

#070016643

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 AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT KNOWN AS GREENSPRINGS WEST PHASE VI, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

C. Lewis Waitrip II 4-27-07
 FOR JAMESTOWN, L.L.C. DATE

C. Lewis Waitrip 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 PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 8TH DAY OF APRIL, 2007, MY COMMISSION EXPIRES 9/30/07.

Robert M. Oliver
 SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY LEGACY (GREENSPRINGS) LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP TO WILLIAMSBURG NATIONAL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 15, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 000003271.

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMESTOWN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO WILLIAMSBURG NATIONAL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED APRIL 27, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 050009304.

OWNER'S CERTIFICATE

THE SUBDIVISION AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT KNOWN AS GREENSPRINGS WEST PHASE VI, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

C. Lewis Waitrip II 4-27-07
 FOR WILLIAMSBURG NATIONAL, LLC DATE

C. Lewis Waitrip II
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

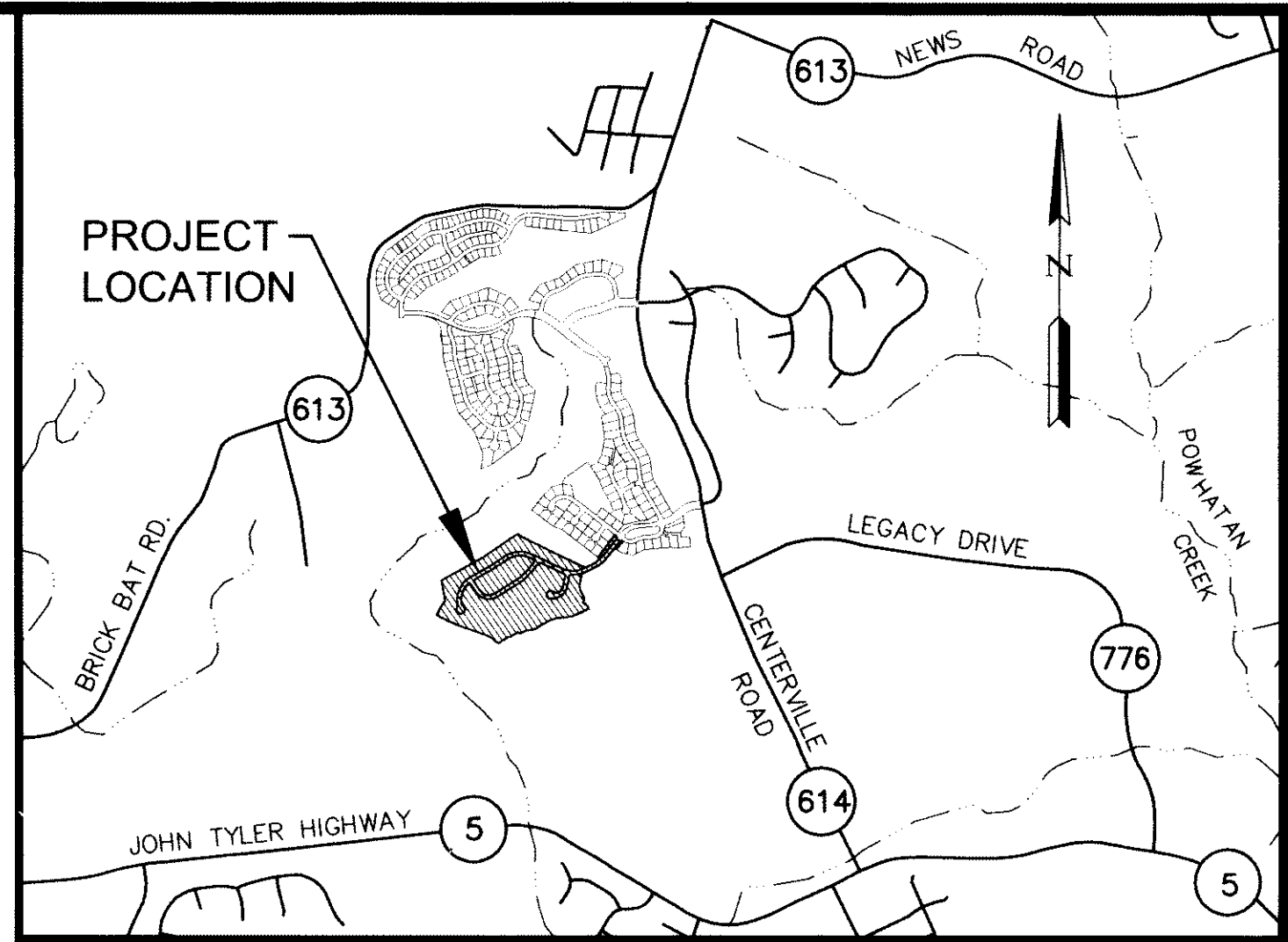
STATE OF VIRGINIA

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 PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 2TH DAY OF APRIL, 2007, MY COMMISSION EXPIRES 9/30/07.

Robert M. Oliver
 SIGNATURE

- 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: (UNLESS OTHERWISE NOTED)
 FRONT: 25' MINIMUM
 SIDE: 10' MINIMUM FOR EACH SIDE YARD
 REAR: 20' MINIMUM
 UNLESS OTHERWISE NOTED THE SETBACK REQUIREMENTS ARE AS ESTABLISHED BY THE GREENSPRINGS WEST HOMEOWNER'S ASSOCIATION.
- 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 56 LOTS (11 LOTS APPROVED FOR PHASE I, 105 LOTS APPROVED FOR PHASE II, NOTING THAT LOT 55 WAS ELIMINATED FROM PHASE II, 55 LOTS APPROVED FOR PHASE III-A, 20 LOTS APPROVED FOR PHASE III-B, 9 LOTS APPROVED FOR PHASE III-C, 20 LOTS APPROVED FOR PHASE IV-A, 30 LOTS APPROVED FOR PHASE IV-B, 5 LOTS APPROVED FOR PHASE IV-C AND 35 LOTS APPROVED FOR PHASE V) THE NUMBER OF LOTS REMAINING TO BE PLATTED WITHIN LAND BAY S-1 IS 22."
- 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 APPROXIMATELY PERPENDICULAR (60° TO 120°) UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM 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.
- THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 510201-00308, DATED 2/6/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
- AREA FROM JAMESTOWN, L.L.C. TO WILLIAMSBURG NATIONAL, LLC PER THIS BOUNDARY LINE ADJUSTMENT = 0.128 ACRES±.



LOCATION MAP SCALE: 1" = 2000'

REFERENCES: DOCUMENT #050008879

**AREA TABULATION
 GREENSPRINGS WEST
 PHASE VI (LOTS 292-324 & 326-348)**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	896,601 S.F.	20.583 AC.±
AREA OF RIGHT OF WAY	204,502 S.F.	4.695 AC.±
AREA OF COMMON OPEN SPACE (INCLUDES NATURAL OPEN SPACE)	381,373 S.F.	8.755 AC.±
TOTAL AREA SUBDIVIDED	1,482,476 S.F.	34.033 AC.±
NUMBER OF LOTS	56	
AVERAGE LOT SIZE	16,011 S.F.	0.368 AC.±
SMALLEST LOT (LOT 343)	9,048 S.F.	0.208 AC.±
LARGEST LOT (LOT 320)	32,322 S.F.	0.742 AC.±
GROSS LOTS PER ACRE		1.65

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. 4/17/06
 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.

Alan P. Noye 5/03/07
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Michael 6/11/07
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

LOT SUMMARY

LAND BAY S-1

PHASE I	11
PHASE II	105
PHASE III-A	55
PHASE III-B	20
PHASE III-C	9
PHASE IV-A	20
PHASE IV-B	30
PHASE IV-C	5
PHASE V	35
PHASE VI	56
LOTS TO DATE	346
MASTER PLAN TOTAL	368

5 Large Small Plats Re-recorded
 Instrument No. 070016643

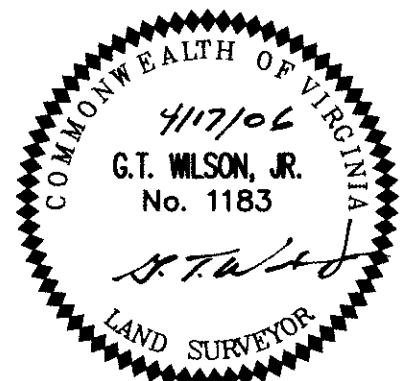
STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12 DAY OF June, 2007.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:30 AM/PM
 INSTRUMENT # 070016643

TESTE: *Betsy B. Woolridge, Clerk*
 BETSY B. WOOLRIDGE, CLERK
By Claudia H. Bisholtz, Dep. Clerk

CONSULTING ENGINEERS
 WILLIAMSBURG • RICHMOND • GLOUCESTER

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 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
 AND BOUNDARY LINE ADJUSTMENT
GREENSPRINGS WEST
 PHASE VI
 LOTS 292-324 & 326-348
 BEING THE PROPERTY OF JAMESTOWN, L.L.C.
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
4	4/25/07	BOUNDARY LINE ADJUSTMENT PER CLIENT	AWT
3	10/11/06	REVISED PER ENVIRONMENTAL COMMENT LETTER DATED 8/15/06	AWT
2	8/8/06	REVISED CONSERVATION EASEMENT WITHIN COMMON AREA-2	AWT
1	5/16/06	REVISED PER JCC COMMENT LETTER DATED 5/15/06	AWT

Designed	Drawn
HWP	AWT
Scale	Date
N/A	4/17/06
Project No.	
8656-15	
Drawing No.	
1 of 5	

S:\Jobs\865615-Greensprings West V1.dwg\Plats\Boundary Revised 2-15-07\865615SUBDR SH 1.dwg, 4/27/2007 9:45:24 AM, Plotter: HP 500 W/Bar.pc3