

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF LETHER INVESTMENTS, A NEW YORK GENERAL PARTNERSHIP AND WAS ACQUIRED FROM MCGUIRE, WOODS, BATTLE & BOOTHE, TRUSTEES FOR GREENSPRINGS LAND TRUST, BY DEED DATED JULY 23, 1987 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN D.B. 363, PG 238.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

[Signature]
 GEN. PARTNER 8/13/98
 FOR LETHER INVESTMENTS DATE
 BY: HERMAN ZAMORA

NOTARY

STATE OF NEW JERSEY, CITY/COUNTY OF ESSEX, TO-WIT:

I, Elnora Harden A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 3RD DAY OF AUGUST, 1998.

MY COMMISSION EXPIRES 6/30/2000
 ELNORA HARDEN
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires 6/30/2000
[Signature]
 NOTARY PUBLIC

SURVEYOR'S 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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

[Signature] 7/29/98
 G.T. WILSON, JR., C.L.S. #1183 DATE

CERTIFICATE OF APPROVAL

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

[Signature] 8-10-98
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

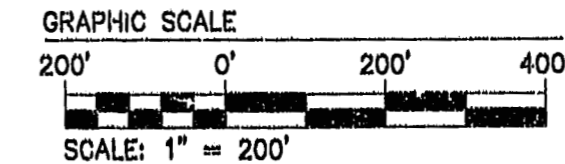
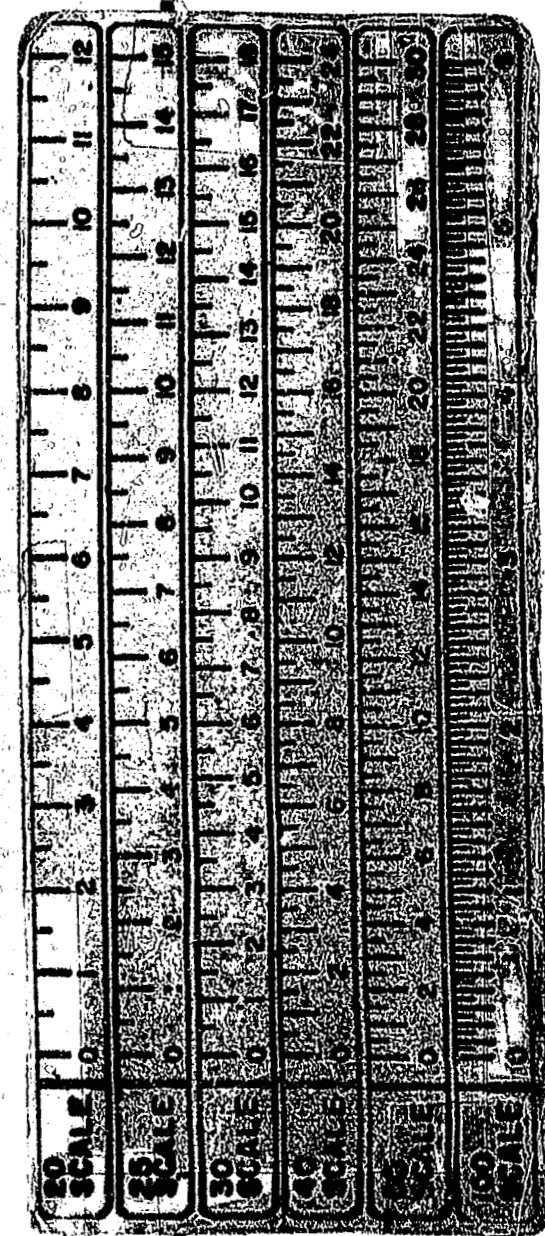
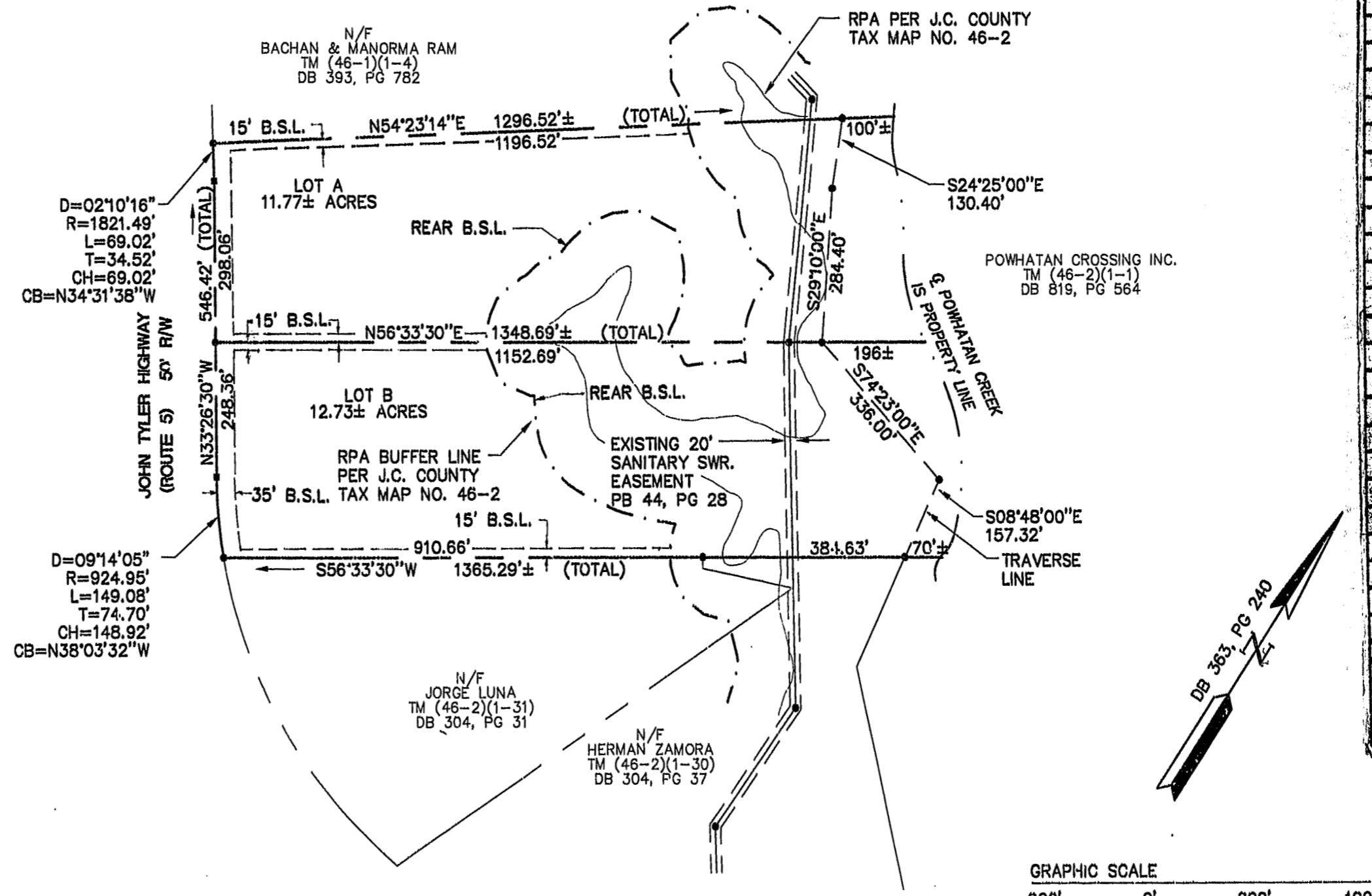
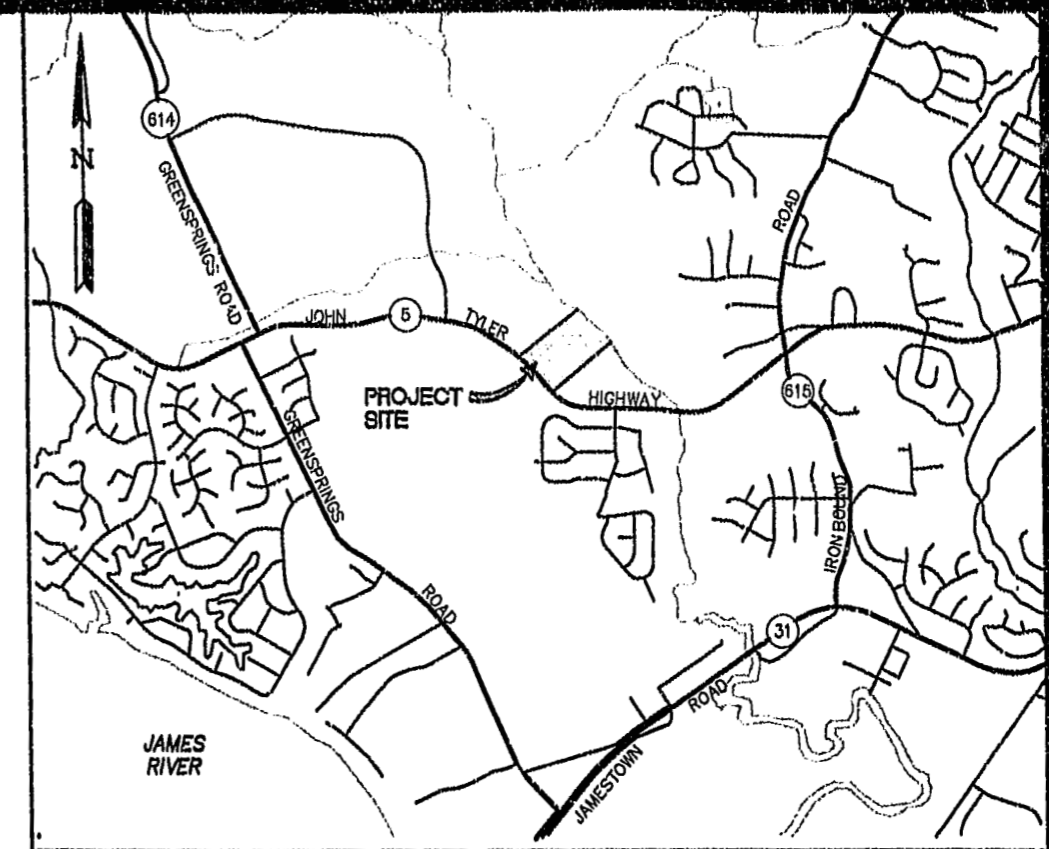
[Signature] 2/3/99
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

AREA TABULATION

SUBDIVIDED AREA:	
LOT A	11.77 ACRES±
LOT B	12.73 ACRES±
TOTAL AREA SUBDIVIDED	24.50 ACRES±

LOT A - TO BE CONVEYED TO JORGE & LETICIA LUNA
 LOT B - TO BE CONVEYED TO HEMAN & JOSAFINA ZAMORA

- PROPERTY IS CURRENTLY ZONED "R-8"--RURAL RESIDENTIAL.
- PROPERTY IS ALL OF TAX PARCEL (46-2)(1-32).
- SEWER IS AVAILABLE. WATER IS NOT AVAILABLE TO THIS SUBDIVISION. THEREFORE, A SUBDIVISION AGREEMENT MUST BE EXECUTED WITH THE COUNTY PRIOR TO RECORDING THIS PLAT.
- THIS PLAT WAS TAKEN FROM A PLAT PREPARED BY DJG, INC. DATED JULY 20, 1987 AND RECORDED IN D.B. 363, PG. 240 AND HAS NOT BEEN FIELD VERIFIED.
- MINIMUM LOT WIDTH REQUIREMENTS - 150' FOR LOTS OF 43,560 SQUARE FEET OR MORE.
 A) BUILDING SETBACK REQUIREMENTS
 FRONT: 35'
 SIDE: 15'
 REAR: 35' OR AS SHOWN
- IN ACCORDANCE WITH SECTION 24-356 EXTERIOR SIGNS WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE ALL UTILITIES SHALL BE PLACED UNDERGROUND.



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CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

**PLAT OF SUBDIVISION
 BEING PARCEL 3
 GREENSPRINGS SUBDIVISION
 OWNED BY LETHER INVESTMENTS**

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



3:55 PM 3 days 23.1998

DOCUMENT #	99-22-2190
PLAT RECORDED IN	P.B. NO. 11 PAGE 22
DATE	10/21/98
REVISION / COMMENT / NOTE	REVISED PER JAMES CITY COUNTY COMMENT LETTER DATED 9/23/98

Designed	GTW	Drawn	KEG
Scale	NOTED	Date	7/98
Project No.	7376-1		
Drawing No.	1 OF 1		