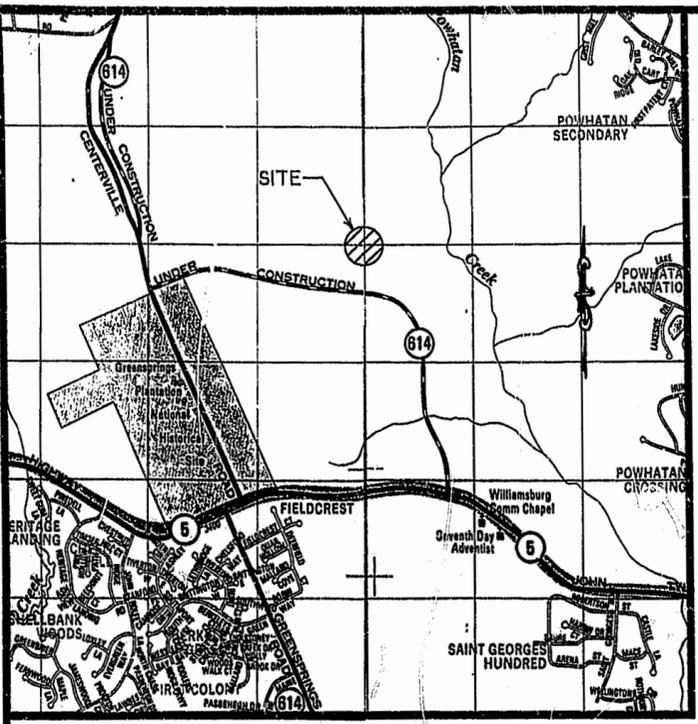


GREENSPRINGS PLANTATION RESORT

PHASE IV

BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: JULY 22, 1997 SCALE: 1"=1000'



VICINITY MAP
SCALE: 1"=2000'

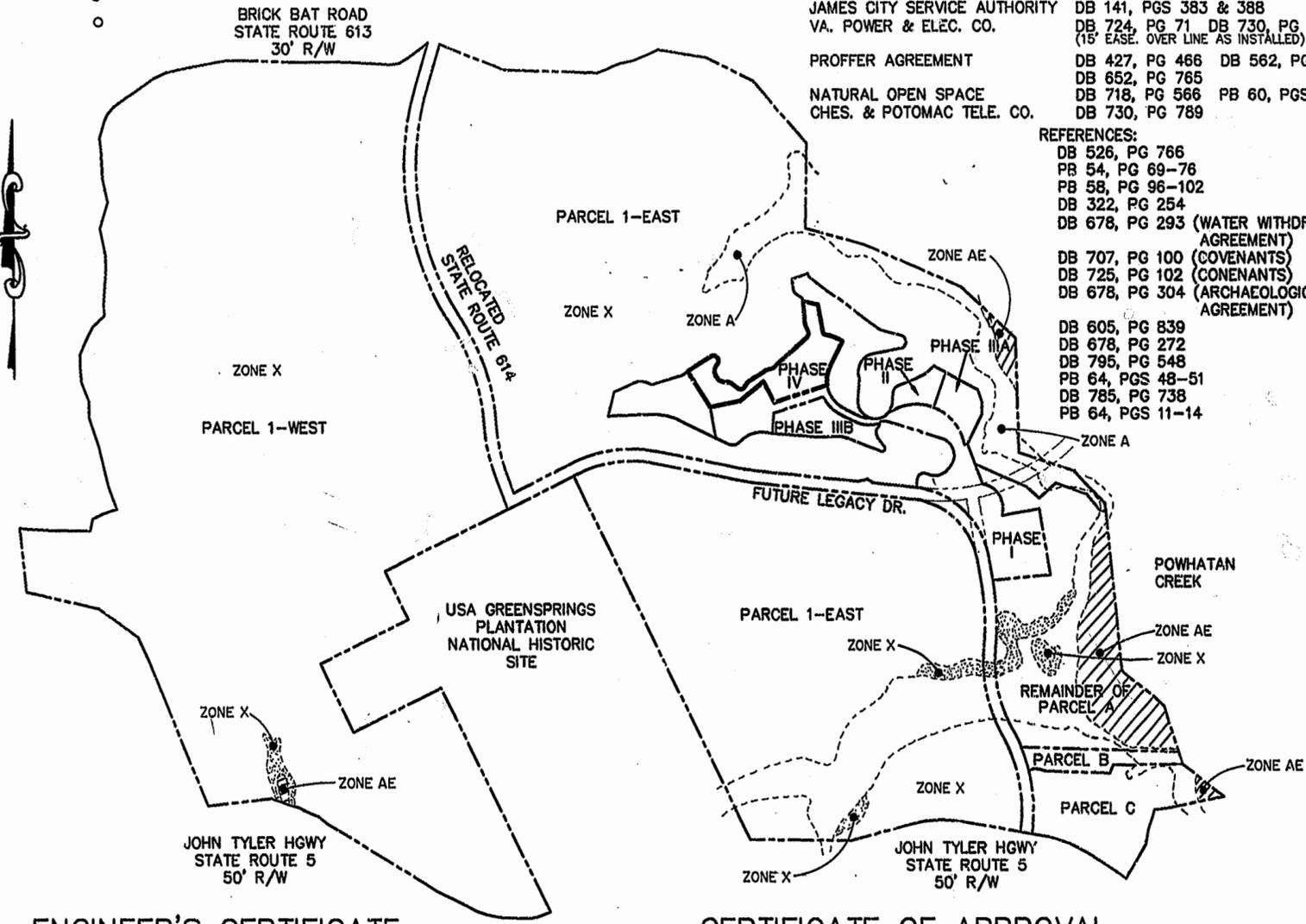
LEGEND
PROPERTY LINE
WETLANDS
MONUMENT
PIPE SET BY REI
PIPE SET BY OTHERS



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
- NATURAL OPEN SPACE DB 652, PG 765
- CHES. & POTOMAC TELE. CO. DB 718, PG 566 PB 60, PGS 65-75
- 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
 - DB 795, PG 548
 - PB 64, PGS 48-51
 - DB 785, PG 738
 - PB 64, PGS 11-14



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 VIRGINIA JOINT VENTURE
BY: PLANTATION RESORTS GROUP, INC. A VIRGINIA CORPORATION, VENTURER

BY: Wayne J. Rickman
WAYNE J. RICKMAN, VICE PRESIDENT

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

I, Anita C. House 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 DAY OF May 1997.

NOTARY PUBLIC: Anita C. House

MY COMMISSION EXPIRES: 2/28/2001

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.

Melrose Shward DATE 4 June 1998

PLAT BOOK 169, PAGE 59-62

- NOTES:
- PROPERTY IS SUBJECT TO THE CONDITIONS IN AMENDED AND RESTATED GREENSPRINGS PROFFER AGREEMENT DB 567, PG 794 & DB 652, PG 765.
 - FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 510201 0030 & 510201 0035B, EFFECTIVE DATE 2-6-91.
 - WETLANDS LOCATION PER PLAT RECORDED IN PB 54, PGS 69-76.
 - PROPERTY CORNERS TO BE SET BY PAT CARPENITO CLS OF RICHMOND ENGINEERING.
 - IN ACCORDANCE WITH 17-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 - IN ACCORDANCE WITH SECTION 17-29 OF THE SUBDIVISION ORDINANCE, "WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 19B-9C(1) 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 751.

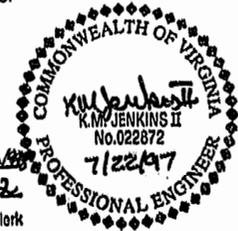
Kenneth M. Jenkins II
KENNETH M. JENKINS, II, PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT TO THE BEST MY OF 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 IIIA	4.3441
PHASE IIIB	6.5480
PHASE IV	11.9996
TOTAL	53.8740

10:59 AM
Recorded 4 day of August
DOCUMENT # 98010362
Melrose Shward 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: [Signature] DATE: 6/3/98

HEALTH OFFICER: [Signature] DATE: _____
(THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.)

Rickmond Engineering, Inc.

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