

#020011081

86 PAGE 12

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. 890005545.

OWNER'S CERTIFICATE

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

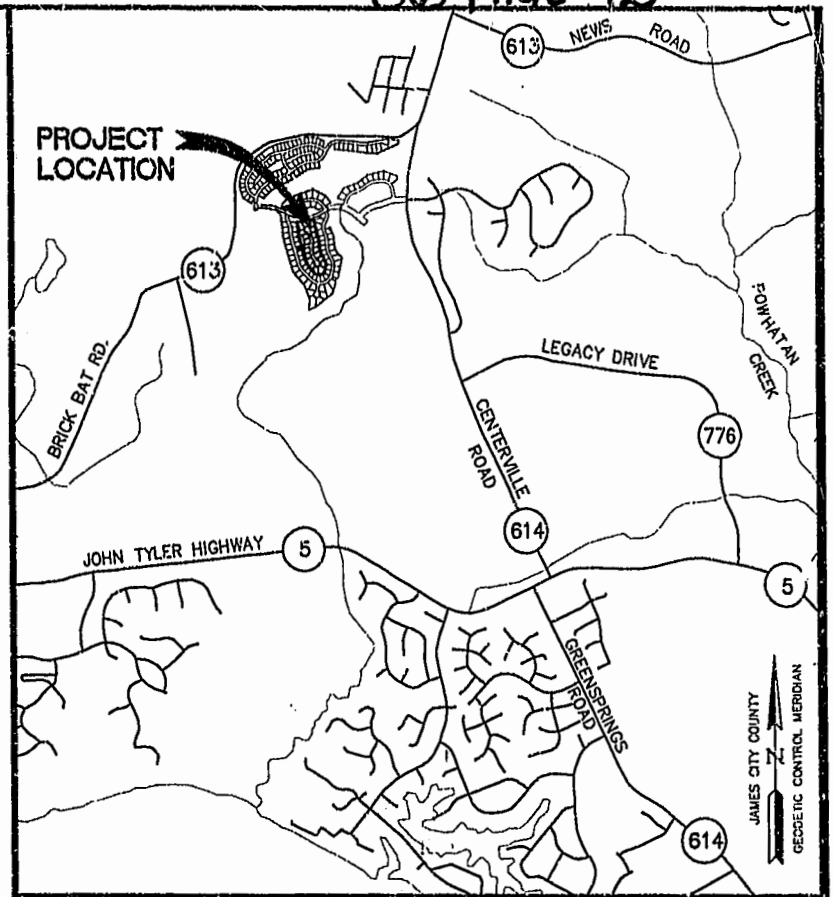
[Signature] 4-12-02
 FOR JAMESTOWN, L.L.C. DATE
C. Lewis Waiter III
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Williamsburg, James City
 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 NAME THIS 11th DAY OF April, 2002. MY COMMISSION EXPIRES 1/30/03.
[Signature]
 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 HEREBY DEDICATED TO PUBLIC USE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
- *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 20 LOTS (11 LOTS HAVING ALREADY BEEN APPROVED FOR PHASE I AND 108 LOTS APPROVED FOR PHASE II, NOTING THAT LOT 91 WAS ELIMINATED FROM PHASE II AND 55 LOTS APPROVED FOR PHASE III), THE NUMBER OF LOTS REMAINING TO BE PLATTED WITHIN THE LAND BAY S-1 IS 177.*
- A MINIMUM OF THREE OFF-STREET PARKING SPACES, EXCLUSIVE OF ANY GARAGE OR SIMILAR CAR SHELTER FACILITY, SHALL BE PROVIDED PER UNIT.
- MINIMUM FINISHED FLOOR ELEVATIONS AS SHOWN ARE FOR SANITARY (GRAVITY) SEWER SERVICE HOOKUP.
- THE 20' UTILITY EASEMENT AS SHOWN IN P.B. 80, PAGES 87-70 TO BE VACATED UPON THE RECORDATION OF FUTURE RIGHT OF WAY IS HEREBY VACATED.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.



LOCATION MAP

SCALE: 1"=2000'

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.

[Signature] 11/21/02
 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.

[Signature] 4/16/2002
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 5/8/02
 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 9 DAY OF MAY, 2002, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

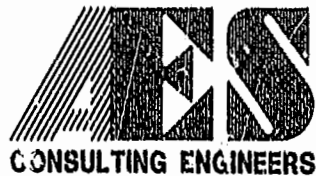
TESTE: BETSY B. WOOLRIDGE, CLERK
 CLERK
 PLAT BOOK 86, PAGE 12

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 9 May 02
 at 9:31 AM PM, PB 86, PG 12/12
 DOCUMENT # 020011081
 BETSY B. WOOLRIDGE, CLERK
[Signature], Dep. Clerk

**AREA TABULATION
 GREENSPRINGS WEST
 PHASE III B
 LOTS 160-179**

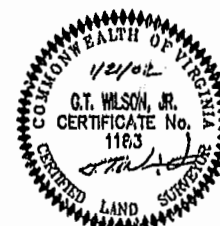
	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	236,408 S.F.	5.427 AC.±
AREA OF RIGHT OF WAY	62,932 S.F.	1.445 AC.±
AREA OF NATURAL OPEN SPACE #2	12,758 S.F.	0.293 AC.±
AREA OF NATURAL OPEN SPACE #3	5,709 S.F.	0.131 AC.±
TOTAL AREA OF NATURAL OPEN SPACE #2 AND #3 (CONSERVATION EASEMENT TO JAMES CITY COUNTY)	18,467 S.F.	0.424 AC.±
TOTAL AREA SUBDIVIDED	317,805 S.F.	7.298 AC.±
NUMBER OF LOTS	20	
AVERAGE LOT SIZE	11,820 S.F.	0.271 AC.±
SMALLEST LOT (LOT 168)	8942 S.F.	0.205 AC.±
LARGEST LOT (LOT 177)	15,528 S.F.	0.356 AC.±
GROSS LOTS PER ACRE		2.74

JFS 03.06.02-14:35 CW11B*01



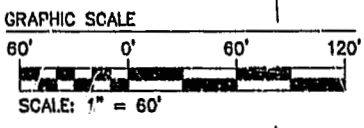
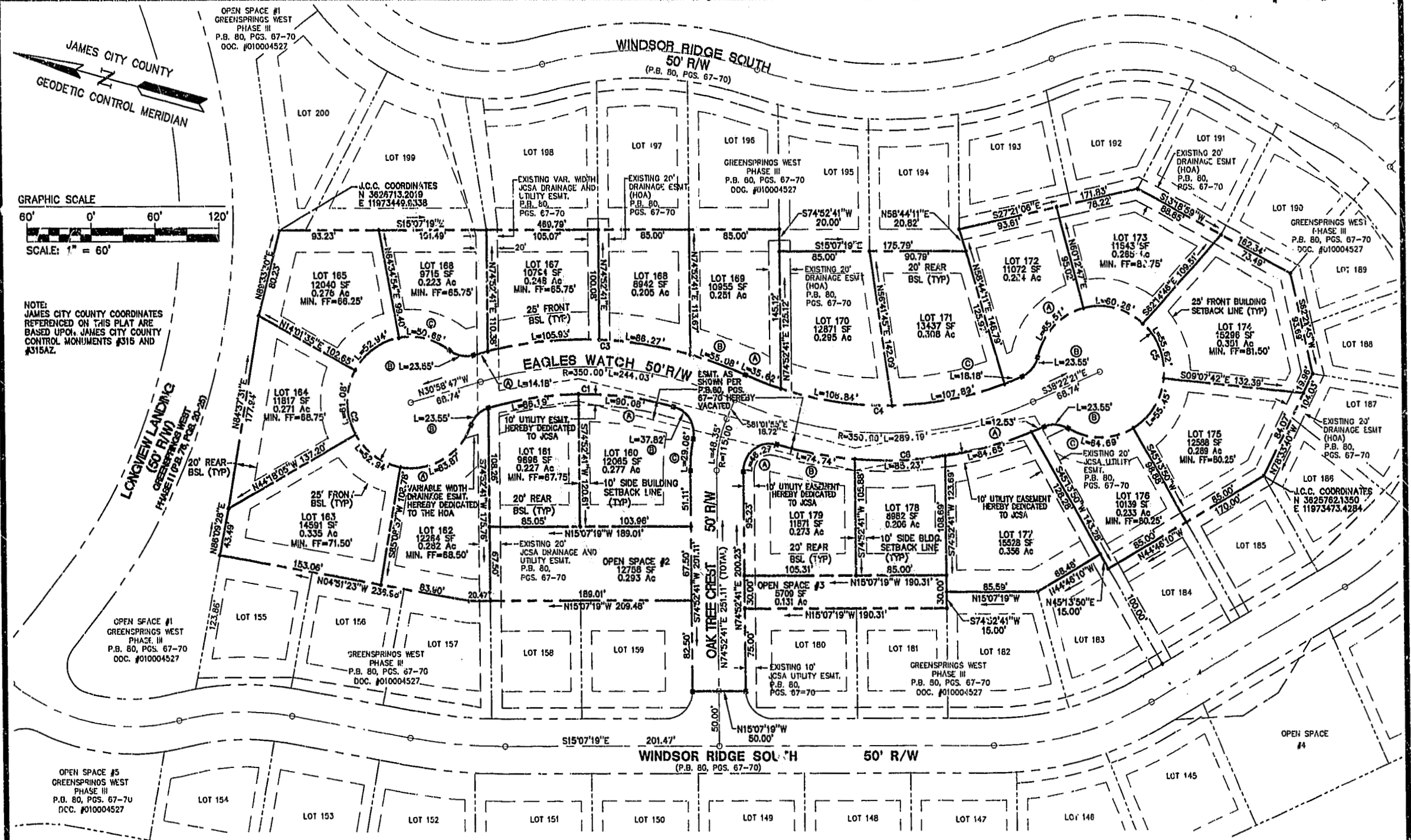
5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
 GREENSPRINGS WEST
 PHASE III B
 LOTS 160-179
 BEING THE PROPERTY OF JAMESTOWN, L.L.C.
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	3/8/02	REVISED PER COUNTY COMMENTS	JFS

Designed HWP/CWG	Drawn JFS
Scale NONE	Date 1/21/02
Project No. 8856-4	
Drawing No. 1 OF 2	



NOTE:
JAMES CITY COUNTY COORDINATES
REFERENCED ON THIS PLAT ARE
BASED UPON JAMES CITY COUNTY
CONTROL MONUMENTS #315 AND
#315AZ.

LOT CURVE TABLE CONTINUED

169A	02°09'58"	375.00	14.18	7.09	14.18	N29°53'48"W
169B	53°58'05"	21.00	23.55	12.73	22.89	N03°59'44"W
169C	48°24'24"	61.00	50.89	26.97	49.20	N01°12'54"W
167	18°11'06"	375.00	105.93	53.32	105.68	N29°43'18"W
168	13°10'52"	375.00	88.27	43.33	89.08	N08°02'17"E
169 A	08°18'47"	375.00	35.82	17.83	35.60	N05°49'43"E
169 B	03°24'58"	375.00	55.58	27.59	55.03	N04°45'37"E
170	18°50'08"	325.00	101.84	53.91	104.30	N08°43'45"W
171	18°01'18"	325.00	107.59	54.45	107.40	N28°32'27"W
172 A	02°33'13"	60.00	65.81	36.45	62.30	N61°03'49"W

LOT CURVE TABLE CONTINUED

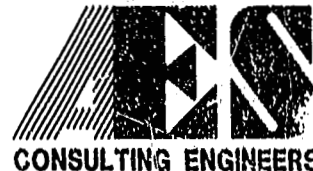
172 B	53°58'05"	25.00	23.55	12.73	22.89	N65°21'23"W
172 C	03°12'18"	325.00	18.18	9.09	18.17	N36°48'13"W
173	07°32'28"	60.00	60.28	32.94	67.76	N01°01'00"W
174	53°07'04"	60.00	50.82	29.99	53.65	N04°18'46"E
175	52°58'52"	60.00	54.48	29.88	53.49	S72°30'17"E
176 A	01°54'52"	375.00	12.83	6.27	12.83	S17°24'58"E
170 B	51°58'05"	25.00	23.55	12.73	22.89	S11°33'18"E
176 C	81°48'38"	60.00	54.89	35.89	61.60	S16°17'33"E
177	12°58'02"	375.00	64.65	42.61	64.47	S20°19'28"E
178	13°01'20"	375.00	85.23	42.80	85.05	S17°00'47"E

LOT CURVE TABLE CONTINUED

179 A	106°02'22"	25.00	46.27	33.20	39.84	S82°08'08"E
170 B	11°25'10"	375.00	74.74	37.49	74.62	S04°47'32"E

RIGHT-OF-WAY CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
C1	31°04'30"	325.00	178.27	90.36	174.11	N18°28'32"W
C2	28°56'11"	60.00	301.63	70.59	156°01'13"E	
C3	38°56'52"	375.00	281.48	136.30	256.19	S11°00'21"E
C4	47°20'27"	325.00	268.63	142.40	200.88	S14°42'07"E
C5	28°56'11"	60.00	301.63	70.59	551°37'36"W	
C6	30°17'24"	375.00	287.16	133.88	252.14	N15°43'39"W



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PHASE III
LOTS 160-179
BEING THE PROPERTY OF JAMESTOWN, L.L.C.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
9 May 2002
at 9:31 AM P.M. PG. 86 PG. 124/3
DOCUMENT # 22001081
BETSY B. WOOLRIDGE, CLERK
Mona Bausell, Dep. Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
1	3/6/02	REVISED PER COUNTY COMMENTS	JFS

Designed HWP/CWG	Drawn JFS
Scale 1"=60'	Date 1/21/02
Project No. 8058-4	
Drawing No. 2 OF 2	