

GREENSPRINGS PLANTATION RESORT PHASE II

BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: OCTOBER 18, 1995 SCALE: 1"=1000'
REV: MARCH 1, 1996

LEGEND

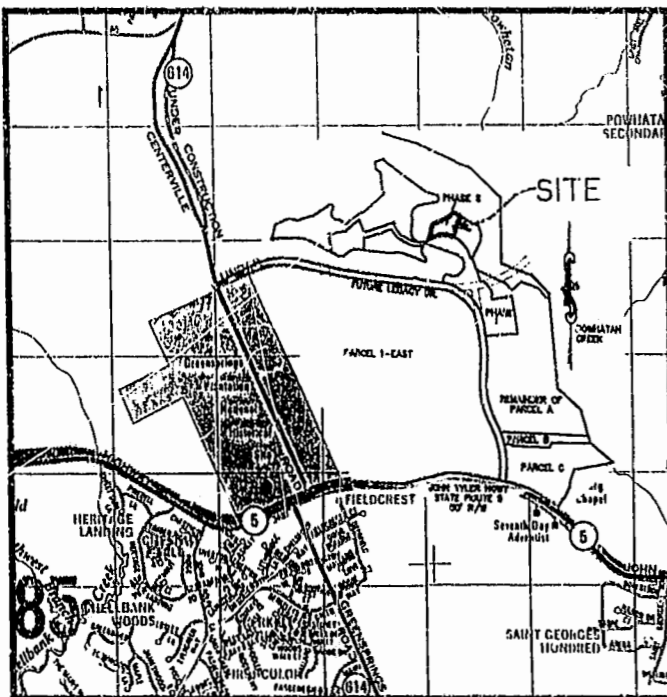
PROPERTY LINE
WETLANDS
MONUMENT
PIPE SET BY REI
PIPE SET BY OTHERS

CONCRETE MONUMENT
BRICK BAT ROAD
STATE ROUTE 613
30' R/W

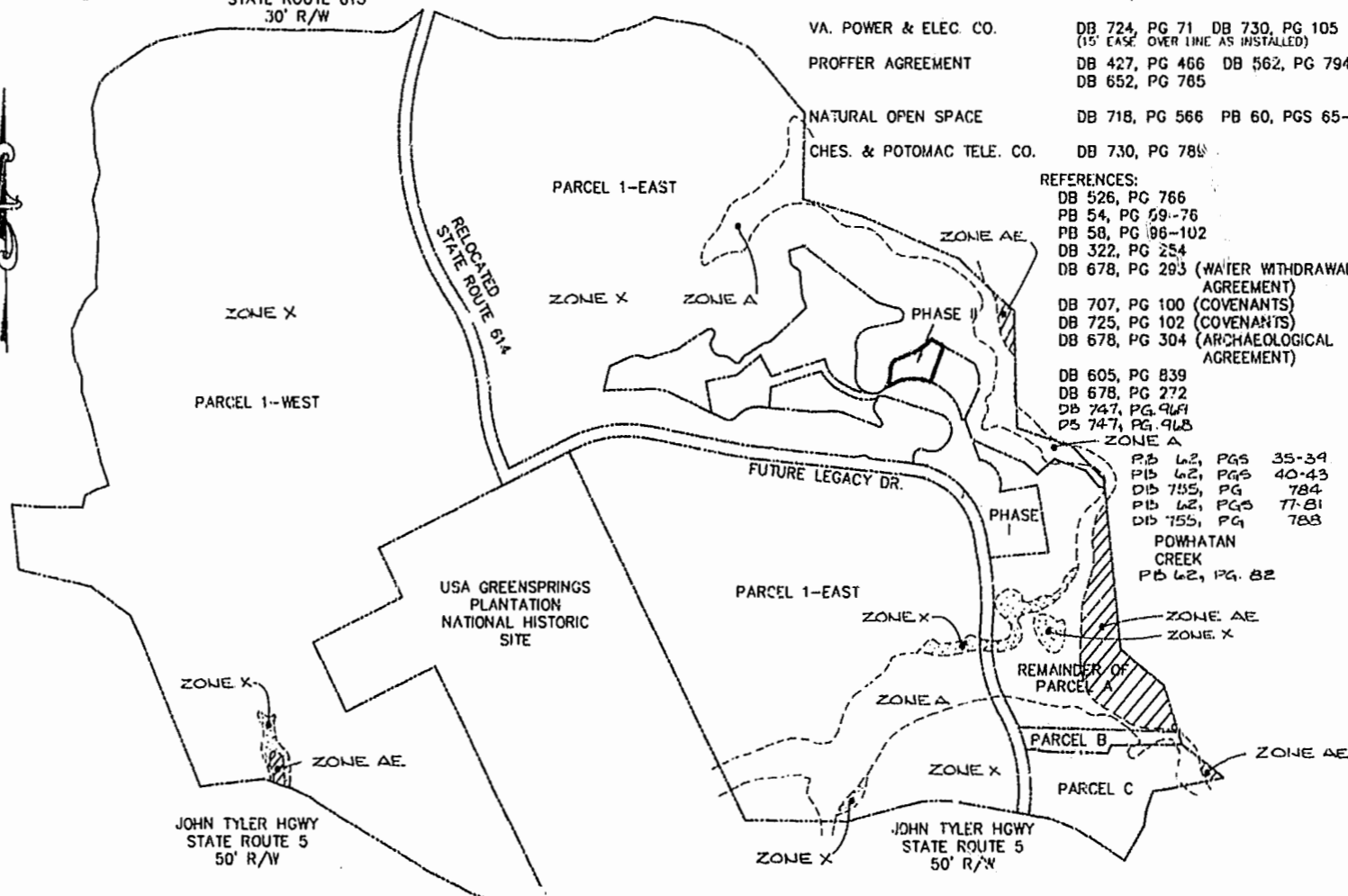
THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS:

COLONIAL PIPELINE DB 90, PG 1
JAMES CITY SERVICE AUTHORITY DB 141, PGS 383 & 388
VA. POWER & ELEC. CO. DB 724, PG 71 DB 730, PG 105
(15' EASE OVER LINE AS INSTALLED)
PROFFER AGREEMENT DB 427, PG 466 DB 562, PG 794
DB 652, PG 785
NATURAL OPEN SPACE DB 718, PG 566 PB 60, PGS 65-75
CHES. & POTOMAC TELE. CO. DB 730, PG 786

REFERENCES:
DB 526, PG 766
PB 54, PG 69-76
PB 58, PG 96-102
DB 322, PG 254
DB 678, PG 293 (WATER WITHDRAWAL AGREEMENT)
DB 707, PG 100 (COVENANTS)
DB 725, PG 102 (COVENANTS)
DB 678, PG 304 (ARCHAEOLOGICAL AGREEMENT)
DB 605, PG 839
DB 678, PG 272
DB 747, PG 969
PS 747, PG 968
ZONE A
PB 62, PGS 35-39
PB 62, PGS 40-43
DB 755, PG 784
PB 62, PGS 77-81
DB 755, PG 783
POWHATAN CREEK
PB 62, PG. 82



VICINITY MAP
SCALE: 1"=2000'



SUBDIVISION CERTIFICATE

THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

GREENSPRINGS ASSOCIATES, A JOINT VENTURE

BY: PLANTATION GROUP, L.L.C., A VENTURER

BY: Marc B. Sharp
MARC B. SHARP, MANAGER

STATE OF VIRGINIA,
COUNTY OF JAMES CITY, TO WIT:

I, G. CLIFFORD FREEMAN II, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS 11 DAY OF NOVEMBER 1995.

NOTARY PUBLIC: G. Clifford Freeman II

MY COMMISSION EXPIRES: 11/30/97

STATE OF VIRGINIA,
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

William S. Ward, Clerk
By: Christian St. Binkley, Dep. Clerk 16 March 1996
CLERK DATE

PLAT BOOK 123, PAGE 75-78

NOTES:

- 1) PROPERTY IS SUBJECT TO THE CONDITIONS IN AMENDED AND RESTATED GREENSPRINGS PROFFER AGREEMENT DB 567, PG 794 & DB 652, PG 765.
- 2) FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 510201 0030 & 510201 0030B, EFFECTIVE DATE 2-6-91.
- 3) WETLANDS LOCATION PER PLAT RECORDED IN PB 54, PGS 69-76.
- 4) PROPERTY CORNERS TO BE SET BY EDLOE MORECOCK, III, CLS OF RICHMOND ENGINEERING, INC.

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAT OF SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNER, AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEED DULY OF RECORD IN CLERK'S OFFICE OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN DB 322, PG 254 & DB 351, PG 751.

Kenneth M. Jenkins II
KENNETH M. JENKINS, II

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, 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 HAVE BEEN COMPLIED WITH.

Kenneth M. Jenkins II
KENNETH M. JENKINS, II

AREA
PHASE I 27.8614 ACRES
PHASE II 3.1209 ACRES
TOTAL 30.9823 ACRES

10:47 AM
Recorded 10 day of March 1996
DB No. 776 MON 9:23
William S. Ward
By: Christian St. Binkley, Dep. Clerk

CERTIFICATE OF APPROVAL

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

AGENT OF GOVERNING BODY: James H. Bowler DATE: 3/6/96
HEALTH OFFICER: James H. Bowler DATE: 10/31/95
(THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.)



Rickmond Engineering, Inc.

1643-C Merrimac Trail
Williamsburg VA 23125
(804)229-1776 or 898-4149

Civil Engineering
Environmental Engineering
Land Surveying