

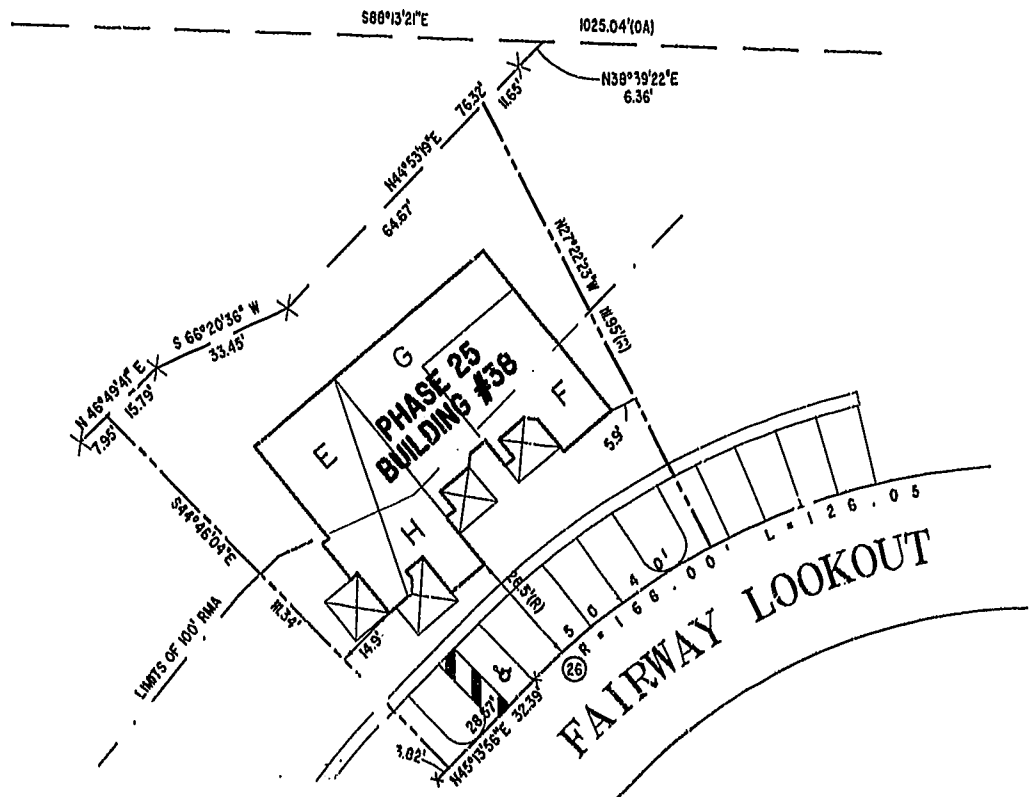
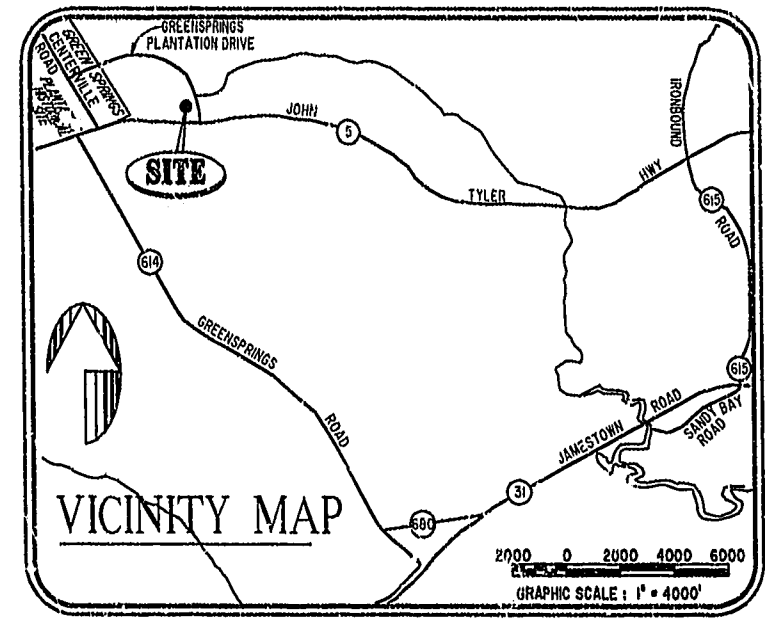
#020021197

87 PAGE 61

BUILDING NUMBER	UNIT NUMBER	UNIT TYPE	STREET ADDRESS
38	38-490	E	490 FAIRWAY LOOKOUT
38	38-492	H	492 FAIRWAY LOOKOUT
38	38-494	G	494 FAIRWAY LOOKOUT
38	38-496	F	496 FAIRWAY LOOKOUT

**NOTES:**

1. THE TOTAL AREA OF SITE IS 1,222,568 SQ.FT. (28.07 AC.) OF WHICH 126,637 SQ.FT. (2.907 AC.) IS ADDITIONAL LAND.
2. THE AREA OF THE SUBMITTED LAND IS 1,095,931 SQ.FT. (25.159 AC.)
3. THE COMMON AREA IS TO BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION AND HAS A TOTAL AREA OF 16.43 AC.



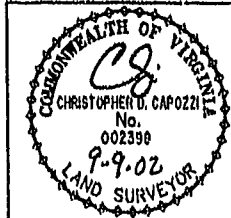
I CHRISTOPHER D. CAPOZZI, A CERTIFIED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE, AND THAT IT COMPLIES WITH THE PROVISIONS OF SECTION 55 - 79.58A OF THE CODE OF VIRGINIA. I FURTHER HEREBY CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

THE UNDERSIGNED CERTIFIED LAND SURVEYOR CERTIFIES THAT HE HAS READ SECTION 55 - 79.58B OF THE CODE OF VIRGINIA, AND FINDS THIS PLAT TO BE ACCURATE AND IN COMPLIANCE WITH THE CODE. I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

9-9-02  
DATE LAND SURVEYOR No. 002398

**PHASE 25**  
AREA = 10,023 SQ. FT. = 0.230 AC.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on September 16, 2002 at 1:47 AM (PM) 87 PG 61 of 66  
DOCUMENT # 020021197  
BETSY B. WOOLFRIDGE, CLERK  
C. J. New Free, Dep. Clerk



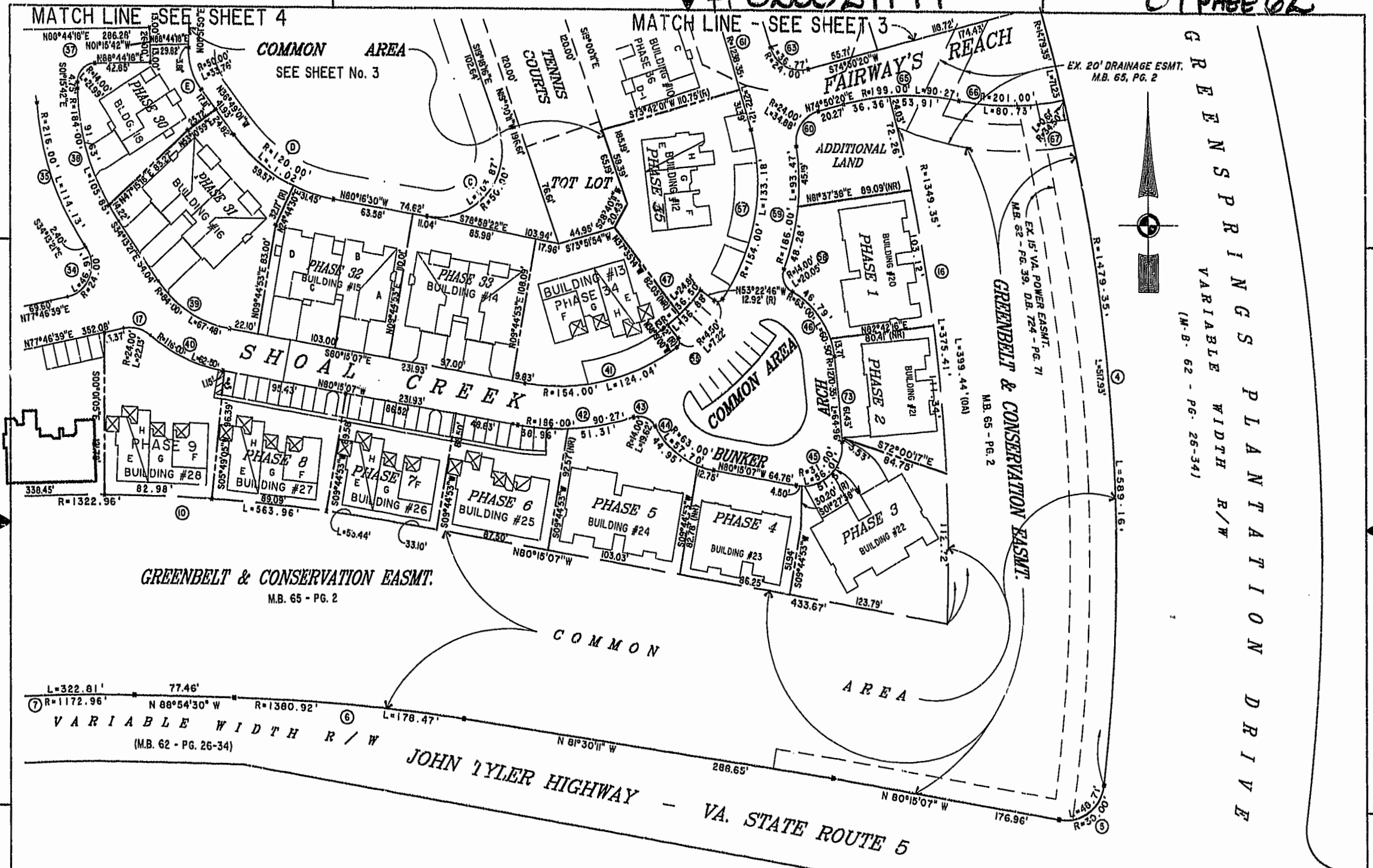
**Hassell & Folkes, P.C.**  
Engineers Surveyors Planners  
325 Volvo Parkway  
Chesapeake, VA 23320  
(757) 547-9531

DRAWN BY:	HJS	DATE:	08/27/02
COMP BY:	HF	DATE:	
CHECKED BY:	HBA	DATE:	08/27/02

EXHIBIT "A" PHASE 25			
FAIRWAYS VILLAS			
AT GREENSPRINGS, A CONDOMINIUM			
FOR GREENSPRINGS DEVELOPMENT, L.C.			
BERKELEY DISTRICT		JAMES CITY COUNTY, VIRGINIA	
SIZE	CONTRACT	DISK/BOX	FILE NAME
C	95-079	6AH/16	FAIRWAY28.DWG
SCALE: 1" = 25'		DATE: 08/27/02	SHEET 1 of 6

#020021197

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GREENBELT & CONSERVATION EASMT.  
M.B. 65 - PG. 2

VARIABLE WIDTH R/W  
(M.B. 62 - PG. 26-34)

JOHN TYLER HIGHWAY - VA. STATE ROUTE 5

GREENBELT & CONSERVATION EASMT.  
M.B. 65 - PG. 2

GREENSPRINGS VARIABLE WIDTH R/W  
(M.B. 62 - PG. 26-34)

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
September 16, 2002  
at 1:47 AM (P.M.) P.B. 82 P.G. 61-66  
DOCUMENT # 020021197  
BETSY B. WOOLRIDGE, CLERK  
C. New Deal, Dep. Clerk



EXHIBIT "A" PHASE 25  
FAIRWAYS VILLAS  
AT  
GREENSPRINGS, A CONDOMINIUM  
FOR  
GREENSPRINGS DEVELOPMENT, L.C.  
BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA

Hassell & Polkes, P.C. Engineers Surveyors Planners Chesapeake, VA 23320 (757) 547-9531	SIZE CONTRACT NO C 95-079	DISK/BOX GAH/16 REF: 18/13	FILENAME FAIRWAY25.DWG EAYPLAT.DWG	REV.
SCALE: 1"=50'	DATE: 08/27/02	SHEET 2 of 6		

#020021197

87 PAGE 63

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
September 16, 2002  
at 1:47 AM PM, DB 87 PG 61-66  
DOCUMENT # 020021197  
BETSY B. WOOLRIDGE, CLERK  
C. J. Newell, Dep. Clerk

46-1-01-0-0031  
"GREENSPRINGS PLANTATION"  
(DB 322, PG 254)

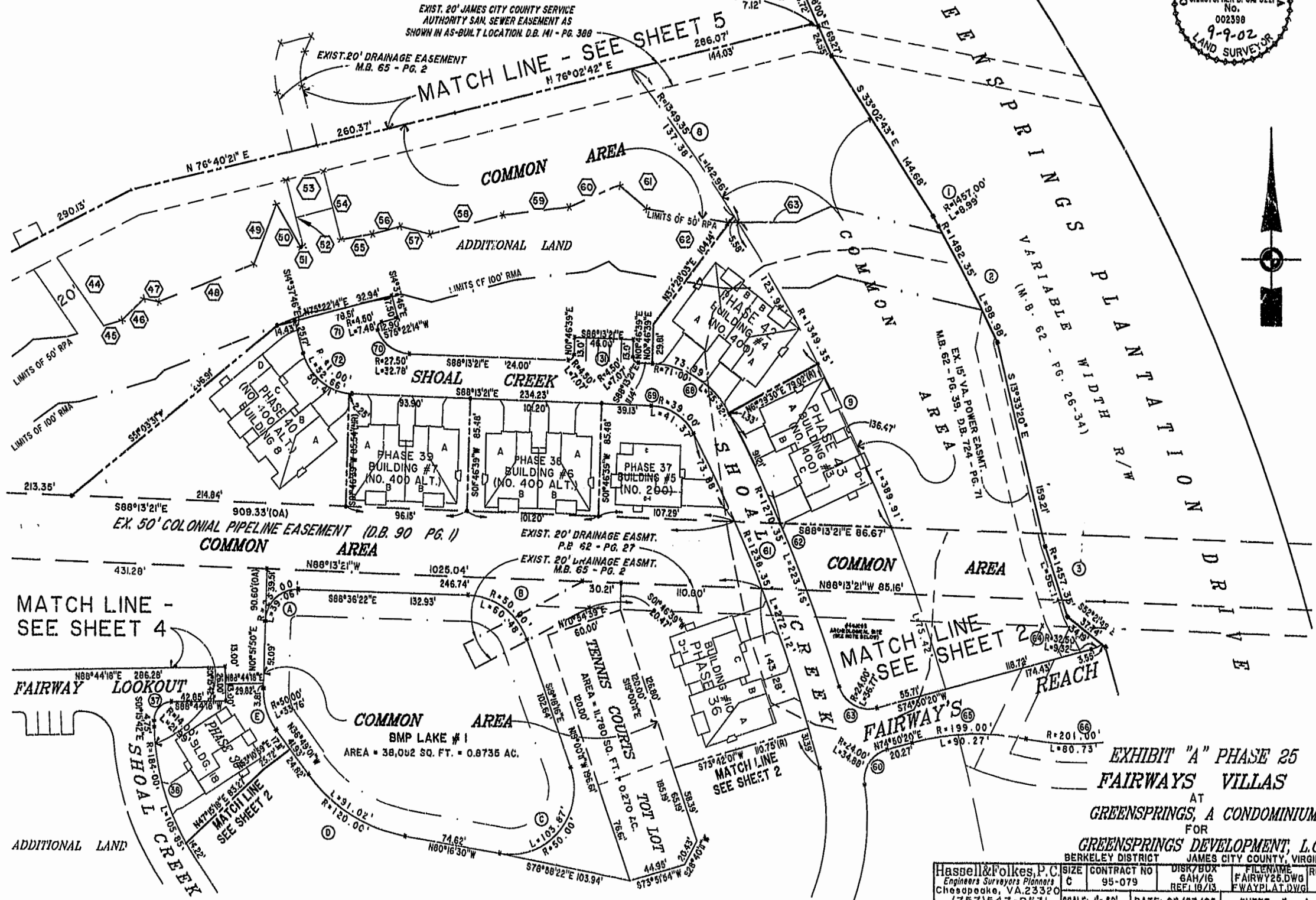


EXHIBIT "A" PHASE 25  
FAIRWAYS VILLAS  
AT  
GREENSPRINGS, A CONDOMINIUM  
FOR  
GREENSPRINGS DEVELOPMENT, L.C.  
BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA

Hassell & Folkes, P.C. Engineers Surveyors Planners Chesapeake, VA 23320 (757) 547-9531	SIZE C	CONTRACT NO 95-079	DISK/BOX 6AH/16	FILENAME FAIRWAY25.DWG	REV. REV.
SCALE: 1" = 50'	DATE: 08/27/02	SHEET 3 of 6			

EXIST. 20' JAMES CITY COUNTY SERVICE AUTHORITY SAN. SEWER EASEMENT AS SHOWN IN AS-BUILT LOCATION. D.B. 141 - PG. 388

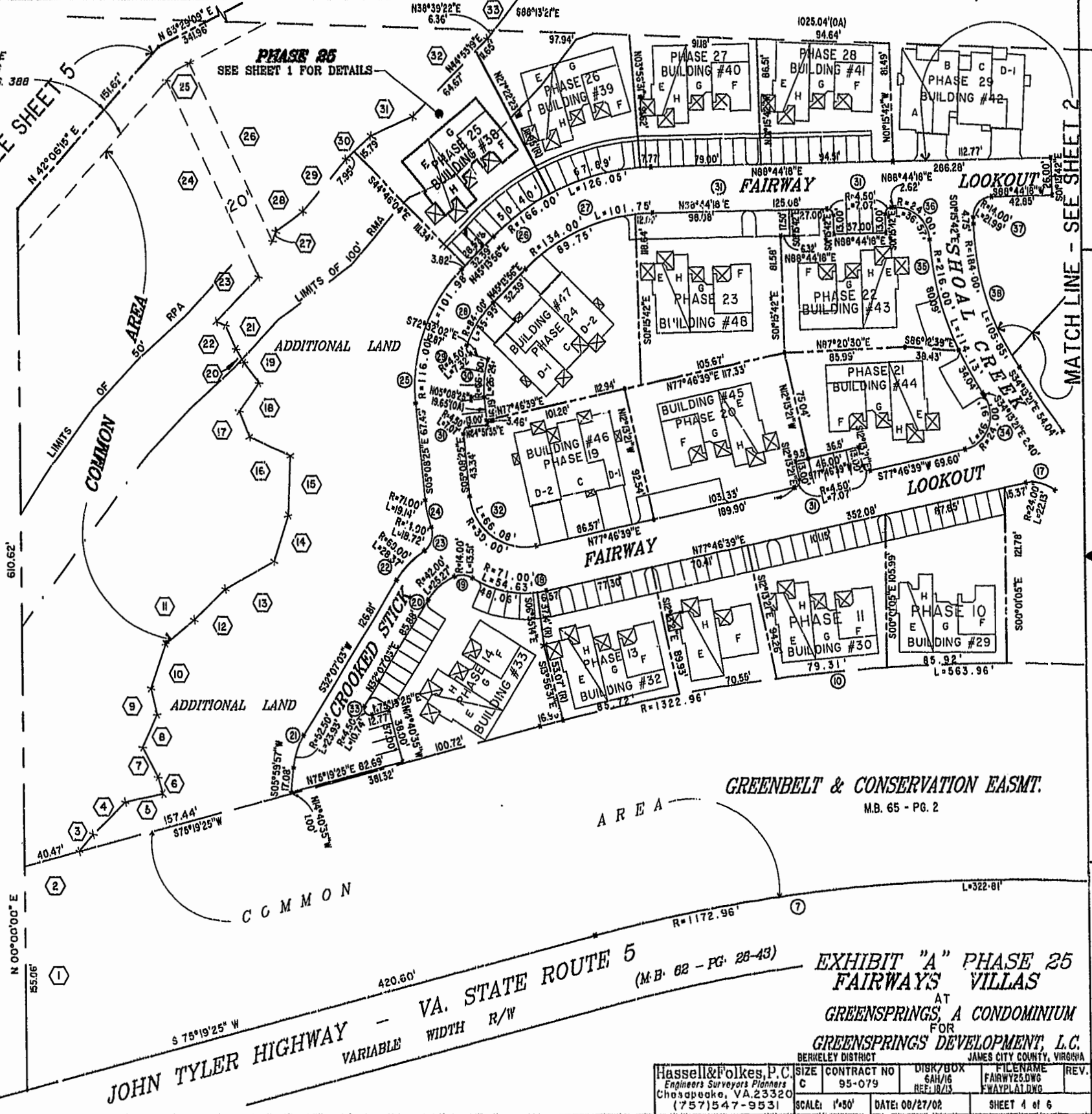


MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 2

46-1-01-0-0001  
"GREENSPRINGS PLANTATION"  
(DB 322, PG 204)

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
September 16, 2002  
at 1:47 AM PM, 1997 PGL/tele  
DOCUMENT # 020021197  
BETSY B. WOODRIDGE, CLERK  
C. Kevin Felt Dep. Clerk



JOHN TYLER HIGHWAY - VA. STATE ROUTE 5  
VARIABLE WIDTH R/W  
(M.B. 82 - PG. 28-43)

EXHIBIT "A" PHASE 25  
FAIRWAYS VILLAS  
AT  
GREENSPRINGS, A CONDOMINIUM  
FOR  
GREENSPRINGS DEVELOPMENT, L.C.  
BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA

Hassell & Folkes, P.C. Engineers Surveyors Planners Chesapeake, VA. 23320 (757) 547-9531	SIZE C	CONTRACT NO 95-079	DISK/BOX 6AH/16 REF: 10/13	FILE NAME FAIRWAY25.DWG FWAYPLAT.DWG	REV. SHEET 4 of 6
SCALE: 1"=50'	DATE: 00/27/02				

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
September 16, 2002  
 at 7:47 AM PM, PB 87 PG. 61 of 66  
 DOCUMENT # 020021197  
 BETSY B. WOOLRIDGE, CLERK  
C. Allen Felt, Dep. Clerk

46-1-01-0-0001  
 "GREENSPRINGS PLANTATION"  
 (DB 322, PG 254)

EXIST. 20' JAMES CITY COUNTY SERVICE  
 AUTHORITY SAN. SEWER EASEMENT AS  
 SHOWN IN AS-BUILT LOCATION. D.B. 141 - PG. 388

EXIST. 20' DRAINAGE EASMT.  
 M.B. 65 - PG. 2

EXIST. 20' DRAINAGE EASEMENT  
 M.B. 65 - PG. 2

N 76°40'21" E  
 20' SANITARY SEWER EASEMENT

COMMON AREA  
 LIMITS OF 50' RPA

EX. 50' COLONIAL PIPELINE EASEMENT (D.B. 90 PG. 1)  
 COMMON AREA

MATCH LINE  
 SEE SHEET 4

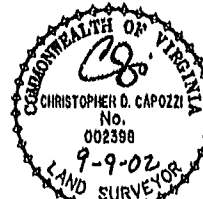
MATCH LINE - SEE SHEET 3

PHASE 25  
 SEE SHEET 1 FOR DETAILS

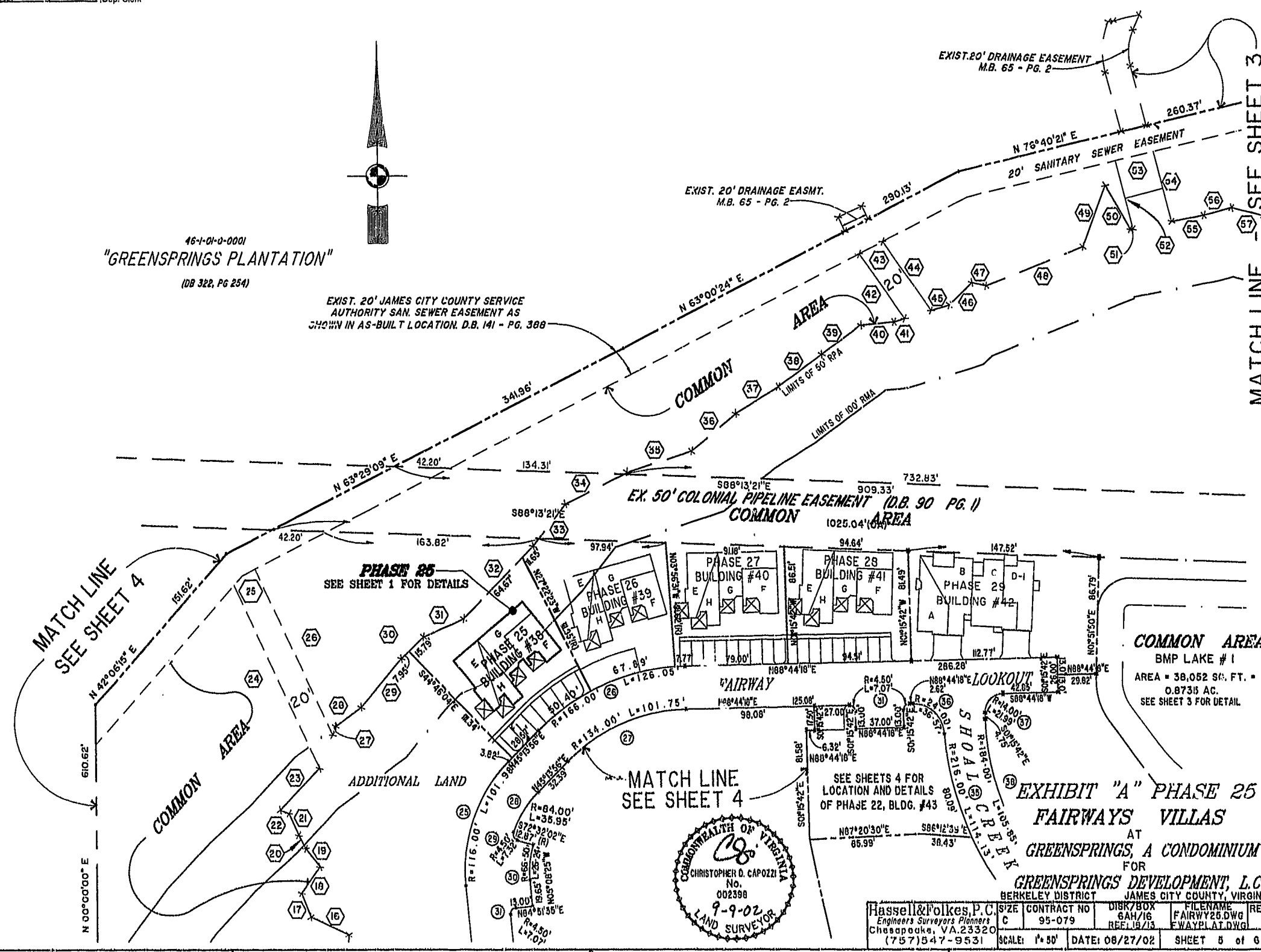
MATCH LINE  
 SEE SHEET 4

COMMON AREA  
 BMP LAKE # 1  
 AREA = 38,052 SQ. FT. =  
 0.8735 AC.  
 SEE SHEET 3 FOR DETAIL

EXHIBIT "A" PHASE 25  
 FAIRWAYS VILLAS  
 AT  
 GREENSPRINGS, A CONDOMINIUM  
 FOR  
 GREENSPRINGS DEVELOPMENT, L.C.  
 BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA



Hassell & Polkes, P.C. Engineers Surveyors Planners Chesapeake, VA 23320 (757) 547-9531	SCALE: 1" = 50'	DATE: 08/27/02	CONTRACT NO 95-079	DISK/BOX 8AH/16	FILENAME FAIRWAY26.DWG	REV. E-WAYPLAT.DWG
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#020021197

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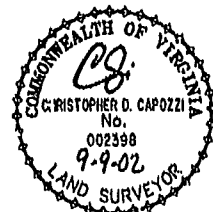
Nº	BEARING	DISTANCE	Nº	BEARING	DISTANCE	Nº	BEARING	DISTANCE	Nº	BEARING	DISTANCE
1	NORTH	155.06'	21	N24°18'39"W	18.00'	41	N73°24'07"E	8.57'	61	S50°49'30"E	28.39'
2	N75°19'25"E	40.47'	22	N69°19'39"W	7.07'	42	N35°32'25"W	59.16'	62	S81°14'26"E	64.31'
3	N40°42'39"E	15.76'	23	N44°31'02"E	43.59'	43	N63°00'24"E	20.22'	63	N89°22'10"E	8.13'
4	N46°08'27"E	32.02'	24	N25°21'31"W	150.65'	44	S35°32'25"E	63.02'			
5	N78°06'22"E	27.59'	25	N53°06'23"E	20.41'	45	N73°24'07"E	14.72'			
6	N16°44'45"W	12.04'	26	S25°21'31"E	136.97'	46	N46°21'12"E	24.08'			
7	N27°24'57"W	23.32'	27	N19°51'26"E	6.90'	47	S77°39'56"E	11.29'			
8	N24°46'40"E	25.18'	28	N53°59'32"E	24.16'	48	N68°43'48"E	80.58'			
9	N13°22'46"W	18.38'	29	N40°41'58"E	47.56'	49	N21°06'45"E	48.92'			
10	N19°16'53"E	32.76'	30	N46°49'41"E	23.74'	50	S30°15'14"E	37.69'			
11	N51°25'01"E	26.57'	31	N66°20'36"E	33.45'	51	N79°32'01"E	1.93'			
12	N46°33'07"E	31.05'	32	N44°53'19"E	76.32'	52	N14°37'46"W	52.29'			
13	N61°21'55"E	40.31'	33	N38°39'22"E	40.18'	53	N76°40'21"E	30.01'			
14	N17°35'03"E	32.98'	34	N63°44'13"E	53.14'	54	S14°37'46"E	53.80'			
15	N02°42'14"E	41.60'	35	N72°23'40"E	52.44'	55	N79°32'01"E	25.17'			
16	N65°30'48"W	31.89'	36	N50°42'36"E	43.97'	56	N74°56'16"E	22.42'			
17	N21°18'53"W	19.03'	37	N58°37'17"E	38.60'	57	S76°45'41"E	24.45'			
18	N35°55'39"E	24.19'	38	N54°09'52"E	41.40'	58	N71°14'55"E	50.28'			
19	N37°34'05"W	17.46'	39	N54°09'52"E	37.13'	59	N83°10'12"E	52.44'			
20	N29°31'19"W	11.05'	40	N84°42'43"E	25.56'	60	N66°02'13"E	42.50'			

CURVE DATA

Nº	DELTA	RADIUS	LENGTH	TANGENT	CHORD	Nº	DELTA	RADIUS	LENGTH	TANGENT	Nº	DELTA	RADIUS	LENGTH	TANGENT
1	00°21'13"	1457.00'	8.99'	4.50'	S29°17'32"E 8.99'	36	87°18'45"	24.00'	36.57'	22.90'	71	95°17'54"	4.50'	7.48'	4.94'
2	03°49'33"	1482.35'	98.98'	49.51'	S27°33'21"E 98.98'	37	90°00'00"	14.00'	21.99'	14.00'	72	73°35'34"	41.00'	52.68'	30.67'
3	02°12'22"	1467.35'	56.11'	28.06'	S18°24'28"E 56.11'	38	32°57'39"	184.00'	105.85'	54.43'	73	02°55'47"	1270.35'	64.96'	32.49'
4	22°49'06"	1479.35'	589.16'	298.53'	S04°41'57"E 585.27'	39	46°01'46"	84.00'	67.48'	35.68'					
5	93°02'17"	30.00'	48.71'	31.63'	S53°13'44"W 43.54'	40	30°52'07"	116.00'	62.50'	32.03'					
6	07°24'18"	1380.92'	178.47'	89.36'	N85°12'21"W 178.35'	41	46°08'54"	154.00'	124.04'	65.60'					
7	15°46'06"	1172.96'	322.81'	162.43'	S63°12'28"W 321.79'	42	27°46'28"	186.00'	90.27'	46.04'					
8	06°04'13"	1349.35'	142.96'	71.55'		43	80°16'51"	14.00'	19.62'	11.81'					
9	16°33'24"	1349.35'	389.91'	196.32'		44	52°28'22"	63.00'	57.70'	31.05'					
10	24°25'28"	1322.96'	563.96'	286.33'		45	103°31'29"	31.00'	56.01'	39.34'					
						46	55°01'24"	63.00'	60.50'	32.81'					
						47	10°24'49"	136.50'	24.81'	12.44'					
16	16°57'40"	1349.35'	399.44'	201.19'											
17	52°50'21"	24.00'	22.13'	11.92'											
18	44°05'16"	71.00'	54.63'	28.75'											
19	55°16'25"	14.00'	13.51'	7.33'											
20	34°28'27"	42.00'	25.27'	13.03'											
21	26°07'06"	52.50'	23.93'	12.18'		55	91°55'00"	4.50'	7.22'	4.65'					
22	23°54'28"	88.00'	28.37'	14.40'		56	15°28'57"	136.80'	36.88'	18.56'					
23	76°36'32"	14.00'	18.72'	11.06'		57	49°33'05"	154.00'	133.18'	71.08'					
24	15°26'37"	71.00'	19.14'	9.63'		58	82°03'57"	14.00'	20.05'	12.18'					
25	50°22'21"	116.00'	101.98'	54.55'		59	28°47'34"	186.00'	93.47'	47.74'					
26	43°30'21"	166.00'	126.05'	66.24'		60	83°16'14"	24.00'	34.88'	21.33'					
27	43°30'21"	134.00'	101.75'	53.47'		61	12°35'25"	1238.35'	272.12'	136.61'					
28	24°31'17"	84.00'	35.95'	18.25'		62	10°03'54"	1270.35'	223.16'	111.87'					
29	93°14'42"	4.50'	7.32'	4.76'		63	87°47'18"	24.00'	36.77'	23.09'					
30	22°36'22"	66.50'	26.24'	13.29'		64	16°25'32"	32.50'	9.32'	4.69'					
31	90°00'00"	4.50'	7.07'	4.50'		65	25°59'26"	199.00'	90.27'	45.93'					
32	97°04'56"	39.00'	66.08'	44.15'		66	23°00'40"	201.00'	80.73'	40.91'					
33	136°47'38"	4.50'	10.74'	11.06'		67	01°01'24"	34.50'	0.61'	0.31'					
34	112°00'00"	24.00'	46.91'	35.58'		68	60°47'05"	71.00'	75.32'	41.64'					
35	10°16'23"	216.00'	114.13'	58.43'		69	60°47'05"	39.00'	41.37'	22.87'					
						70	86°17'41"	27.50'	32.78'	18.65'					

LAKE CURVE DATA

Nº	DELTA	RADIUS	LENGTH	TANGENT
A	89°31'48"	25.00'	39.06'	24.80'
B	69°18'06"	50.00'	60.48'	34.56'
C	119°01'46"	50.00'	103.87'	84.93'
D	43°27'29"	120.00'	91.02'	47.82'
E	33°40'50"	50.00'	33.76'	17.55'



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
September 16, 2002  
 at 1:47 AM PM, 87 PCL/166  
 DOCUMENT # 020021197  
 BETSY B. WOODRIDGE, CLERK  
C. Henri Hill, Dep. Clerk

EXHIBIT "A" PHASE 25  
 FAIRWAYS VILLAS  
 AT  
 GREENSPRINGS, A CONDOMINIUM  
 FOR  
 GREENSPRINGS DEVELOPMENT, L.C.  
 BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA

Hassell & Folkes, P.C. Engineers Surveyors Planners Chesapeake, VA 23320 (757)547-9531	SIZE: C	CONTRACT NO: 95-079	DISK/BOX: 6AH/16	FILENAME: FAIRWAY25.DWG	REV: EWAYPL AT.DWG
SCALE: NONE	DATE: 08/27/02	SHEET 6 of 6			