

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	S72°12'56"E	90°00'00"
C1	25.00'	39.27'	25.00'	35.36'	S72°12'56"E	90°00'00"
C2	30.00'	22.34'	11.72'	21.83'	N23°41'40"E	42°40'05"
C3	30.00'	22.34'	11.72'	21.83'	S68°21'43"W	42°40'05"
C4	38.00'	175.98'	41.23'	55.88'	N44°56'17"W	265°20'09"
C5	25.00'	32.65'	19.12'	30.38'	N34°08'14"W	74°49'38"
C6	25.00'	40.28'	26.03'	36.06'	N65°17'09"E	92°18'32"
C7	284.99'	17.54'	8.78'	17.54'	S55°24'40"E	03°31'38"
C8	30.00'	12.65'	6.42'	12.55'	N65°43'29"W	24°09'09"
C9	265.00'	5.09'	2.54'	5.09'	S44°28'41"W	01°06'01"
C9	30.00'	9.69'	4.89'	9.65'	N87°03'31"W	18°30'55"
C10	305.00'	8.48'	4.24'	8.48'	S44°13'53"W	01°35'34"
C10	30.00'	22.34'	11.72'	21.83'	S32°18'52"E	42°40'05"
C11	38.00'	176.00'	41.23'	55.88'	S38°21'05"W	265°20'00"
C12	25.00'	39.27'	25.00'	35.36'	N82°10'14"E	90°00'00"
C13	25.00'	39.27'	25.00'	35.36'	S07°49'46"E	90°00'00"
C14	25.00'	37.42'	23.21'	34.02'	N84°17'40"E	85°45'07"
C15	30.00'	22.34'	11.72'	21.83'	S58°30'16"W	42°40'05"
C16	25.00'	40.28'	26.03'	36.06'	N65°17'09"E	92°18'32"
C16	30.00'	22.34'	11.72'	21.83'	N18°50'11"E	42°40'05"
C17	38.00'	175.92'	41.23'	55.92'	N52°46'58"W	265°14'53"
C18	38.00'	152.76'	80.88'	68.79'	N11°22'08"W	230°19'49"
C19	25.00'	39.27'	25.00'	35.36'	N82°10'14"E	90°00'00"
C20	25.00'	39.27'	25.00'	35.36'	S07°49'46"E	90°00'00"
C21	25.00'	36.03'	21.96'	32.99'	S82°19'11"W	82°34'51"
C22	270.00'	18.18'	9.10'	18.18'	S39°06'00"W	03°51'31"
C23	25.00'	30.77'	17.68'	28.87'	S75°19'25"W	70°31'44"
C24	37.77'	6.23'	3.12'	6.22'	N69°35'09"W	09°28'41"
C25	25.00'	37.42'	23.21'	34.02'	N09°57'13"W	85°45'07"
C26	21.77'	14.30'	7.42'	14.05'	N16°36'19"E	37°39'10"
C27	23.75'	23.28'	12.67'	22.36'	N26°16'14"W	56°09'22"
C28	310.00'	32.28'	16.16'	32.27'	S50°28'57"W	05°58'00"
C29	310.00'	55.88'	28.02'	55.81'	S42°20'06"W	10°19'43"
C30	310.00'	86.17'	44.38'	87.87'	S45°19'06"W	16°17'44"
C31	100.00'	29.70'	14.96'	29.59'	S76°29'32"E	17°01'09"
C32	150.00'	27.79'	13.94'	27.75'	N84°56'01"W	10°38'55"
C33	100.00'	20.32'	10.20'	20.29'	N73°48'16"W	11°38'36"

LINE	DIRECTION	DISTANCE
L1	N45°01'43"E	23.25'
L2	N45°01'43"E	23.25'
L3	S27°12'55"E	31.46'
L4	N69°24'43"W	7.64'
L5	N37°10'14"E	55.70'
L6	N37°10'14"E	55.70'
L7	N37°10'14"E	33.00'
L8	N37°10'14"E	33.00'
L9	N36°18'41"W	18.00'
L10	S52°49'46"E	48.15'
L11	N20°35'17"E	25.00'
L12	S52°49'46"E	33.88'

NOTES:

- V.D.O.T. IS NOT RESPONSIBLE FOR MAINTENANCE OF STORMWATER MANAGEMENT STRUCTURES AND SHALL BE SAVED HARMLESS FROM FAILURE.
- PROPERTY IS ZONED R-4 WITH PROFFERS.
- SETBACKS ON FRONT, SIDE, AND REAR PROPERTY LINES ARE EQUAL TO ZERO.
- PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.
- 15' EASEMENT FOR UTILITIES AND SIDEWALKS ARE RESERVED, ALONG ALL RIGHT-OF-WAYS.
- REFERENCE LAND BAY S-3 SUBDIVISION PLANS:
PHASE I: S-61-83
PHASE II: S-6-84
- ALL LOTS SERVED BY PUBLIC WATER AND SEWER.
- STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- THE COORDINATES SHOWN ON THIS PLAT ARE REFERENCED TO "NAD 83". THE HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT WAS ESTABLISHED BY GPS METHODS IN APRIL 1989, PRIOR TO THE COUNTY'S ESTABLISHMENT OF ITS PRIMARY GEODESIC CONTROL NETWORK.
- "WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 19B-9C(1) OF THE JAMES CITY CODE."
- "NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT."
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.

AREA BREAKDOWN:

TOTAL AREA OF LOTS	23.41 AC.
TOTAL AREA OF RIGHT-OF-WAY	3.26 AC.
TOTAL AREA OF OPEN SPACE	10.15 AC.
TOTAL AREA OF PARCEL	36.82
NUMBER OF LOTS	48

GREENSPRINGS PLANTATION
PHASE TWO
BEING A SUBDIVISION OF PARCEL 1 PROPERTY OF
GREENSPRINGS PLANTATION INC.
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
7/14/85



Langley and McDonald, P.C.

Engineers - Surveyors - Planners
Landscape Architects - Environmental Consultants
VIRGINIA BEACH WILLIAMSBURG

1/03 Am
Received 2/15/85
7/14/85