

130024116

CERTIFICATION OF SOURCE OF TITLE CURRENT (LOT 312)
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMESTOWN, LLC TO ELEANOR A. HUNTER BY DEED DATED DECEMBER 28, 2011 AND RECORDED AS DOCUMENT NO. 110025799 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 CURRENT (LOT 315)
 THE PROPERTY SHOWN ON THIS PLAT STANDING IN THE NAME OF ELEANOR A. HUNTER BY PLAT AFFIDAVIT DATED OCTOBER 30, 2012 AND RECORDED AS DOCUMENT NO. 120023286 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 FORMER (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 WILLIAMSBURG AND THE COUNTY OF JAMES CITY.

CERTIFICATION OF SOURCE OF TITLE FORMER (LOT 314)
 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 FORMER (LOT 315)
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY KAR SAN DEVELOPMENT, L.L.C. 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.

OWNER'S CERTIFICATION

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

12 Sep 2013
 DATE
 ELEANOR A. HUNTER

CERTIFICATE OF NOTARIZATION:

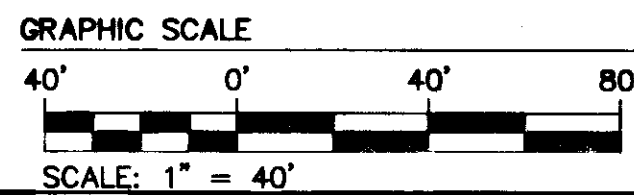
COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City

I, Salvina Casco-Brown 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 UNTO MY HAND THIS
 12 DAY OF September, 2013
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: November 30, 2016
 NOTARY REGISTRATION NUMBER: 7229426

NOTE: REFER TO INSTRUMENT NO. 070016643 FOR ORIGINAL SUBDIVISION PLAT OF GREENSPRINGS WEST PHASE VI.
 NOTE: REFER TO INSTRUMENT NO. 120023286 FOR SUBDIVISION PLAT OF LOTS 313, 314, AND 315 GREENSPRINGS WEST PHASE VI.



GENERAL NOTES

PROPERTIES ARE ZONED R4 RESIDENTIAL PLANNED COMMUNITY

ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.

ALL UTILITIES SHALL BE PLACED UNDERGROUND.

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

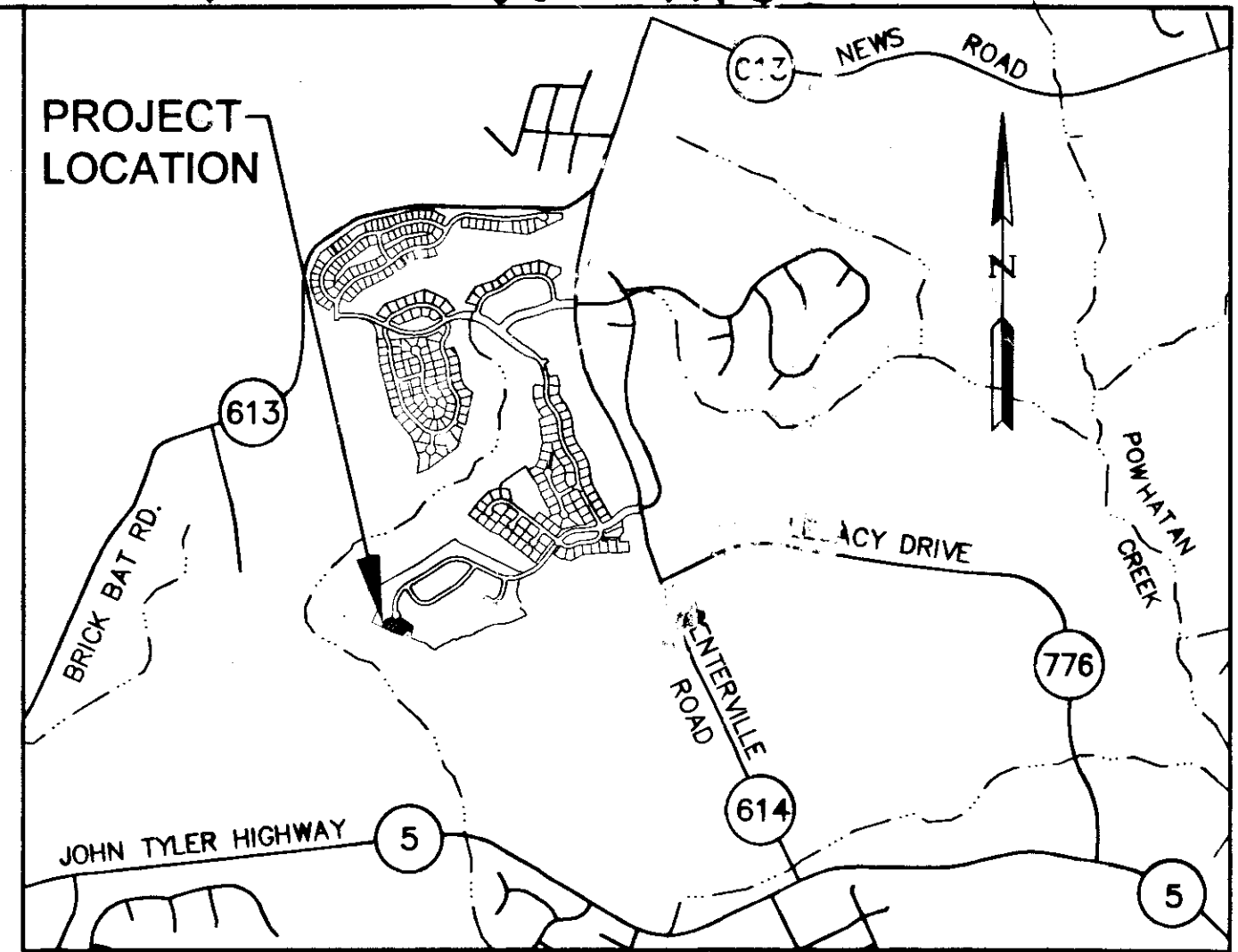
PROPERTIES SHOWN HEREON ARE ALL OF TAX MAP PARCELS 3630200312 AND 3630200315 LOCATED AT 3080 AND 3063 TORRINGTON TRAIL RESPECTIVELY.

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

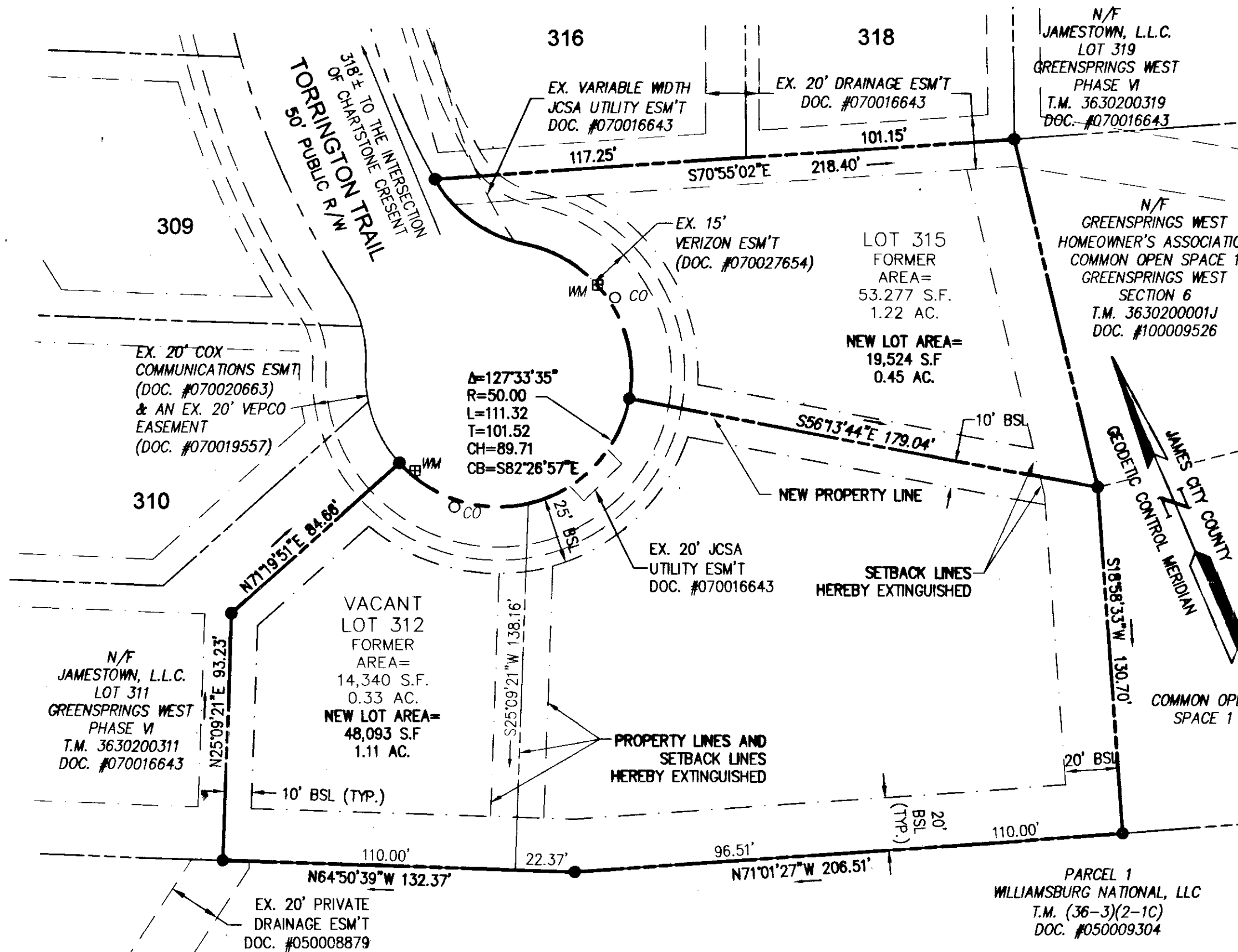
ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

PROPERTY IS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON COMMUNITY PANEL #510201 0115 C, DATED 9/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.

EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENTS, FROM ANY CAUSE.



LOCATION MAP SCALE: 1"=2000'±



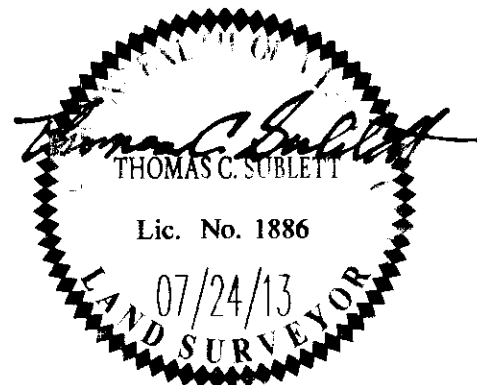
AREA TABULATION	OLD		NEW	
	S.F.±	AC.±	S.F.±	AC.±
LOT 312	14,340	0.33	48,093	1.11
LOT 315	53,277	1.22	19,524	0.45

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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 07/24/13
 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.
 10/4/13
 DATE
Paul D. ...
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY
 1 Large/Small Plats Recorded herewith as # 130024116

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 24TH DAY OF October, 2013
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 08:31 AM/PM
 INSTRUMENT # 130024116
 TESTE: Betsy B. Woolridge, Deputy Clerk
 BETSY B. WOOLRIDGE, CLERK

Rev	Date	Description	Revised By



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PLAT OF LOT LINE ADJUSTMENT
 BETWEEN TWO LOTS OWNED BY:
ELEANOR A. HUNTER
 LOTS 312 AND 315 OF
 GREENSPRINGS WEST PHASE VI
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TCS/JRK
Project Number:	25894-02
Scale:	Date:
1"=40'	07/24/13
Sheet Number	
1 OF 1	