

17000 4196

CERTIFICATION OF SOURCE OF TITLE: TAX MAP (36-3)(1-24) THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GREENSPRINGS PLANTATION INC., A VIRGINIA CORPORATION TO JAMESTOWN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MARCH 15, 1999 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR #990005545, ON MARCH 16, 1999.

OWNER'S CONSENT AND DEDICATION THE SUBDIVISION AND BOUNDARY LINE EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS PROPERTY LINE VACATION PLAT, LOT 14 AND PART OF REMAINING AREA, GREENSPRINGS WEST PHASE VII-A IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

FOR JAMESTOWN, LLC A VIRGINIA LIMITED LIABILITY COMPANY

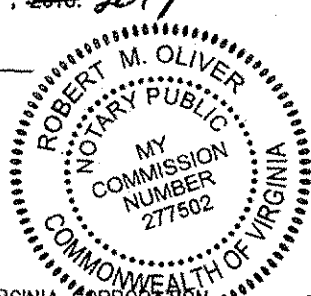
BY: [Signature] DATE: 2-21-17  
PRINTED NAME: C. Lewis Wait Ript  
TITLE: Manager

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF

I, Robert M. Oliver, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT 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 21 DAY OF FEBRUARY, 2017  
MY COMMISSION EXPIRES 9/30/19  
NOTARY REGISTRATION NUMBER: 277502



CERTIFICATION OF SOURCE OF TITLE: TAX MAP (36-3)(1-14) THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NVR, INC., A VIRGINIA CORPORATION TO VINSON AND ELIZABETH ALVES BY DEED DATED MAY 13, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR #130011356, ON MAY 15, 2013.

OWNER'S CONSENT AND DEDICATION THE SUBDIVISION AND BOUNDARY LINE EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS PROPERTY LINE VACATION PLAT, LOT 14 AND PART OF REMAINING AREA, GREENSPRINGS WEST PHASE VII-A IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

FOR VINSON ALVES  
BY: [Signature] DATE: 2/21/17  
PRINTED NAME: Vinson Alves  
TITLE: Owner

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF

I, Patricia M. Sparks, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT 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 22nd DAY OF February, 2017  
MY COMMISSION EXPIRES August 31, 2020  
NOTARY REGISTRATION NUMBER: 7514435



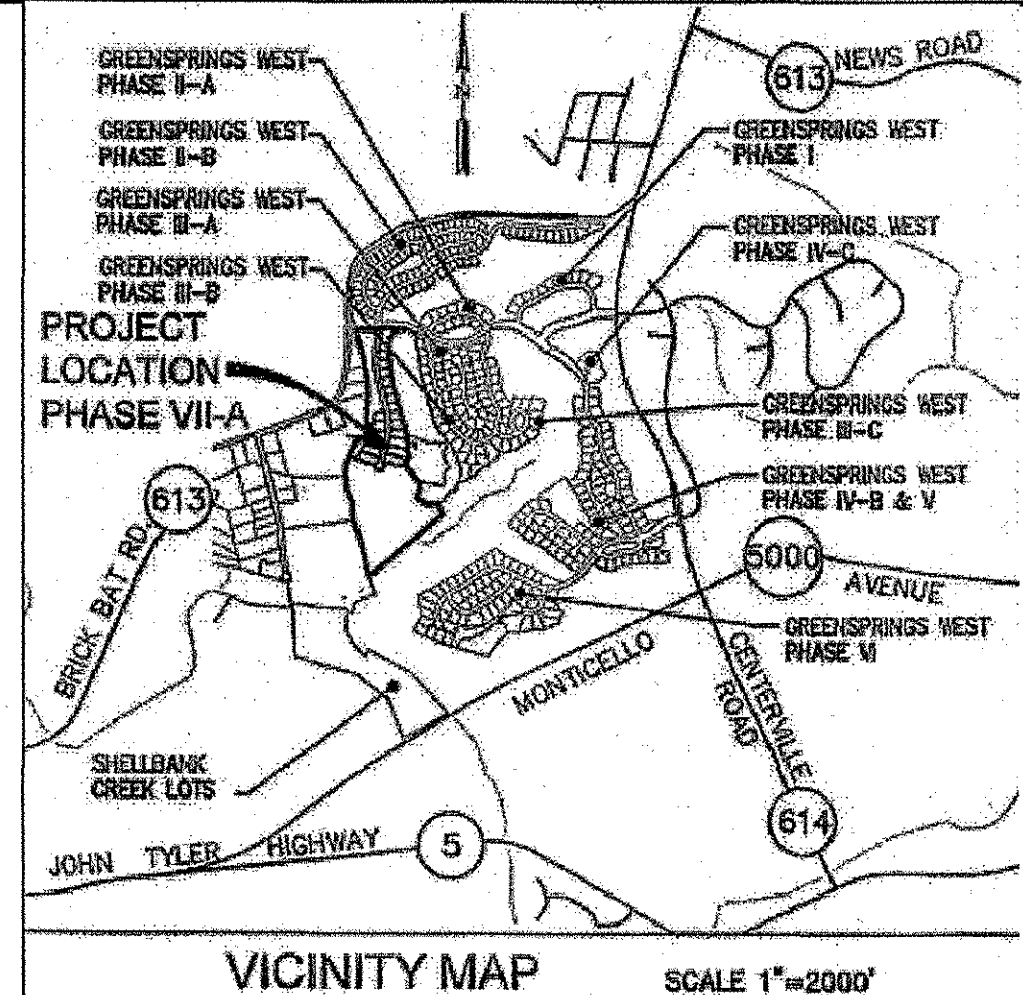
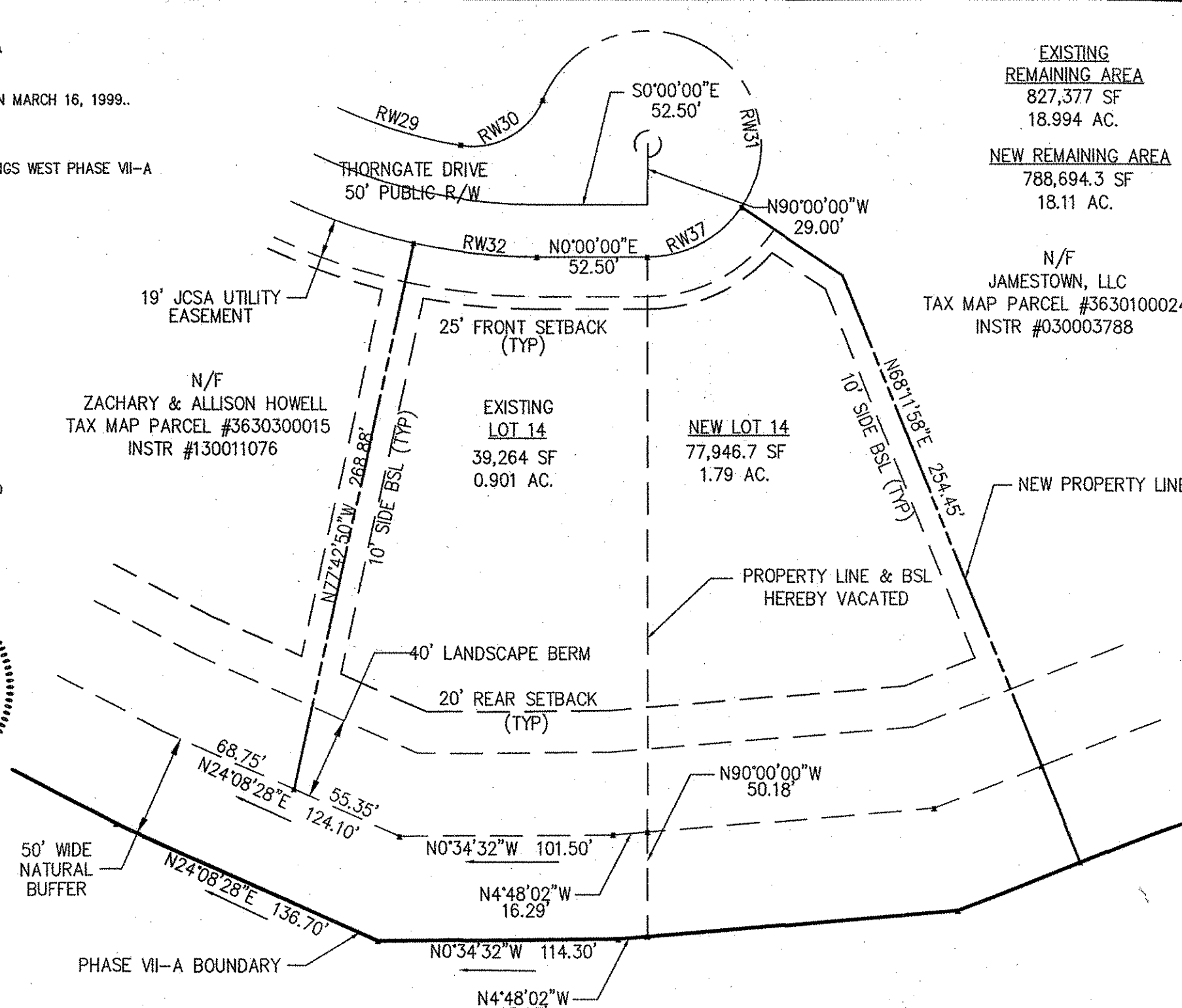
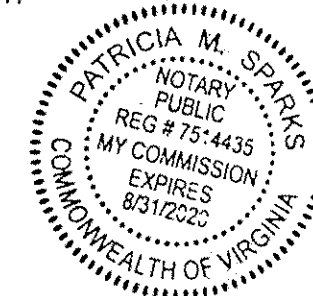
FOR ELIZABETH ALVES  
BY: [Signature] DATE: 2/22/17  
PRINTED NAME: Elizabeth Alves  
TITLE: Owner

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF

I, Patricia M. Sparks, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT 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 22 DAY OF February, 2017  
MY COMMISSION EXPIRES 8/31/2020  
NOTARY REGISTRATION NUMBER: 7514435



EXISTING REMAINING AREA 827,377 SF 18.994 AC.  
NEW REMAINING AREA 788,694.3 SF 18.11 AC.  
N/F JAMESTOWN, LLC TAX MAP PARCEL #3630100024 INSTR #030003788

- GENERAL NOTES  
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.  
2. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.  
3. THESE PROPERTIES ARE IN FIRM ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN ON COMMUNITY PANEL 510201-0030B, DATED 12/15/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.  
4. PROPERTIES ARE ALL OF TAX MAP PARCELS (36-3)(1-24) AND (36-3)(1-14).  
5. THE PROPERTY ADDRESSES ARE 4200 LONGVIEW LANDING AND 3942 THORNGATE DRIVE.  
6. PROPERTIES ARE ZONED "R-4 (RESIDENTIAL PLANNED COMMUNITY) WITH PROFFERS. ON NOVEMBER 23, 1999, THE BOARD OF SUPERVISORS APPROVED AN AMENDMENT TO THE APPROVED MASTER PLAN AND REZONING OF THE PROPERTY FROM R-4, RESIDENTIAL PLANNED COMMUNITY, WITH PROFFERS, TO R-4, RESIDENTIAL PLANNED COMMUNITY WITH REVISED PROFFERS (Z-011-1999/MP-0002-1999).  
7. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.  
8. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.  
9. BUILDING SETBACKS ARE IN ACCORDANCE WITH THE HOME OWNERS ASSOCIATION (HOA).  
10. 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, LLC, 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 LLC. (PB 72, PG. 31-37). EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THE PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.  
11. 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.  
12. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.  
13. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ON THIS PLAT SHALL REMAIN PRIVATE.  
14. 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.  
15. IRRIGATION IS NOT PERMITTED FROM THE PUBLIC WATER SYSTEM.  
16. 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.  
17. THE PUBLIC UTILITY EASEMENTS AS SHOWN SHALL INCLUDE DOMINION VIRGINIA POWER, VERIZON VIRGINIA, VIGNIA NATURAL GAS, COX COMMUNICATIONS, INC. & JAMES CITY SERVICE AUTHORITY.  
18. 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.  
19. 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.  
20. 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 1000 FEET IN LENGTH.  
21. THE PROPOSED BOUNDARY LINE ADJUSTMENT WILL NOT INCREASE THE NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS AND/OR THE DENSITY ALLOWED IN PHASE VII OF GREENSPRINGS WEST.

AREA TABULATION	CURRENT AREA		PROPOSED AREA	
	ACRES	SQUARE FEET	ACRES	SQUARE FEET
LOT 14	0.901 AC±	39,247 SF±	1.79 AC±	77,946.7 SF±
REMAINING AREA	18.99 AC±	827,377 SF±	18.11 AC±	788,677 SF±
TOTAL AREA SUBDIVIDED	19.89 AC±	866,624 SF±	19.89 AC±	866,624 SF±

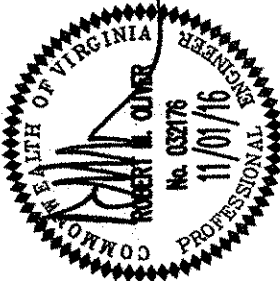
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C17	121°7'10"	275.00'	58.97'	29.60'	58.86'	N06°08'35"E
RW29	271°3'04"	225.00'	106.88'	54.47'	105.88'	S22°56'00"W
RW30	76°47'09"	36.00'	48.25'	28.53'	44.72'	S29°04'07"E
RW31	247°27'42"	54.00'	180.39'	540.77'	107.46'	N28°14'27"E
RW32	36°32'32"	275.00'	175.39'	90.79'	172.43'	N18°16'16"E
RW37	48°59'55"	54.00'	46.18'	24.60'	44.78'	N24°29'58"W

Large/Small Plat(s) Recorded herewith as # 170004196  
City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 2-27-2017 at 10:03 AM, PG. Document # 170004196  
MONA A. FOLEY, CLERK

ENGINEERS 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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.  
ROBERT M. OLIVER, PE #032176 DATE 2/13/2017  
CERTIFICATE OF APPROVAL  
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
Ellen Cook DATE 2/24/17  
SUBDIVISION AGENT OF JAMES CITY COUNTY

[Signature]

Jamestown MANAGEMENT COMPANY, LLC DEVELOPMENT PLANNING, MANAGEMENT AND ENGINEERING 213 INGRAM ROAD WILLIAMSBURG, VIRGINIA 23188 (757) 220-0665 OFFICE (757) 220-0616 FAX



NO.	REVISION	DATE
1	REVISION PER ACC. COMMENTS 10/22/16	

BOUNDARY LINE ADJUSTMENT BETWEEN LOT 14 AND REMAINING LOT AT GREENSPRINGS WEST PHASE VII-A

DESIGNED: RMO  
DRAWN: RMO  
SCALE: 1"=60'  
PROJECT NUMBER 1106-GS7A  
DRAWING NUMBER 01