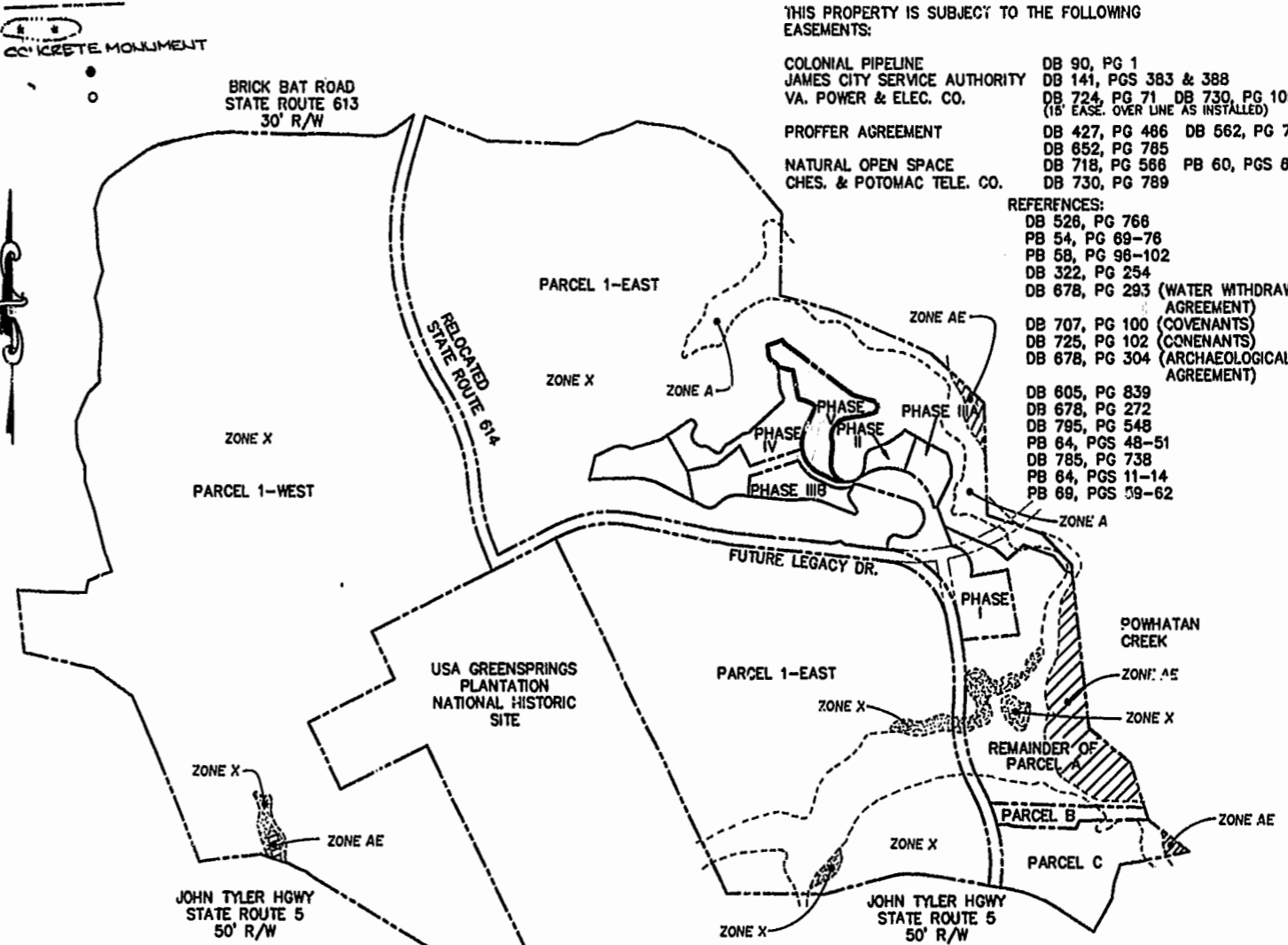


VICINITY MAP
SCALE: 1"=2000'

GREENSPRINGS PLANTATION RESORT PHASE V

BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: OCTOBER 27, 1999 SCALE: 1"=1000'

- LEGEND**
- PROPERTY LINE
 - WETLANDS
 - MONUMENT
 - PIPE SET BY REL
 - 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 662, PG 794
 - NATURAL OPEN SPACE DB 652, PG 765
 - CHES. & POTOMAC TELE. CO. DB 718, PG 566 PB 60, PGS 85-75 DB 730, PG 789
- REFERENCES:
- DB 526, PG 768
 - PB 54, PG 69-76
 - PB 58, PG 98-102
 - 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
 - PB 69, PGS 59-62

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: Thomas A. Bell, Secretary
THOMAS A. BELL, SECRETARY

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

I, MARC B. SHARP 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 30TH DAY OF NOVEMBER, 1999.

NOTARY PUBLIC: Marc B. Sharp

MY COMMISSION EXPIRES: MARCH 31, 2002

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.

Helene S. Ward, Clerk of Circuit Court
Patricia L. Woodbridge, Dep. Clerk 12-3-99 @ 3:00 PM

TESTE DATE

- PLAT BOOK 75, PAGE 63-66
- 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.
 - 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.

SURVEYOR'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.

Craig Davenport 10-27-99
CRAIG DAVENPORT, LAND SURVEYOR

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.

Craig Davenport 10-27-99
CRAIG DAVENPORT, LAND SURVEYOR

AREA	ACRES
PHASE I	27.8614 ACRES
PHASE II	3.1209 ACRES
PHASE IIIA	4.3441 ACRES
PHASE IIIB	6.5480 ACRES
PHASE IV	11.9998 ACRES
PHASE V	11.8710 ACRES
TOTAL	65.5450 ACRES

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.

Craig Davenport 12/3/99
AGENT OF GOVERNING BODY DATE

(THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.)

PLAT RECORDED IN P.B. NO. 75 PAGE 63-66

Recorded 3rd day of December 1999
DOCUMENT # 99-3752
Patricia L. Woodbridge, Dep. Clerk



Rickmond Engineering, Inc.

1643 Merrimac Trail
Williamsburg VA 23185
(757)229-1776

Civil Engineering
Environmental Engineering
Land Surveying