

**LEGEND:**

- DENOTES PIN SET
- DENOTES PIN, PIPE, OR MONUMENT FOUND
- PROPERTY IS ZONED R-5 WITH PROFFERS (D.B.798, P.951)

**NOTES:**

1. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33(a) OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
2. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
3. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 1-14 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
4. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN AN UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
5. ALL PRIVATE STREETS ARE TO BE OWNED AND MAINTAINED BY THE CARTER'S VILLAGE HOMEOWNER'S ASSOCIATION.
6. DENOTES ADDITIONAL AREA REQUIRED FOR A 25 FOOT BUFFER EXTENDING LANDWARD OF THE DESIGN HIGH WATER ELEVATION OF THE BMP.

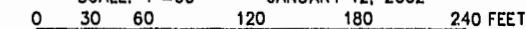
CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	2332.33'	02°54'21"	118.29'	59.15'	118.27'	S87°40'11"W
2	558.08'	14°04'57"	137.17'	68.93'	136.83'	N00°59'55"E

LOT #	AREA	LOT #	AREA	LOT #	AREA
1	2,480 SQ.FT.	11	2,520 SQ.FT.	21	2,520 SQ.FT.
2	1,600 SQ.FT.	12	2,520 SQ.FT.	22	2,520 SQ.FT.
3	1,600 SQ.FT.	13	1,600 SQ.FT.	23	1,600 SQ.FT.
4	1,600 SQ.FT.	14	1,600 SQ.FT.	24	1,600 SQ.FT.
5	2,520 SQ.FT.	15	1,600 SQ.FT.	25	1,600 SQ.FT.
6	2,520 SQ.FT.	16	2,480 SQ.FT.	26	2,484 SQ.FT.
7	1,600 SQ.FT.	17	2,520 SQ.FT.	27	2,484 SQ.FT.
8	1,600 SQ.FT.	18	1,600 SQ.FT.	28	1,600 SQ.FT.
9	1,600 SQ.FT.	19	1,600 SQ.FT.	29	1,600 SQ.FT.
10	1,600 SQ.FT.	20	1,600 SQ.FT.	30	1,600 SQ.FT.
				31	2,520 SQ.FT.

**SUBDIVISION PLAT  
CARTER'S VILLAGE  
(FORMERLY SKIFFES CREEK VILLAGE)**

PROPERTY OF  
**GREENSPRINGS PLANTATION, INC.,  
A VIRGINIA CORPORATION**

ROBERTS DISTRICT - JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=60' JANUARY 12, 2002



GRAPHIC SCALE

**THE SIRINE GROUP, LTD.**

SURVEYORS • ENGINEERS • PLANNERS  
4794 GEORGE WASHINGTON MEMORIAL HIGHWAY  
U.S. ROUTE 17  
P.O. BOX 450  
WHITE MARSH, VIRGINIA 23183

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS CARTER'S VILLAGE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

**GREENSPRINGS PLANTATION, INC.  
A VIRGINIA CORPORATION**

SIGNED: Marc B. Sharp DATE: 3/22/02  
MARC B. SHARP, PRESIDENT

STATE OF Virginia, CITY/COUNTY OF James City TO WIT:  
I, Gloria M. Judah, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 22nd DAY OF March, 2002  
Gloria M. Judah  
NOTARY PUBLIC

MY COMMISSION EXPIRES: August 31, 2004

**SOURCE OF TITLE**

THE PROPERTY DESIGNATED AS PARCEL "B" IS IN THE NAME OF GREENSPRINGS PLANTATION, INC. A VIRGINIA CORPORATION AND WAS ACQUIRED FROM CAL COMPANY, L.L.C., A VIRGINIA COMPANY BY INSTRUMENT # 010009119 DATED APRIL 25, 2001 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY 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.

C.E. Newbaker, III DATE: 3-21-2002  
C.E. NEWBAKER, III, L.S. # 1380

**CERTIFICATE OF APPROVAL**

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

DATE: 3/21/2002  
VIRGINIA DEPARTMENT OF TRANSPORTATION

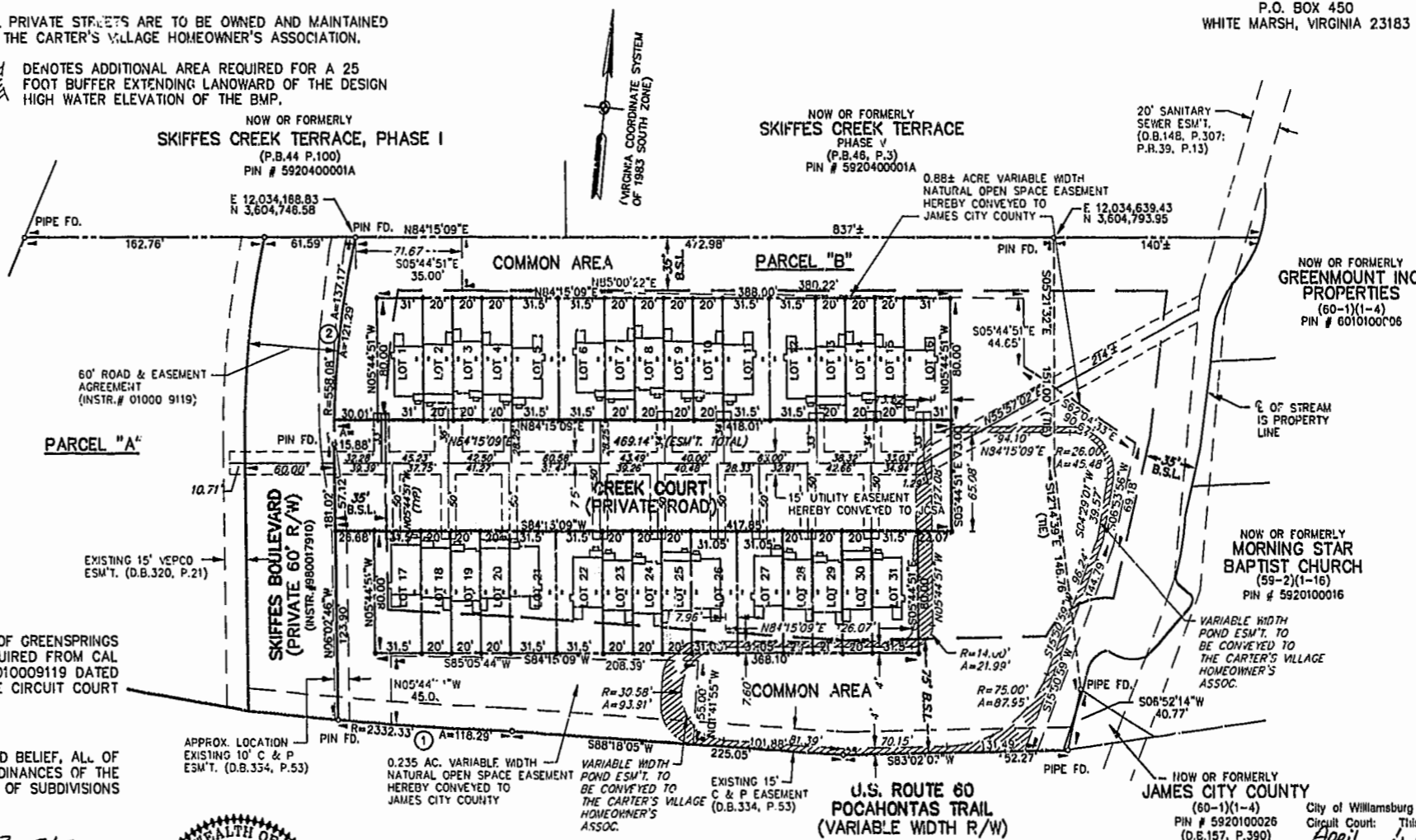
DATE: 3/21/02  
VIRGINIA DEPARTMENT OF HEALTH  
SUBDIVISION AGENT OF JAMES CITY COUNTY



NOTE: "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

NOTE: PROPERTY LIES IN ZONE X, WHITE, (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA, COMM. NO. 510201 00608, 2/6/91

AREA OF LOTS = 60,488 SQ.FT. OR 1.389 ACRES  
COMMON AREA TO BE CONVEYED TO CARTER'S VILLAGE HOME OWNER'S ASSOCIATION = 2.95± ACRES.  
(PRIVATE ROAD = 30,516 SQ.FT. OR 0.701 ACRE)  
TOTAL SUBDIVIDED AREA = 199,101± SQ.FT. OR 4.34± ACRES



#62,000,8198 185 PAGE 58

STATE OF VIRGINIA  
JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA, THE 1st DAY OF April, 2002, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 85, PAGE 58. @ 2:07 PM

TESTE: \_\_\_\_\_  
CLERK

BY: Betsy B. Woolridge

PROPERTY IS ASSESSOR'S PARCEL (59-2)(1-15)  
GPIN: 5920100015