

VICINITY MAP  
1" = 2000'

**NOTES:**

- 1) VDOT IS NOT LIABLE OR RESPONSIBLE FOR DETENTION PONDS SEDIMENT BASINS OR THEIR STRUCTURES.
- 2) ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- 3) BUILDING SETBACK LINES ARE BASED ON ORDINANCE, SEC.24-546(B) WHICH STATES NO BUILDING IN A RESIDENTIAL CLUSTER DEVELOPMENT IN AN R-1, R-2, OR R-5 DISTRICT SHALL BE CLOSER THAN 35 FEET TO PROPERTY OUTSIDE THE RESIDENTIAL CLUSTER DEVELOPMENT

**SURVEYOR'S CERTIFICATE**

I hereby certify that to the best of my knowledge and belief, all of the requirements of the applicable codes and regulations of JAMES CITY COUNTY, Virginia, regarding the SUBDIVISION OF LAND within the COUNTY have been complied with.

Given under my hand this 6/3/99 day of June 1999  
Maureen M. Marro 1376  
Land Surveyor

**OWNER'S CERTIFICATE: (PARCEL 70)**

This boundary adjustment of land shown on this plat is with the free consent and in accordance with the desire of the undersigned owner, proprietors and/or trustees,

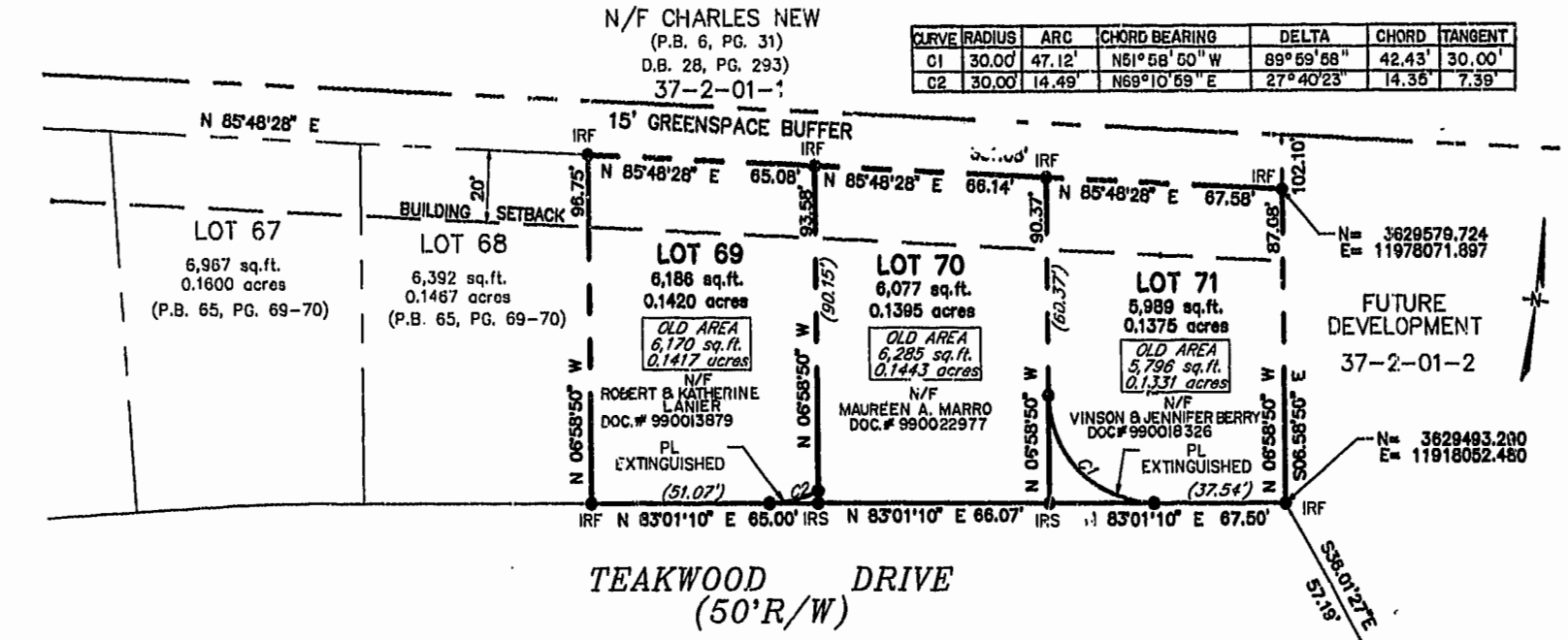
5/3/00 By Maureen Marro  
Date

STATE OF VIRGINIA  
JAMES CITY COUNTY  
TO WIT:

Patricia M. Padrick  
Notary Public in and for the COUNTY and State aforesaid do hereby certify that  
Maureen Marro

names are signed to the foregoing writing bearing date of the 9th day of May 2000, have acknowledged the same before me in my COUNTY and STATE aforesaid.  
Given unto my hands this 9th day of May 2000.

Patricia M. Padrick  
Notary Public  
My commission expires June 30, 2002



CURVE	RADIUS	ARC	CHORD BEARING	DELTA	CHORD	TANGENT
C1	30.00'	47.12'	N61°58'50" W	89°59'58"	42.43'	30.00'
C2	30.00'	14.49'	N69°10'59" E	27°40'23"	14.35'	7.39'

STATE OF VIRGINIA,  
JAMES CITY COUNTY

In the clerk's office of the Circuit Court of JAMES CITY COUNTY this 5th day of NOV. 2000 2000. The map shown hereon was presented and admitted to the record as the law directs. Betsy B. Woolridge, CLERK  
Teste: Maureen Marro, Deputy Clerk  
Plat Book 78 Page 85

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HAMPTON BAY GROUP L.L.C. TO VINSON W. & JENNIFER BERRY INSTRUMENT NO. 990018126 DATED 8/27/99, TO MAUREEN A. MARRO. INSTRUMENT NO. 990022977 DATED 11/2/99, TO ROBERT H. & KATHERINE LANIER INSTRUMENT NO. 990013879 DATED 6/28/99 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**CERTIFICATE OF APPROVAL**

This subdivision plat as shown hereon is approved by the undersigned in accordance with existing regulations and may be admitted to record.

Date 5/16/00 Agent/Representative of Governing Body  
Date 6-21-99 Virginia Department of Transportation  
Date 6-22-99 Virginia Department of Health

**NOTES**

- PROPERTY IS CURRENTLY ZONED AS R-2, GENERAL RESIDENTIAL.
- NOTE #3 ABOVE REFERENCES THE CORRECT ORDINANCE SECTION AT THE TIME OF ORIGINAL PLAT APPROVAL FOR SPRINGHILL PHASE 2.
- THE COORDINATES SHOWN ON THIS PLAT ARE REFERENCED TO VIRGINIA STATE PLANE COORDINATES SOUTH ZONE (NAD83), IN U.S. SURVEY FEET, BASED ON JAMES CITY COUNTY MONUMENT STATION NUMBER 322.
- ROTATION ANGLE FROM THIS PLAT TO GRID NORTH = -08°27'53". SCALE FACTOR = 0.99994861

**OWNERS CERTIFICATE (PARCEL 71)**

THIS BOUNDARY ADJUSTMENT OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND/OR TRUSTEES,

DATE 9/26/99 BY Maureen Marro  
Jennifer A. Berry

STATE OF VIRGINIA  
JAMES CITY COUNTY  
TO WIT: I, Patricia M. Padrick A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT

Jennifer Berry and Vinson Berry  
WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE OF THE 26th DAY OF September 1999 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.  
GIVEN UNTO MY HANDS THIS 26th DAY OF September 1999.  
Patricia M. Padrick  
NOTARY PUBLIC  
MY COMMISSION EXPIRES May 31, 2001

**OWNERS CERTIFICATE (PARCEL 69)**

THIS BOUNDARY ADJUSTMENT OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND/OR TRUSTEES,

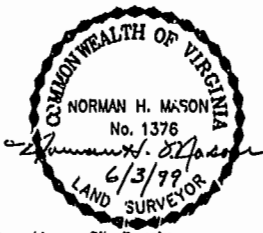
DATE 09/23/1999 BY Robert H. Lanier  
Katherine T. Lanier

STATE OF VIRGINIA  
JAMES CITY COUNTY  
TO WIT: I, Patricia M. Padrick A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT

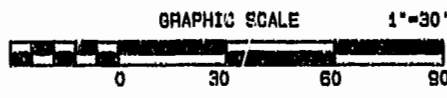
Robert H. Lanier and Katherine T. Lanier  
WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE OF THE 23rd DAY OF October 1999 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.  
GIVEN UNTO MY HANDS THIS 23rd DAY OF October 1999.  
Patricia M. Padrick  
NOTARY PUBLIC  
MY COMMISSION EXPIRES May 31, 2001

**BOUNDARY LINE ADJUSTMENT PLAT  
OF LOTS 69,70 AND 71  
SPRINGHILL PHASE 2**

JAMES CITY COUNTY, VIRGINIA  
BERKELEY DISTRICT  
SCALE: 1"=30' DATE: 5/4/99  
SHEET 1 OF 1



Williamsburg/James City County  
10:48 AM  
Recorded 6 day of Oct 2000  
DOCUMENT # 000018520  
Maureen Marro, Deputy Clerk  
BETSY B. WOOLRIDGE, CLERK



**Langley and McDonald, P.C.**  
Engineers • Surveyors • Planners  
Landscape Architects • Environmental Consultants  
VIRGINIA BEACH WILLIAMSBURG

DRAWN BY: <u>CRO</u>	PROJECT NO.: <u>1970009</u>
CHKD. BY: <u>NHM</u>	DWG. NO.: <u>10302 W</u>