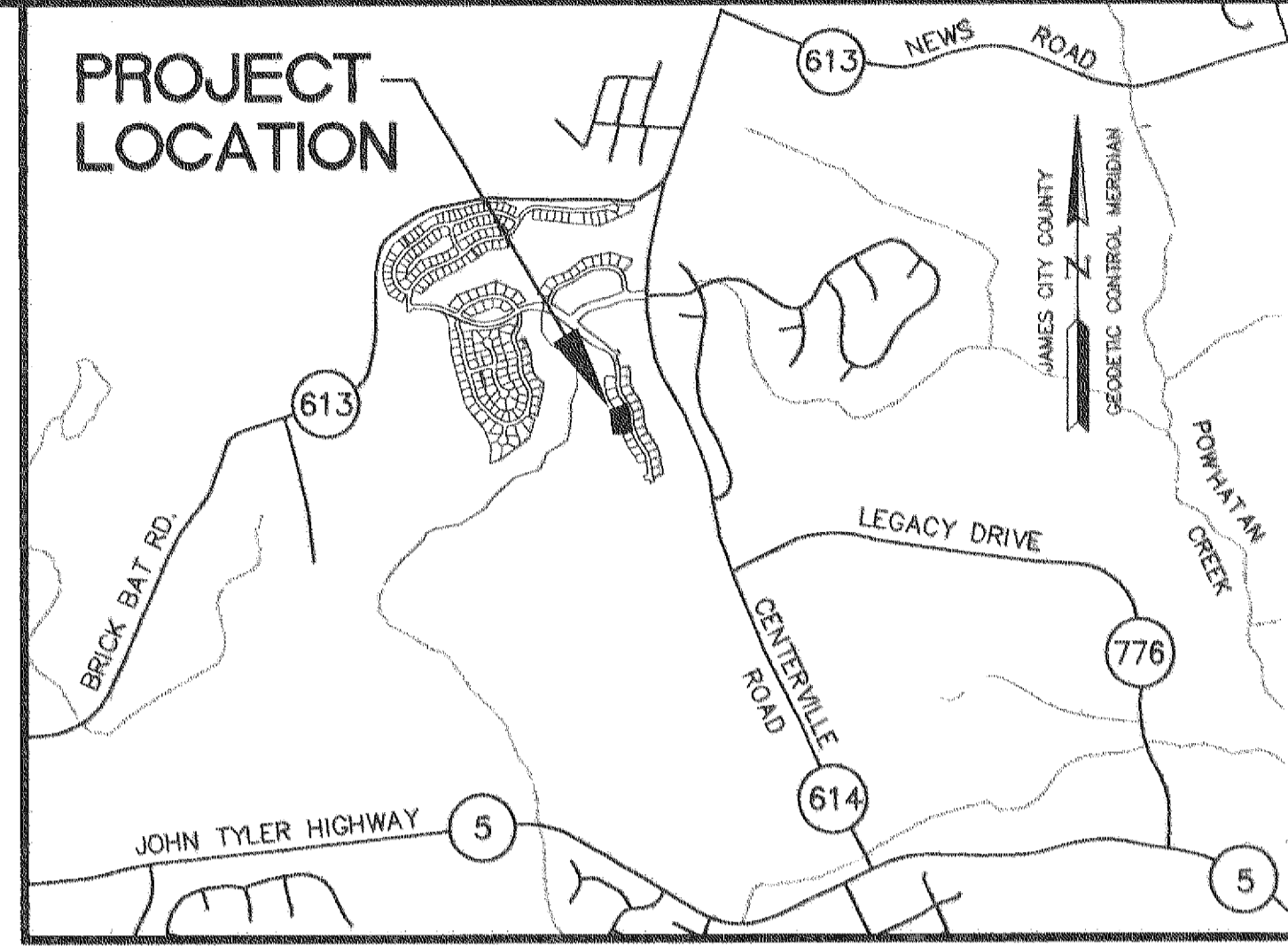
[Signature] 9/21/04
 G. T. WILSON, JR., L.S. DATE

CERTIFICATE OF APPROVAL

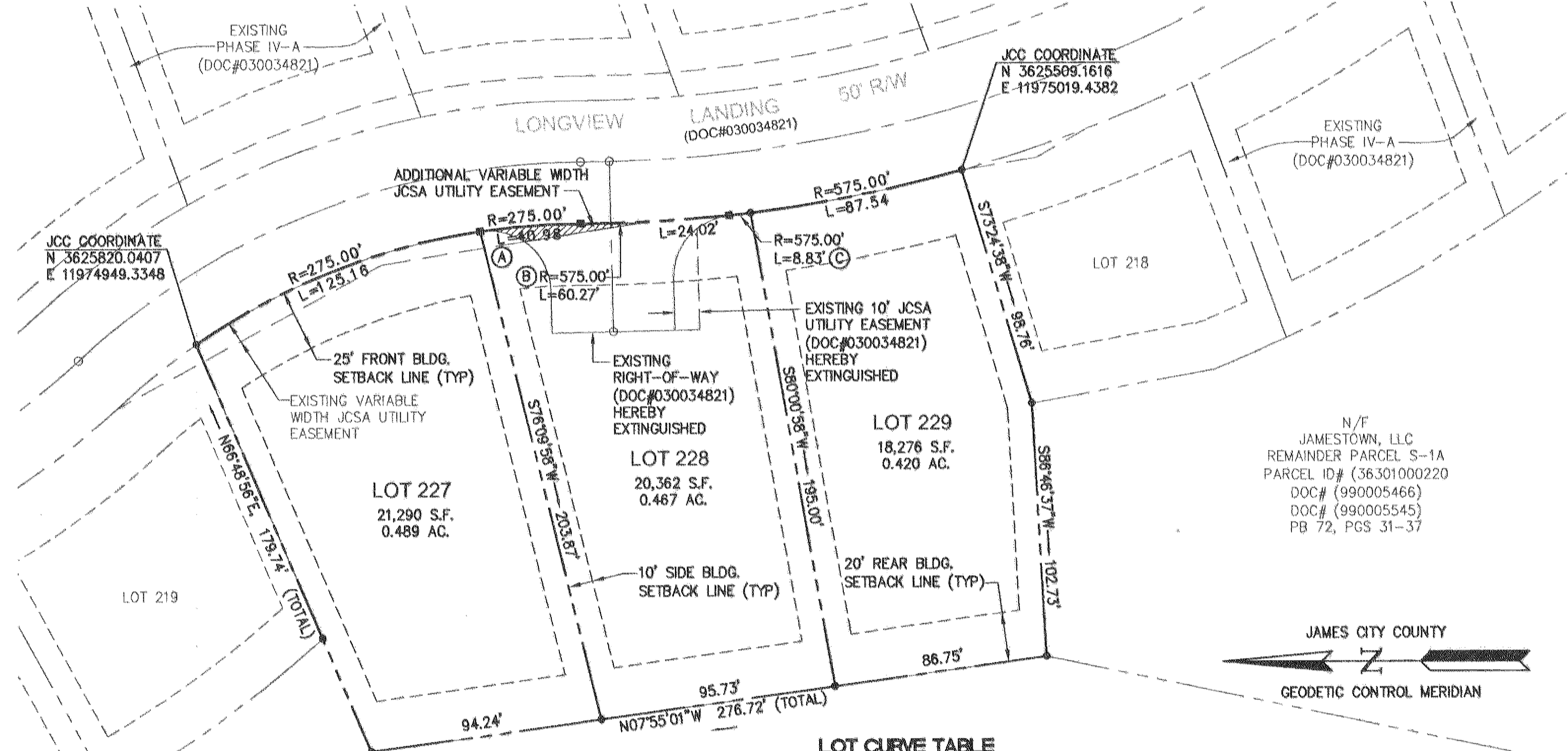
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 9/23/04
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 11/3/04
 SUBDIVISION AGENT OF DATE
 JAMES CITY COUNTY

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 9 DAY OF November 2004
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @
 8:42 AM/PM 040028647
 INSTRUMENT #
 TESTE: *[Signature]*
 BETSY B. WOOLRIDGE, CLERK
By Claudia Hinkley, Dep. Clerk



- 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 3 LOTS (11 LOTS HAVING ALREADY BEEN APPROVED FOR PHASE I AND 105 LOTS APPROVED FOR PHASE II, NOTING THAT LOT 55 WAS ELIMINATED FROM PHASE II, 55 LOTS APPROVED FOR PHASE IIIA, 20 LOTS APPROVED FOR PHASE IIIB, 9 LOTS APPROVED FOR PHASE IIIC AND 5 LOTS APPROVED FOR PHASE IVC) THE NUMBER OF LOTS REMAINING TO BE PLATTED WITHIN LAND BAY S-1 IS 140."
 - 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.



LOT SUMMARY

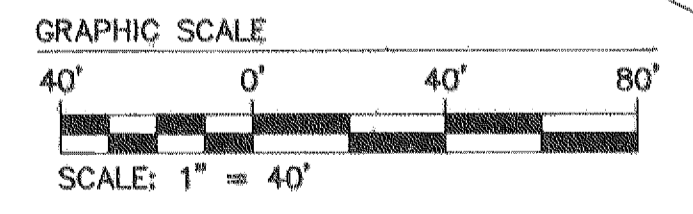
LAND BAY S-1	11
PHASE I	105
PHASE II	75
PHASE III-A & III-B	9
PHASE III-C	20
PHASE IV-A	3
PHASE IV-B	5
PHASE IV-C	
LOTS TO DATE	228
MASTER PLAN TOTAL	368

AREA TABULATION	59,928 S.F.	1.376 AC.
TOTAL AREA SUBDIVIDED	59,928 S.F.	1.376 AC.
NO. OF LOTS - 3 (27 REMAINING TO BE PLATTED)		
AVERAGE LOT SIZE -		0.459 AC.

LOT CURVE TABLE

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
227	26°04'38"	275.00	125.16'	63.68	124.08	S21°37'00"E
228A	08°32'15"	275.00	40.98	20.53'	40.94	S04°18'34"E
228B	06°00'22"	575.00	60.27	30.16	60.25	S03°02'37"E
228C	00°52'48"	575.00	8.83	4.42	8.83	S06°29'12"E
229	08°43'22"	575.00	87.54	43.85	87.45	S11°17'17"E

AREA OF EXTINGUISHED RIGHT-OF-WAY NOW INCLUDED IN LOT 228 = 2487 SF / 0.08 AC.



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 (757) 253-0040
 Fax (757) 220-8994

WILLIAMSBURG • RICHMOND

PLAT OF SUBDIVISION
GREENSPRINGS WEST
 PHASE IV-B
 LOTS 227-229
 BEING THE PROPERTY OF JAMESTOWN, L.L.C.

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 9 November 2004
 at 8:42 AM/PM, PG. 1
 DOCUMENT # 040028647
 BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

1	9/21/04	REVISED PER COUNTY COMMENTS	HWP
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	JHB	Drawn	RMS
Scale	1"=40'	Date	8/2/04
Project No.	8656-13		
Drawing No.	1 of 1		