SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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





OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SPRINGHILL PHASES 3 & 4 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S, PROPRIETOR'S AND/OR TRUSTEE'S.

9/3/99) er	JUANO NAME	menbu
DATE "	4	NAME	

DATE NAME

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SPRINGHILI, DEVELOPMENT CO. TO HAMPTON BAY GROUP, L.L.C. BY DEED RECORDED 6/2/99 IN INSTRUMENT #990011784 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VA.

CERTIFICATE OF NOTARIZATION

CERTIFICATE OF SOURCE OF TITLE

CITY/COUNTY OF VITALIA BEOCK
PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON'S WHOSE NAMES ARE SIGNED TO THE TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE HE IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE TOWN OF THE SAME BEFORE HE IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE SAME BEFORE HE IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE SAME BEFORE HE IN THE CITY/COUNTY AFORESAID, BUT THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID.

(SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF

TESTE	:	 	 CLER
PLAT	воок	 PAGE	

CERTIFICATE OF APPROVAL

THE CHROMOCION IS APPROVED BY THE HINDERSIGNED IN ACCORDANCE

WITH EXISTING	SUCCIONSION REGULATIONS AND MAY BE ADMITTED TO
RECORD.	1
9/30/99	John E. Hanes
DATE	VIRGINIA DEPARTMENT OF TRANSPORTATION
10/6/99 DATE	Colin LLee
DATE	VIRGINIA DEPARTMENT OF HEALTH
11/9/99	allm
DATE	SUPPLYSION AGENT OF JAMES CITY COUNTY

PHASE II RECORDED IN P.B.65 PG5. 69-10 PHASE I RECORDED IN P.B. 59 PGS. 47-49

			CURV	E TABLE		
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
CI	183.69	235.49	96.80	N74'38'04'V	179.07	44*41'32'
CS	167.15	225.00	87.64	\$73*34'13'E.	163.33	42'33'52'
C3	197.01	700.00	99.16	N86'47'24'V	196.36	16'7'31"
C4	48.82	30.00	31.75	N50'21'24'V	43.61	93'14'52'
C5	84.,5	225.00	42.87	N07*03'13'E		21,34,51,
C6	150.79	250.00	77.77	200,33,38,A		34'33'32'
C7	46.41	20.00	29.29	N27'35'44'E	41.92	88'37'44'
CB	77.82	2243.85	38.91	N72'54'13'E	77.81	1.25,13,
C9	43.90	30.00	26.94	S67'13'54'E		83,20,28,
C10	120.R3	200.00	62,32	S00'31'57'V	119.00	34*36'54'
CII	100.33	275.00	50.73	N07'E 3'17'E	99.78	20'34'14'
CIS	55.77	30.00	40.19	S50'11'42'V	48.08	106131'5'
C13	78.53	185.49	39.86	N64'24'59'V	77.94	24'15'22'
C14	41.52	30.00	24.86	N14'10'09'V	38.29	79'17'54'
C15	17017	364.43	86.66	215,06,15,A	168.62	26'45'12'
C16	41.56	30.00	24.90	N38'24'59'E	38.32	79122'46'
C17	129.92	1025.00	65.05	S74'28'36'V	129.83	7*15'45*
CIB	41.85	30.00	25.14	Z65'26'31'V	38.54	79'55'25'
C19	130.54	314.43	66.22	S13'35'11'V	129.61	23'47'13'
C20	51.07	30.00	34.23	\$47'04'30'E	45.12	97'32'11'
CSI	:57.15	1025.00	83.78	298'49'46'V	167.00	9'20'14'
css	319.57	225.00	193.46	N52'40'47'E	293.38	81,55,45,
C23	49.75	30.00	32.79	N35'25'15'Y	44.27	95'5'22'
C24	134.86	650.00	67.67	H88'54'33'V	134.61	11'53'14'
C25	97.22	275.00	49.12	S84'43'28'E	96.78	80115'23'
C26	7.34	275.00	3.67	253.03.15.E	7.34	1,27,48,
C27	245.21	700.00	123.87	N68'41'32'V	243.96	20:4:15*
C58	10 45	30.00	3.28	S\$8'38'05'E	10.40	19:51:22'
C29	201.97	45.0	36.4	N-19'57'45'E	70.36	257"72"
C30	31.76	30.00	17.5	N31'47'27'V	30.30	60,32.51,
C3:	121.02	6500	60.69	H67'27'10'V	120.85	10.40.2
C35	49.79	30.00	32.7	\$59'40'07'V	44.27	95'5'23'
C33	39,91	30.10	23.5	3 25/1,23,50.E	37.03	76'13'31'
C34	11.02	30.00	5.5	S74*37'16'E	10.95	51,5,55,
C35	63.44	45.0	40.0	N43'22'41'V	59.83	jB3'19'33'
C36	51.10	475.0	30.6	H77'41'01'E	61.14	7'22'48'
C37	156/1	2293.8	63.0	7 H72'25'07'E		7.8.23.
C38	385.58	975.0	195.3	1 285,10,53,A	383.07	22'39'30'
C39	27919	275.9	152.9	H64'25'05'E	267.35	58'10'6'
C40	42.16	30.0	25.4	3 \$75'36'59'V	38.79	80'33'53'
C41	34.78	30.0	196	N30'53'26'V	35.86	66'25'19'
C42	105.03	45.0	105 2	7'94'92'42'F	827	5 133*43*50*

NOTE: PROPERTY KNOWN AS TAX PARCEL NO. 37-2-1-2 AND IS CURRENTLY ZONED RZ RES. CLUSTER. PROPERTY IS NOT IN 100 YEAR FLOOD AREA.

			CURV	E TABLE		
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHURD	DELTA
CI	183.69	235.49	96.80	N74*38'04'V		44'41'32'
CS	167.15	225.00	87.64	\$73*34'13'E.	163.33	42'33'52'
Ç3	197.01	700.00	99.16	N86'47'24'V	196.36	16'7'31'
C4	48.82	30.00	31.75	N50'21'24'V	43.61	93'14'52'
C5	84.72	225.00	42.87	N07'03'13'E		21'34'21'
C6	150.79	250.00	77.77	200,33,38,A	148.52	34'33'32'
C:7	46.41	20.00	29.29	N27'35'44'E	41.92	88'37'44'
CB	77.82	2243.85	38.91	N72'54'13'E	77.81	1.25,13,
C9	43.90	30.00	26.94	S67'13'54'E	40.09	83,20,28,
C10	120.R3	200.00	62,32	S00'31'57'V	119.00	34*36'54'
CII	100.33	275.00	50.73	N07'E 3'17'E	99.78	20'34'14"
CIS	55.77	30.00	40.19	S50'11'42'V	48.08	106+31'5'
C13	78.53	185.49	39.86	N64'24'59'V	77.94	24'15'22'
C14	41.52	30.00		N14'10'09'V		79'17'54'
C15	170.17	364.43	86.66	215,00,15,A	168.62	26'45'12'
C16	41.56	30.00	24.90	N38'24'59'E	38.32	79'22'46'
C17	129.92	1025.00	65.05	\$74'28'36'V	129.83	7*15'45*
C18	41.85	30.00	25.14	265'26'31'V	38.54	79'55'25'
C19	130.54	314.43	66.22	V11125.615	129.61	23'47'13'
C20	51.07	30.00	34.23	S47'04'30'E	45.12	97'32'11'
CSI	:57.15	1025.00	83.78	V'34'9'46'V	167.00	9'20'4'
css	319.57	225.00	193.46	M52'40'47'E	293.38	81,55,45,
C23	49.75	30.00	32.79	N35'25'15'Y	44.27	95'5'22'
C24	134.86	650.00	67.67	N88'54'33'V	134.61	11'53'14'
C25	97.22	275.00	49.12	S84'43'28'E	96.78	80115'83'
C26	7.34	275.00	3.67	1253.03.15.E	7.34	1,27,48,
C27	245.21	700.00	123.87	N68'41'32'V	243.96	20'4'15'
C58	10 45	30.00	3.20	S\$8'38'05'E	10.40	19:51:55,
C29	201.97	45.00	36.4	N-19'57'45'E		257"72"
C30	31.76	30.00	17.5	N31'47'27'V	30.30	60,33.51,
C3:	121.02	650.00	60.69	H67'27'10'V	120.85	10.40.24
C35	49.79	30.00	32.7	559'40'07'V	44.27	95'5'23'
C33	39,91	30.10	23.5	3 S211:59'20'E	37.03	76'13'31'
C34	11.02	30.00	5.5	7 S74'37'16'E	10.95	51,5,55,
C35	65.44	45.00	40.0	4 N43'22'41'V	59.83	3183'19'33'
C36	51.10	475.00	30.6	3 H77'41'01'E		7'22'48'
C37	156.11	2293.85	63.0	7 H72'25'07'E	126.0	7.8.25.
C38	385.58	975.00	195.3	A.C.S.01.285 1	383.0	7 22'39'30"
C39	27919	275.7	152.9	6 H64'25'05'E	267.3	58'10'6'
C40	42.16	30.0		3 \$75*36*59*V	38.7	9 80'33'33'
C41	34.78	30.0	196	1 N30'53'26'V	8.56	6 66'25'19'
C42	105.03	45.0	0 105.3	3,24,25,495	82.7	6 133*43'50'

VICINITY MAP

LEGEND 1600 Stilled MONUMENTS TO BE SET IRON PIPES TO BE SET

MONUMENTS FOUND

IRON PIPES FOUND

PATRECORDIDAY

STATISTICAL DATA & NOTES

- 1. TOTAL AREA OF SPRINGHILL PHASES 3 & 4 . 27.5297 ACRES. TOTAL AREA IN LOTS = 12.1685 ACRES. TOTAL AREA IN R/W = 4.0884 ACRES: (178,090.70 5Q.FT) TOTAL AREA IN OPEN SPACE = 11.2728 ACRES.
- 2. TOTAL NUMBER OF PROPOSED BUILDING LOTS = 77
- 3. ALL LOTS TO BE SERVED BY PUBLIC WATER & SEWER.
- 4. NO SETBACKS REQUIRED EXCEPT AS SHOWN.
- 5. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 7. ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS.
- 8. A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES IS HEREBY DEDICATED TO SPRINGHILL II HOMEOWNERS ASSOC. INC.
- 9. THE PROPERTY EMBRACED ET? THIS SUBDIMISION SHALL BE SUBJECT BY ANNEXATION TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE COUNTY OF JAMES CITY.
- 10. VDOT IS NOT LIABLE OR RESPONSIBLE FOR DETENTION PONDS, SEDIMENT BASINS OR ITS STRUCTURES.
- 11. LIMITS OF WETLANDS WERE CONFIRMED BY USACE AND WERE SURVEY LOCATED.
- 12. NEW MONUMENTS WILL BE SET PER THE REQUIREMENTS OF SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

 13. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO SPRINGHILL II HOMFOWNERS ASSOC. INC.

 14. ALL RIGHT-OF-WAY IS HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
- 15. VENOT IS NOT LIABLE OR RESPONSIBLE ANY PONDS OR ITS STRUCTURES LOCATED ON PROPERTY.

IL. WETLANDS PROTECTION NOTE: WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(I) OF THE JAMES CITY COUNTY CODE.

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EASEMENT TO BE CONVEYED TO THE SPRINGHILL II HOMEOWNER'S ASSOCIATION FOR SUFFICIENT WIDTH OVER THE ADJOINING LOT OR COMMON AREA TO ALLOW THE OWNER OF THE HOUSE ACCESS FOR PURPOSES OF DOING MAINTENANCE, REPAIR OR REPLACEMENT.

> SUBDIVISION PLAT of SPRINGHILL PHASES 3 & 4 James City County, Virginia Berkeley district Date: 6/30/99

> > SHEET 4 OF 4



Langley and McDonald, Inc.

Engineers . Surveyors . Planners Landscope Architects , Environmental Consultanta 4029 Ironbound Rond Suite 100 WilliamsLurg, VA (757)253-2975