

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GREENSPRINGS PLANTATION, INC., A VIRGINIA CORPORATION TO JAMESTOWN, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MARCH 15, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 99000545.

**OWNER'S CERTIFICATE**

THE SUBDIVISION AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT KNOWN AS GREENSPRINGS WEST PHASE III, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

C. Lewis Waitrip II 1-16-01  
 FOR JAMESTOWN, L.L.C. DATE  
 C. Lewis Waitrip II  
 PRINTED NAME

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY LEGACY LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP TO WILLIAMSBURG NATIONAL L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 15, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 000003271

**OWNER'S CERTIFICATE**

THE SUBDIVISION AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT KNOWN AS GREENSPRINGS WEST PHASE III, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

C. Lewis Waitrip II 1-16-01  
 FOR WILLIAMSBURG NATIONAL, L.L.C. DATE  
 C. Lewis Waitrip II  
 PRINTED NAME

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMESTOWN, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO GREENSPRINGS WEST HOMEOWNERS ASSOCIATION, A VIRGINIA CORPORATION, BY DEED DATED JANUARY 20, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 000001440.

**OWNER'S CERTIFICATE**

THE SUBDIVISION AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT KNOWN AS GREENSPRINGS WEST PHASE III, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

C. Lewis Waitrip II 1-16-01  
 FOR GREENSPRINGS WEST HOMEOWNERS ASSOCIATION DATE  
 C. Lewis Waitrip II  
 PRINTED NAME

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF WILLIAMSBURG, Robert M. Grier  
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 16 DAY OF MARCH, 2001, MY COMMISSION EXPIRES 9/21/02  
Robert M. Grier  
 SIGNATURE

**NOTES:**

- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- THIS PROPERTY IS A PORTION OF TAX MAP PARCEL (36-3)(1-22).
- ALL LOTS ARE TO BE SERVED WITH JAMES CITY SERVICE AUTHORITY: WATER AND SANITARY SEWER.
- SETBACK REQUIREMENTS:  
 FRONT: 25' MINIMUM  
 SIDE: 10' MINIMUM FOR EACH SIDE YARD  
 REAR: 20' MINIMUM
- THESE STREETS ARE HERELY DEDICATED TO PUBLIC USE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
- THE OUTSIDE BOUNDARY FOR THIS PLAT WAS TAKEN FROM A PLAT PREPARED BY LANGLEY AND McDONALD P.C. TITLED "PLAT OF PROPERTY TO BE CONVEYED BY GREENSPRINGS PLANTATION INC., TO JAMESTOWN, L.L.C." DATED MARCH 10, 1999 AND RECORDED MARCH 18, 1999 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 990005466.
- "THE MASTER PLAN APPROVED ON 7/14/98 BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS PERMITS 388 SINGLE FAMILY UNITS IN LAND BAY S-1. WITH THE APPROVAL OF THIS PLAT OF 55 LOTS (11 LOTS HAVING ALREADY BEEN APPROVED FOR PHASE II AND 108 LOTS APPROVED FOR PHASE II AND NOTING THAT LOT 91 WAS ELIMINATED FROM PHASE II), THE NUMBER OF LOTS REMAINING TO BE PLATTED WITHIN THE LAND BAY S-1 IS 197."
- A MINIMUM OF THREE OFF-STREET PARKING SPACES, EXCLUSIVE OF ANY GARAGE OR SIMILAR CAR SHELTER FACILITY, SHALL BE PROVIDED PER UNIT.

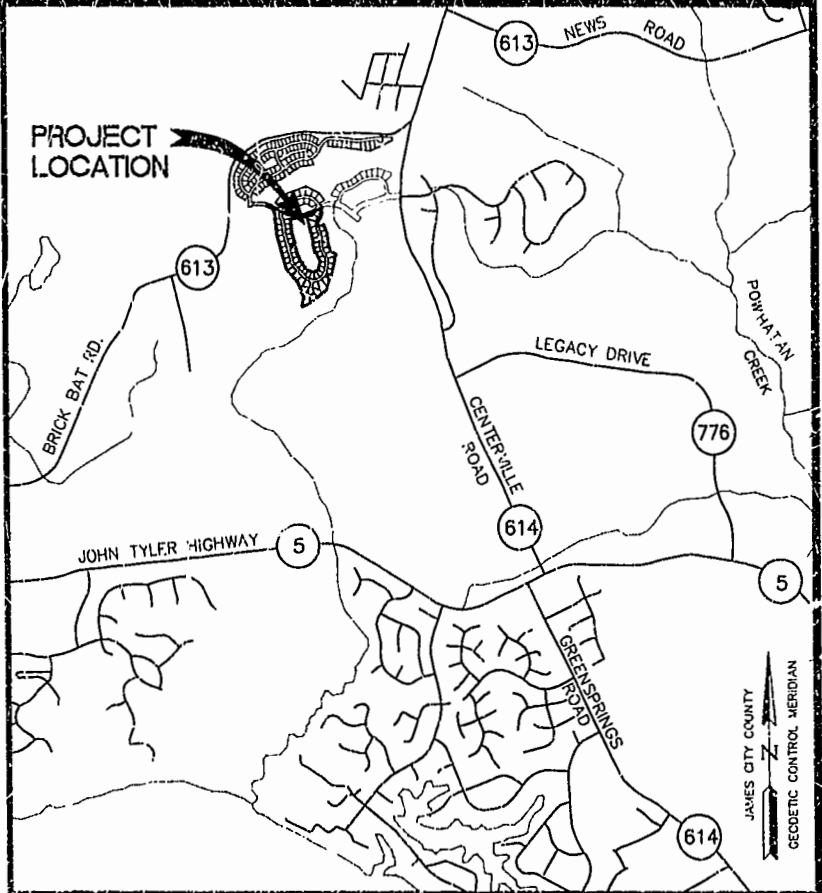
**SURVEYOR'S CERTIFICATE**

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.  
G. T. Wilson, Jr. 3/16/01  
 G. T. WILSON, JR., C.L.S. DATE

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
Pauline M. Dade 1/16/01  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
Pauline M. Dade 3/15/01  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA  
 COUNTY OF JAMES CITY  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 16 DAY OF MARCH, 2001, THE PLAT SHOWN HEREOF WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 8:53 AM  
Debra L. Schridge  
 CLERK  
 PLAT BOOK 80, PAGE 67-70



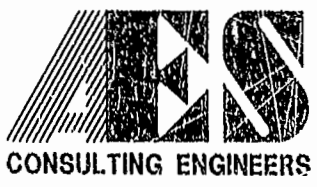
LOCATION MAP

SCALE: 1"=2000'

**AREA TABULATION  
 GREENSPRINGS WEST  
 PHASE III  
 LOTS 118-126, 136-159 AND 180-201**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	667,421 S.F.	15.322 AC.±
AREA OF RIGHT OF WAY	189,007 S.F.	3.880 AC.±
AREA OF NATURAL OPEN SPACE #1	40,329 S.F.	0.928 AC.±
AREA OF NATURAL OPEN SPACE #4	17,651 S.F.	0.405 AC.±
AREA OF NATURAL OPEN SPACE #5	7,372 S.F.	0.169 AC.±
TOTAL AREA OF NATURAL OPEN SPACE #1, #4, AND #5 (CONSERVATION EASEMENT TO JAMES CITY COUNTY)	65,352 S.F.	1.500 AC.±
TOTAL AREA SUBDIVIDED	901,787 S.F.	20.702 AC.±
NUMBER OF LOTS	55	
AVERAGE LOT SIZE	12,135 S.F.	0.279 AC.±
SMALLEST LOT (LOTS 181,184,185)	8500 S.F.	0.195 AC.±
LARGEST LOT (LOT 137)	27,737 S.F.	0.637 AC.±
GROSS LOTS PER ACRE	2.68	

Williamsburg/James City County  
 8:53 AM 16 day of March, 2001  
 Recorded  
 DOCUMENT # 010004527  
Debra L. Schridge Clerk



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23180  
 (757) 253-0040  
 Fax (757) 226-8994

PLAT OF SUBDIVISION  
 AND BOUNDARY LINE ADJUSTMENT  
 GREENSPRINGS WEST  
 PHASE III  
 LOTS 118-126, 136-159 AND 180-201  
 BEING THE PROPERTY OF JAMESTOWN, L.L.C.  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	1/12/01	REVISED EASEMENTS PER JC: A COMMENTS	JFS
2	12/8/00	REVISED TO SHOW SIGN EASEMENTS PER OWNER COMMENTS	JFS
1	11/7/00	REVISED LOTS PER OWNER COMMENTS	JFS

Designed HWP/CWG	Drawn JFS
Scale NONE	Date 3/8/2000
Project No. 11656-4	
Drawing No. 1 OF 4	