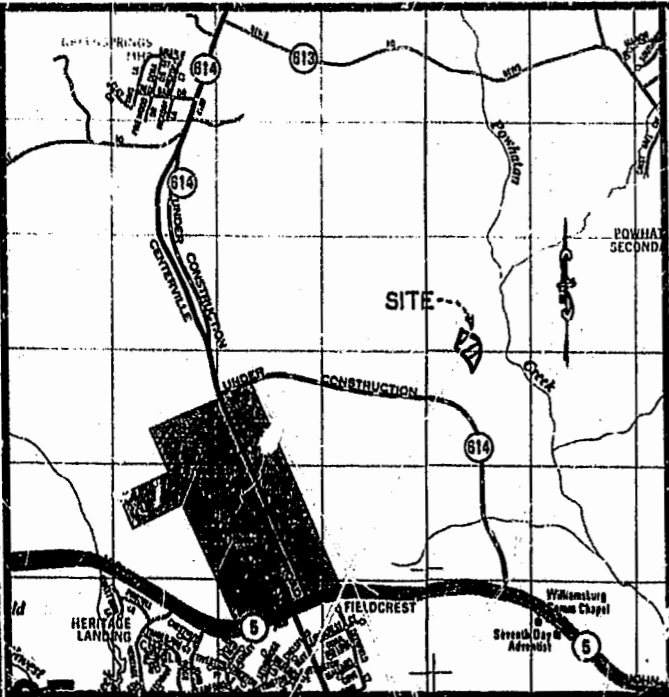


# GREENSPRINGS PLANTATION RESORT

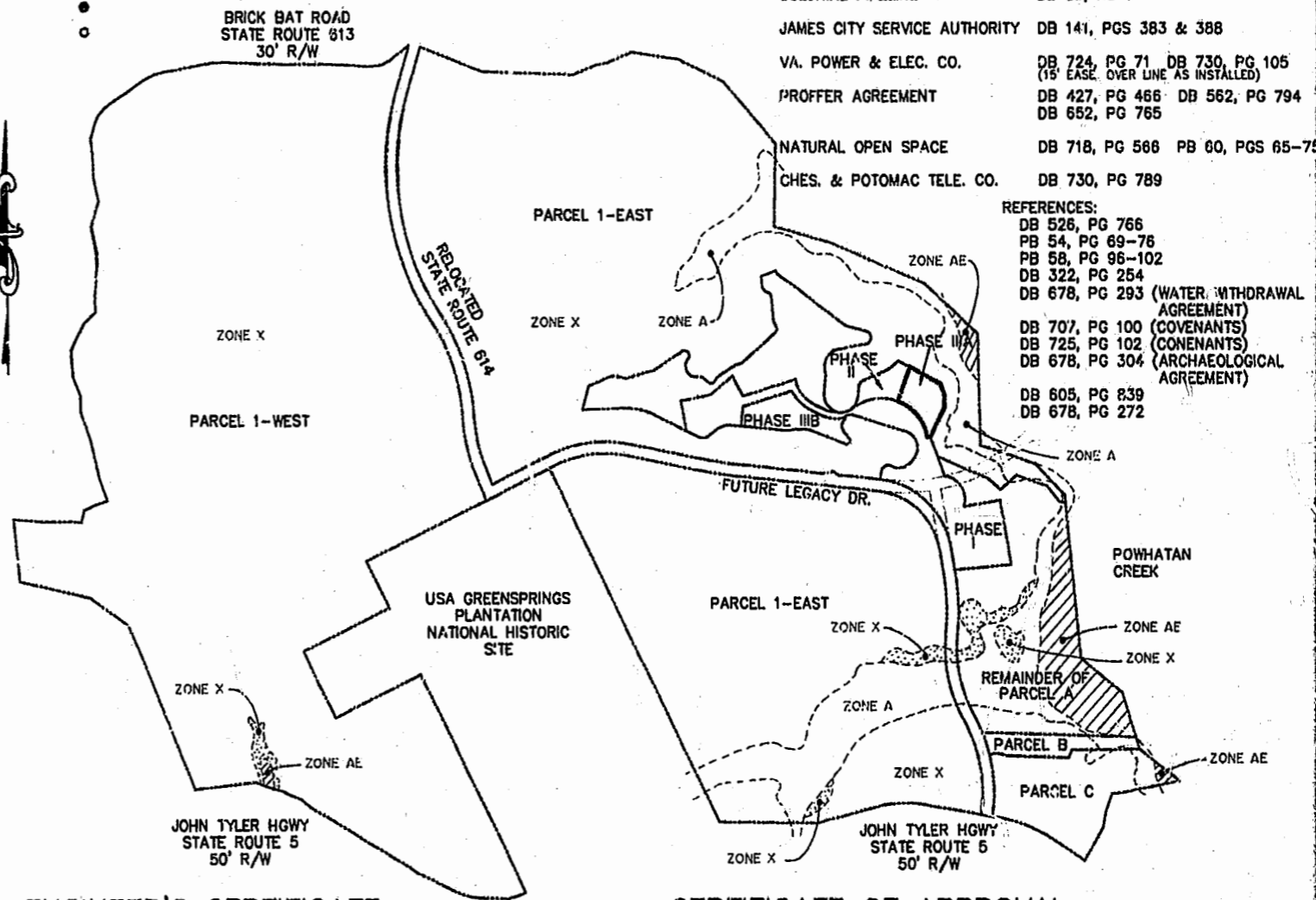
## PHASE IIIA

BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: MAY 17, 1996 SCALE: 1"=1000'



VICINITY MAP  
SCALE: 1"=2000'

**LEGEND**  
PROPERTY LINE  
WETLANDS  
MONUMENT  
PIPE SET BY REI  
PIPE SET BY OTHERS  
CONCRETE MONUMENT



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 765
- NATURAL OPEN SPACE DB 718, PG 566 PB 60, PGS 65-75
- CHES. & POTOMAC TELE. CO. DB 730, PG 789

- 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

### 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 29<sup>th</sup> DAY OF MAY 1996.

NOTARY PUBLIC: G. Clifford Freeman II

MY COMMISSION EXPIRES: Nov. 30, 1997

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.

TESTE: William S. Wind Clark 2 July 1996  
By Claudia A. Binkley, Dpt. Clerk DATE

PLAT BOOK 104, PAGE 44-51.

**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 0035B, EFFECTIVE DATE 2-6-91.
- 3) WETLANDS LOCATION PER PLAT RECORDED IN PB 54, PGS 69-76.
- 4) PROPERTY CORNERS TO BE SET BY FLOE MORECOCK III, CLS OF RICHMOND ENGINEERING.
- 5) IN ACCORDANCE WITH 17-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 6) IN ACCORDANCE WITH SECTION 17-29 OF THE SUBDIVISION ORDINANCE, WETLANDS AND LAND WITH RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 19B-9C(i) OF THE JAMES CITY COUNTY CODE.

### 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 761.

Kenneth M. Jenkins II  
KENNETH M. JENKINS, II, PROFESSIONAL ENGINEER

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, PROFESSIONAL ENGINEER

AREA	ACRES
PHASE I	27.8614
PHASE II	3.1209
PHASE IIIB	6.5480
PHASE IIIA	4.3441
TOTAL	41.8744

### 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: [Signature] DATE: 7/2/96  
HEALTH OFFICER: [Signature] DATE: May 29, 1996  
(THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.)



### Rickmond Engineering, Inc.

1643-C Merrimac Trill  
Williamsburg VA 23185  
(804)229-1776 or 898-4149  
Civil Engineering  
Environmental Engineering  
Land Surveying

1:30 PM  
Recorded 2 day of July 1996

D.B. No. 795 upon 548

[Signature]

SHEET 1 OF 4  
961093A.DWG

