

**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 COUNTY.



1/19/01 Stephen Romeo  
DATE NAME

STEPHEN A. ROMEO  
NAME PRINTED  
OWNER'S CERTIFICATE

THIS PLAT OF CORRECTION OF THIS SUBDIVISION OF LAND SHOWN HEREON, 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.

1/23/2001 Lee R. Ward  
DATE NAME

Lee R. Ward  
NAME PRINTED HAMPTON BAY GROUP, L.L.C.

1/23/2001 Lee R. Ward  
DATE NAME

Lee R. Ward  
NAME PRINTED SPRINGHILL II HOMEOWNERS ASSOC., INC.

**CERTIFICATE OF NOTARIZATION**

STATE OF Virginia  
CITY/COUNTY OF James City  
I, Patricia M. Pence, A NOTARY  
PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 23rd DAY OF January, 2001. MY COMMISSION EXPIRES June 30, 2002.

Patricia M. Pence, commissioned as Patricia M. Pence  
(SIGNATURE)

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SPRINGHILL 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 APPROVAL**

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

DATE Virginia DEPARTMENT OF TRANSPORTATION

DATE Virginia DEPARTMENT OF HEALTH

DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 21st DAY OF February, 2001, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: CLERK

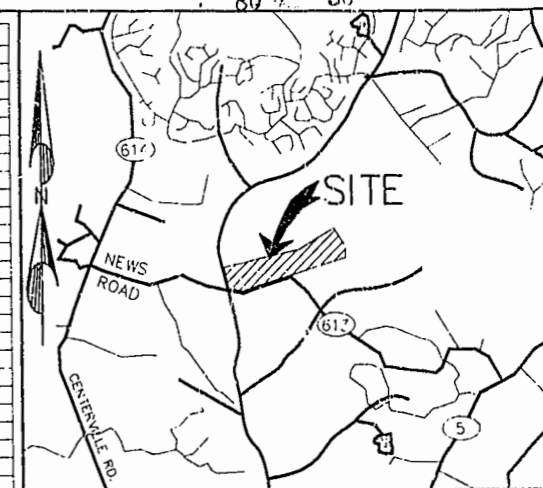
PLAT BOOK 80 PAGE 47

PHASE I RECORDED IN P.B.59 PGS. 47-49.  
PHASE II RECORDED IN P.B. 65 PGS. 69-70.

**STATISTICAL DATA & NOTES**

- 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 SQ. FT)  
TOTAL AREA IN OPEN SPACE = 11.2728 ACRES.
- PROPERTY KNOWN AS TAX PARCEL NUMBER 37-2-1-2 AND IS CURRENTLY ZONED R2 RES. CLUSTER PROPERTY IS NOT IN 100 YEAR FLOOD AREA.
- TOTAL NUMBER OF PROPOSED BUILDING LOTS = 77
- ALL LOTS TO BE SERVED BY PUBLIC WATER & SEWER.
- NO SETBACKS REQUIRED EXCEPT AS SHOWN.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 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.
- A 10' DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES IS HEREBY DEDICATED TO SPRINGHILL II HOMEOWNERS ASSOC. INC.
- THE PROPERTY EMBRACED BY THIS SUBDIVISION 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.
- VDOT IS NOT LIABLE OR RESPONSIBLE FOR DETENTION PONDS, SEDIMENT BASINS OR ITS STRUCTURES.
- LIMITS OF WETLANDS WERE CONFIRMED BY USACE AND WERE SURVEY LOCATED.
- NEW MONUMENTS WILL BE SET PER THE REQUIREMENTS OF SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ALL RIGHT-OF-WAY IS HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
- VDOT IS NOT LIABLE OR RESPONSIBLE FOR PONDS OR ITS STRUCTURES LOCATED ON PROPERTY
- ALL DRAINAGE EASEMENTS AREA HEREBY DEDICATED TO SPRINGHILL II HOMEOWNERS ASSOC. INC.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE.
- EASEMENT TO BE CONVEYED TO THE SPRINGHILL II HOMEOWNERS ASSOC. INC. 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.
- BY EXECUTION HEREOF, SPRINGHILL II HOMEOWNERS ASSOCIATION, INC. (THE ASSOCIATION) HEREBY GRANTS, CONVEYS AND RELEASES ANY AND ALL INTEREST IN AND TO THAT CERTAIN 15' UTILITY AND DRAINAGE EASEMENT CENTERED ON ALL PROPERTY LINES TO HAMPTON BAY GROUP, L.L.C. SUCH EASEMENT WAS DEDICATED TO THE ASSOCIATION PURSUANT TO NOTE 8 ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION PLAT OF SPRINGHILL PHASES 3 & 4 JAMES CITY COUNTY, VIRGINIA, BERKELEY DISTRICT" WHICH PLAT IS RECORDED IN JAMES CITY COUNTY PLAT BOOK 75, AT PAGES 31-34. THIS GRANT AND RELEASE IS TO CORRECT AN ERROR ON THE AFOREMENTIONED PLAT WITH RESPECT TO SAID EASEMENT.
- IN CONSIDERATION OF THE RE-CONVEYANCE AND RELEASE OF THE ABOVE DESCRIBED EASEMENT, HAMPTON BAY GROUP L.L.C. DEDICATES A 10' DRAINAGE EASEMENT CENTERED ON ALL PROPERTY LINES TO THE ASSOCIATION PURSUANT TO NOTE 9 AS SET FORTH HEREON.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	183.69	235.49	96.80	N74°39'04"W	179.37	44°41'32"
C2	167.15	225.00	87.64	S73°34'13"E	163.33	42°33'52"
C3	197.01	700.00	49.16	N86°47'24"W	196.36	16°7'31"
C4	48.82	30.00	31.75	N50°21'24"W	43.61	93°14'52"
C5	84.72	225.00	42.87	N07°03'13"E	84.22	21°34'21"
C6	150.79	250.00	77.77	S09°33'38"W	148.52	34°33'32"
C7	46.41	30.00	29.29	N27°35'44"E	41.92	88°37'44"
C8	77.82	2243.85	38.91	N72°54'13"E	77.81	1°59'13"
C9	43.90	30.00	25.94	S67°12'54"E	40.09	83°50'58"
C10	120.83	200.00	62.32	S00°31'57"W	119.00	34°36'54"
C11	100.35	275.00	50.77	N07°23'17"E	99.78	20°54'14"
C12	55.77	30.00	40.19	S50°11'42"W	48.88	106°31'5"
C13	78.53	185.49	31.86	N64°24'59"W	77.94	24°13'22"
C14	41.52	30.00	24.86	N14°10'09"W	38.29	79°17'54"
C15	170.17	364.43	86.66	S12°06'12"W	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	S74°28'30"W	129.83	7°15'45"
C18	41.85	30.00	25.14	S65°26'31"W	38.54	73°55'25"
C19	130.54	314.43	66.22	S13°35'11"W	129.61	23°47'13"
C20	51.97	30.00	34.23	S47°04'30"E	45.12	97°32'11"
C21	167.19	1025.00	83.78	S08°49'46"W	167.00	9°20'44"
C22	319.57	225.00	192.46	S2°48'47"E	293.38	1°22'42"
C23	49.79	20.00	32.79	N35°25'15"W	44.27	45°5'32"
C24	134.86	650.00	67.57	N88°54'33"W	134.61	11°53'17"
C25	97.22	275.00	49.12	S84°43'28"E	96.72	20°15'23"
C26	7.34	275.00	3.67	S53°03'12"E	7.34	1°31'48"
C27	245.21	700.00	123.87	N68°41'32"W	242.96	20°4'15"
C28	10.45	30.00	5.28	S68°38'05"E	10.43	19°57'22"
C29	26.97	45.00	56.42	N45°57'45"E	70.36	257°9'2"
C30	31.76	30.00	17.55	N31°47'27"W	30.30	60°29'21"
C31	121.02	650.00	60.69	N67°27'10"W	120.85	10°40'5"
C32	37.79	30.00	32.73	S59°40'07"W	41.27	95°5'23"
C33	39.91	20.00	23.53	S25°59'20"E	37.03	76°13'31"
C34	11.02	30.00	5.57	S74°37'6"E	10.95	21°2'22"
C35	63.44	45.00	40.04	N43°28'41"W	59.83	83°19'33"
C36	61.18	475.00	30.63	N77°41'01"E	61.14	7°22'40"
C37	126.11	2293.65	63.07	N72°25'07"E	126.09	3°8'59"
C38	385.58	975.00	195.34	S82°10'23"W	383.07	22°39'30"
C39	279.19	275.00	152.96	N64°25'05"E	267.35	58°10'6"
C40	42.18	30.00	25.43	S75°36'59"W	38.79	80°33'53"
C41	34.78	30.00	19.64	N30°53'26"W	32.66	66°25'19"
C42	105.93	45.00	105.32	S64°32'42"E	82.76	133°43'50"



VICINITY MAP

**LEGEND**

- MONUMENTS TO BE SET
- IRON PIPES TO BE SET
- MONUMENTS FOUND
- IRON PIPES FOUND

NOTE: THIS AMENDED PLAT SERVES ONLY TO CHANGE THE NAME OF AMBERWOOD COURT TO EARL LEE COVE. (PURSUANT TO A RESOLUTION ADOPTED BY THE BOARD OF SUPERVISORS OF JAMES CITY COUNTY, VIRGINIA, DATED DEC. 19, 2000) AND TO CORRECT THE EASEMENT CALLED FOR IN NOTE 9 AND TO ADD NOTE 19 REGARDING THE EASEMENT CALLED FOR IN THE AFOREMENTIONED NOTE NO. 9.

Williamsburg, James City County  
12:02 PM  
1/23/01  
DOCUMENT # 010002577  
Patricia M. Pence  
CLERK OF CIRCUIT COURT

AMENDED PLAT  
SPRINGHILL  
PHASES 3 & 4  
James City County, Virginia  
Berkeley District  
Scale: 1"=60' Date: 01/17/01  
SHEET 4 OF 4



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