

120026173

**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, ON MARCH 16, 1999.

**OWNER'S CERTIFICATE**

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

*C. Lewis Waltrip II* 11-26-12  
 FOR JAMESTOWN, L.L.C. DATE  
 PRINTED NAME *C. Lewis Waltrip II*

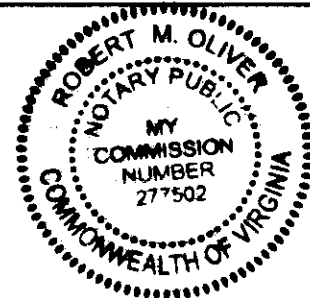
**CERTIFICATE OF NOTARIZATION**

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

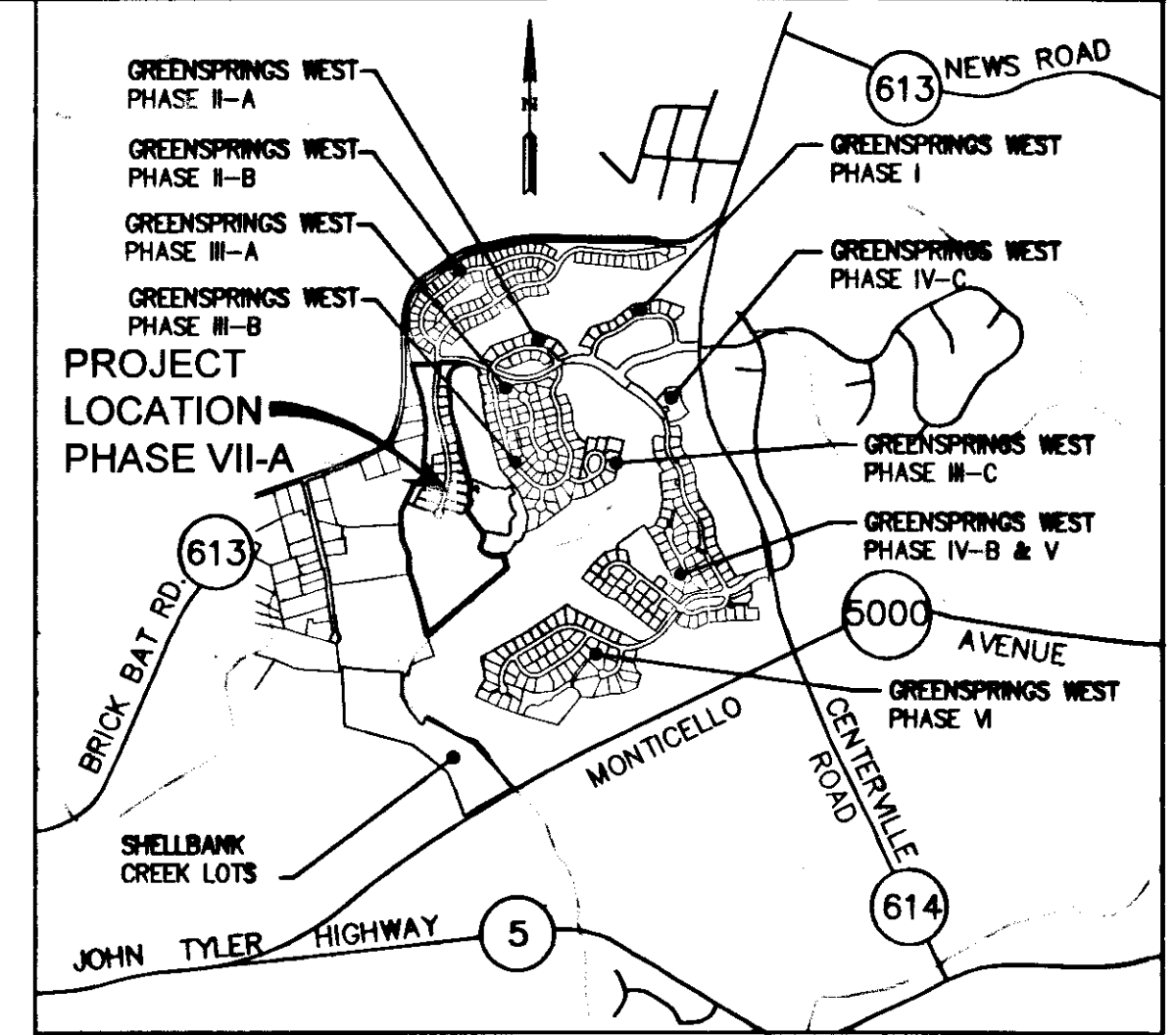
NOVEMBER 26, 2012. MY COMMISSION EXPIRES 26<sup>TH</sup> DAY OF 9/30/15



SIGNATURE

**GENERAL NOTES**

- PROPERTY SHOWN HEREON IS ALL OF TAX PARCEL NO. (36-3)(1-24).
- PROPERTY ADDRESS: 4200 LONGVIEW LANDING, WILLIAMSBURG, VA 23188
- ZONING IS R4, (RESIDENTIAL PLANNED COMMUNITY)-WITH PROFFERS (NUMBER 990025600).
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. THE OUTER BOUNDARY FOR THIS PARCEL WAS TAKEN FROM A PLAT PREPARED BY JAMESTOWN MANAGEMENT COMPANY, L.L.C. ENTITLED "GREENSPRINGS WEST, PLAT SHOWING 35± ACRES, FUTURE DEVELOPMENT PARCEL CONTAINING 35 UNDEVELOPED SINGLE FAMILY RESIDENTIAL LOTS" (PB 89, PG. 71, INSTR. #030006788) & A PLAT PREPARED BY LANGLEY AND McDONALD, P.C. ENTITLED "PLAT OF PROPERTY TO BE CONVEYED BY GREENSPRINGS PLANTATION, INC. TO JAMESTOWN, L.L.C." (PB 72, PG. 31-37). EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 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 IN THE DEED OF EASEMENT.
- THIS PROPERTY IS IN FIRM ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON COMMUNITY PANEL 510201-0030B, DATED 9/28/07 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE HEREBY DEDICATED TO JCSA AND 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.
- IRRIGATION IS NOT PERMITTED FROM THE PUBLIC WATER SYSTEM.
- REAR AND SIDE YARDS FOR ALL LOTS WITHIN THIS SUBDIVISION SHALL CONTAIN AN EASEMENT FOR MAINTENANCE AND ACCESS OF ADJACENT PROPERTIES WHEN MAIN BUILDINGS ON ADJACENT PROPERTY ARE CONSTRUCTED ON OR WITHIN 5 FEET OF A PROPERTY LINE IN ACCORDANCE WITH SECTION 24-547 OF THE JAMES CITY COUNTY CODE.
- THE PUBLIC UTILITY EASEMENTS AS SHOWN SHALL INCLUDE DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC., VIRGINIA NATURAL GAS, COX COMMUNICATIONS, INC. & JAMES CITY SERVICE AUTHORITY.
- IN ACCORDANCE WITH SECTION 19-14 OF THE JAMES CITY COUNTY CODE, STREETS DENOTED AS "PRIVATE" WITHIN THIS SUBDIVISION SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY AND DO NOT MEET STATE DESIGN STANDARDS.
- VDOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF STATE MAINTAINED RIGHT OF WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A RESULT OF SUCH.
- ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
- ON MAY 25, 2011, THE DRC GRANTED A MODIFICATION OF SECTION 19-52 OF THE SUBDIVISION ORDINANCE TO ALLOW THE CONSTRUCTION OF A CUL-DE-SAC STREET IN EXCESS OF 1,000 FEET IN LENGTH.
- BUILDING SETBACKS: (PER THE HOMEOWNERS ASSOCIATION)  
 FRONT: 25 FEET  
 SIDE: 10 FEET  
 REAR: 20 FEET



VICINITY MAP SCALE 1"=2000'

**AREA TABULATION**  
 LOTS 1-20, COS #1, COS #2, COS #3 AND REMAINING AREA

	S.F.	AC.	%
AREA OF RESIDENTIAL LOTS	369,848	8.49	23.84%
AREA OF PUBLIC RIGHT-OF-WAY	95,014	2.18	6.12%
AREA OF COMMON OPEN SPACE #1	33,540	0.77	2.16%
AREA OF COMMON OPEN SPACE #2	192,195	4.41	12.38%
AREA OF COMMON OPEN SPACE #3	32,988	0.76	2.13%
REMAINING AREA	827,377	19.00	53.37%
<b>TOTAL AREA SUBDIVIDED</b>	<b>1,550,962</b>	<b>35.61</b>	<b>100.00%</b>
NUMBER OF LOTS	20		
MINIMUM LOT SIZE	12,500 S.F./ 0.29 AC. (LOTS 5 & 6)		
MAXIMUM LOT SIZE	39,264 S.F./ 0.90 AC. (LOT 14)		
AVERAGE LOT SIZE	18,492 S.F./ 0.42 AC.		
GROSS DENSITY	1.78 LOTS/ACRE		

**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.

*Thomas C. Sublett* 11/26/12  
 THOMAS C. SUBLETT, L.S. #001886 DATE

**CERTIFICATE OF APPROVAL**

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

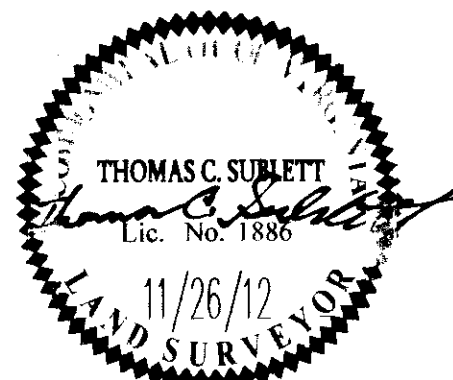
*Clayton J. ...* 12-18-12  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE  
*Jan C. ...* 11/27/12  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19<sup>th</sup> DAY OF December 2012,  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:13 AM/PM  
 INSTRUMENT # 120026173

4 Large/Small Plat(s) Recorded herewith as # 120026173

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

Rev.	Date	Description	Revised By
1	11/26/2012	Revised per James City County Comments	HWP



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Hampton Roads | Central Virginia | Middle Peninsula

**PLAT OF SUBDIVISION**  
**GREENSPRINGS WEST**

PHASE VII-A  
 OWNER: JAMESTOWN, L.L.C.  
 JCC CASE NO.

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TCS/RMS
Project Number:	8656-24
Scale:	N/A
Date:	9/14/12
Sheet Number	1 OF 4