120023286 PROJECT -LOCATION (613) LEGACY DRIVE 776 JOHN TYLER HIGHWAY 5 LOCATION MAP SCALE: 1"=2000'± AREA TABULATION S.F.± AC.± AREA OF T.P. 3630200313 (LOT 313) 16,010 0.37 AREA OF T.P. 3630200314 (LOT 314) 17,743 0.41 AREA OF T.P. 3630200315 (LOT 315) 19,524 0.45 TOTAL NEW AREA (LOT 315) 53,277 1.22 GREENSPRINGS WEST HOMEOWNER'S ASSOCIATION COMMON OPEN SPACE 1 GREENSPRINGS WEST SURVEYOR'S CERTIFICATE SECTION 6 T.M. 3630200001J I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR DOC. #100009526 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. 9/11/2012 THOMAS C. SUBLETT, L.S. #1886 DATE CERTIFICATE OF APPROVAL THIS LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

THIS PLAT IS BASED UPON COMPILED RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. OTHER EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. PROPERTES SHOWN HEREON ARE ALL OF TAX MAP PARCELS 3630200313, 3630200314 AND 3630200315 LOCATED AT 3071. 3067 AND ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY

10-29-12 DATE

SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 2 DAY OF 1 Overhear 20/2

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3: 22 AM/PM INSTRUMENT # 120023286

BETSY BI WOOLRIDGE, CLERK

PLAT OF LOT LINE EXTINGUISHMENT

BETWEEN THREE LOTS OWNED BY: **ELEANOR A. HUNTER**

LOTS 313, 314 AND 315 OF **GREENSPRINGS WEST PHASE VI**

1 OF 1

1"=40"

Project Contacts:

TCS/JFS 8656-15-201

4/26/2011

Date:

Sheet Number

GENERAL NOTES

CODE.

TRAIL

EX. 20' COX -

COMMUNICATIONS ESM'T

(DOC. #070020663) AND

AN EX. 20' VEPCO ESM'T

N/F

JAMESTOWN, L.L.C.

LOT 312

GREENSPRINGS WEST

PHASE VI T.M. 3630200312

DOC. #070016643

110.00

N64'50'39"W 267.37"

GRAPHIC SCALE

Revised

Ву

SCALE: 1" = 40'

(DOC. #070019557)

25

∆=4974'55°

R=50.00

L=42.98

T=22.92

CH = 41.67

CB=N30'57'18"W

155′50°47″

R=50.00

L=136.00

T=233.69

CH = 97.79

CB=N22'20'38'E

PROPERTIES ARE ZONED R4 RESIDENTIAL PLANNED COMMUNITY

THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

GARY AND NINA MILLER

LOT 316

GREENSPRINGS WEST

PHASE VI

T.M. 3630200316

DOC. #100021468

EX. VARIABLE WIDTH

JCSA UTILITY ESM'T

DOC. #070016643

117.25

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

PROPERTY IS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON

S70'55'02"E

VERIZON ESM'T

(DOC. #070027654)

LS56-13'44"E 78.57"

EX. 20' JCSA

-UTILITY ESM'T

VACANT

LOT 313

FORMER

AREA=

16,010 S.F.

0.37 AC.

10' BSL (TYP.)

DOC. #070016643

–EX. 15°

BSL

(TYP.)

10 BSL

COMMUNITY PANEL #510201 0115 C, DATED 9/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.

JOHN AND JEANNINE COLAROSSI.

LOT 318

GREENSPRINGS WEST

PHASE VI

T.M. 3630200318

DOC. #100018801

EX. 20' DRAINAGE ESM'T

DOC. #070016643

218.40

101.15

LOT 315

FORMER AREA=

19,524 S.F.

0.45 AC.

NEW LOT

AREA=

53,277 S.F

1.22 AC.

PROPERTY LINES AND

HEREBY EXTINGUISHED

VACANT

LOT 314

FORMER

AREA=

17,743 S.F.

0.41 AC.

(TXP BSL 20°

SETBACK LINES

S56'13'44"E 179.04'

ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.

ALL UTILITIES SHALL BE PLACED UNDERGROUND.

3063 TORRINGTON TRAIL RESPECTIVELY.

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY KAR SAN DEVELOPMENT, LTD TO ELEANOR A. HUNTER BY DEED DATED JULY 12. 2010 AND RECORDED AS DOCUMENT NO. 100014323 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.

CERTIFICATION OF SOURCE OF TITLE (LOT 314)

CERTIFICATION OF SOURCE OF TITLE (LOT 315)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMESTOWN L.L.C. TO ELEANOR A. HUNTER BY DEED DATED JULY 27, 2010 AND RECORDED AS DOCUMENT NO. 100015350 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.

CERTIFICATION OF SOURCE OF TITLE (LOT 313)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMESTOWN L.L.C. TO ELEANOR A. HUNTER BY DEED DATED AUGUST 12, 2010 AND RECORDED AS DOCUMENT NO. 100017458 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLAMSBURG AND THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATION

THE LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR, TRUSTEES.

9-11-12 DATE

ELEANOR A. HUNTER

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF __

L COUSTAL & QUEENHOTARY 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

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES:

Date

: MY COMMISSION

NOTARY REGISTRATION NUMBER:

NOTE: REFER TO INSTRUMENT NO. 070016643 FOR ORIGINAL SUBDIVISION PLAT OF GREENSPRINGS WEST PHASE VI.

Phone: (757) 253-0040 CONSULTING ENGINEERS

Hampton Roads Central Virginia

22.37

5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188

JAMESTÓWN, L.L.C.

LOT 319

GREENSPRINGS WEST PHASE VI

T.M. 3630200319

DOC. #070016643

EX. 20' DRAINAGE ESM'T

DOC. #070016643

Fax: (757) 220-8994

PARCEL 1

WILLIAMSBURG NATIONAL, LLC

T.M. (36-3)(1-18)

DOC. #050008879

COMMON OPEN

SPACE 1

100' RPA BUFFER —

DOC. #070016643

Large/Small Plat(s) Recorded

herewith as # 120023286

PER W.E.G.

N7175'54"W 78.26'

BERKELEY DISTRICT

APPROVED PLAT REPRINTED FOR SIGNATURES 9/11/12 JFS

- N71'01'27"W 206.51'

VIRGINIA

JAMES CITY COUNTY