

030034821

**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. 990005545.

**OWNER'S CERTIFICATE**

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

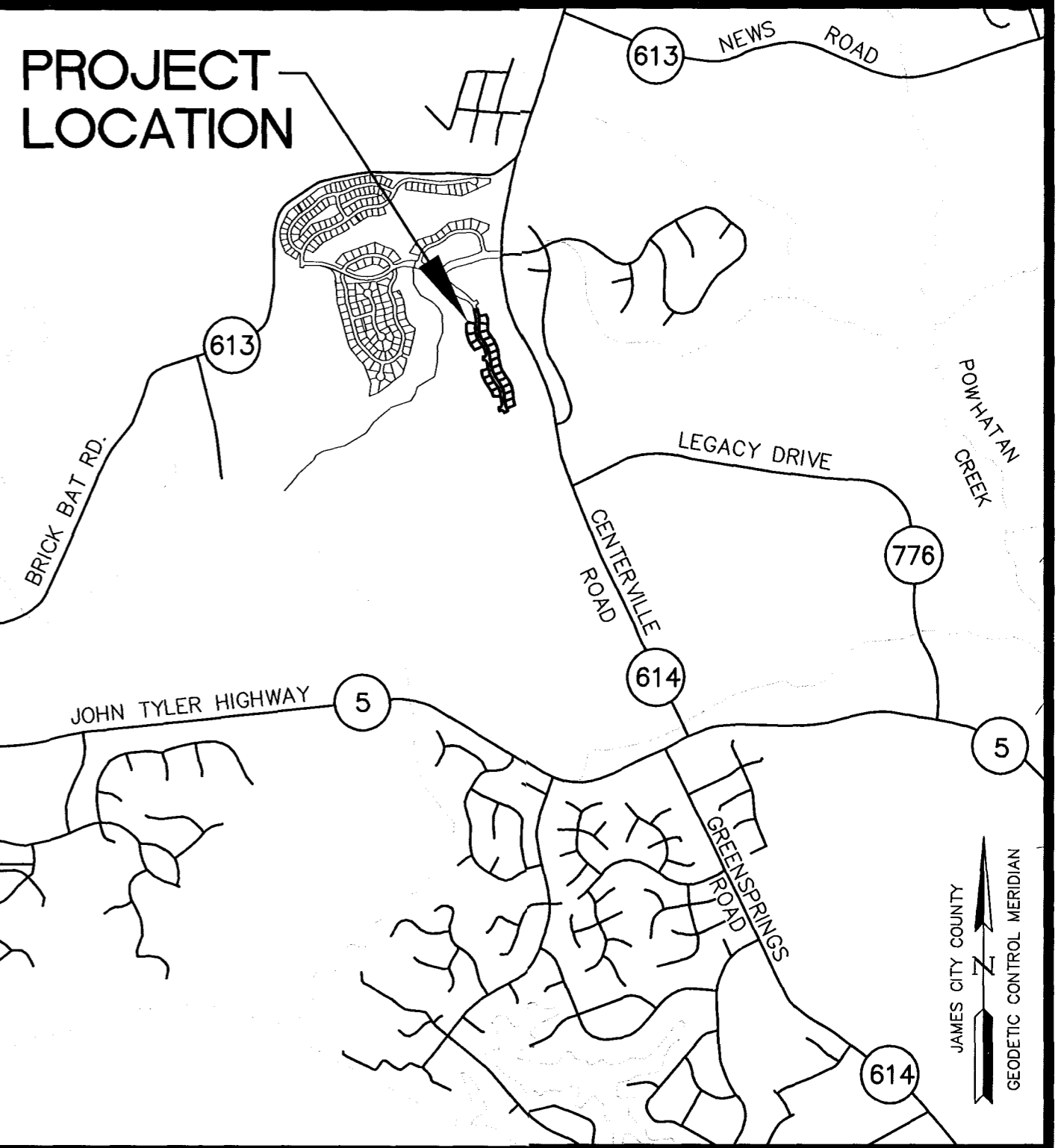
C. Lewis MATRIP II 7-1-03  
 FOR JAMESTOWN, L.L.C. DATE  
 C. Lewis MATRIP II  
 PRINTED NAME

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF JAMES CITY, ROBERT M OLIVER  
 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 15<sup>TH</sup> DAY OF JULY 2003, MY COMMISSION EXPIRES 1/30/03.  
Robert M Oliver  
 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 SERVED BY PUBLIC WATER AND 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 368 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 55 WAS ELIMINATED FROM PHASE II, 55 LOTS APPROVED FOR PHASE III AND 20 LOTS APPROVED FOR PHASE IIIB), THE NUMBER OF LOTS REMAINING TO BE PLATTED WITHIN THE LAND BAY S-1 IS 157."
- 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.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



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.

G. T. Wilson, Jr. 1/20/03  
 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.

Am Stands 7/13  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
[Signature] 1/16/03  
 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

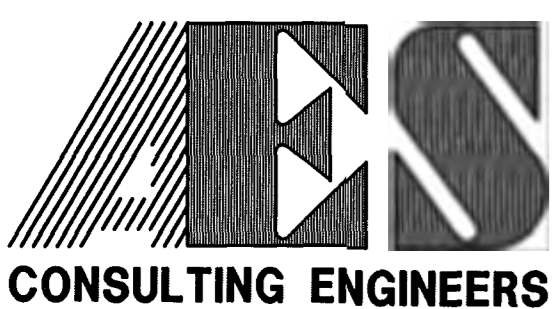
TESTE: \_\_\_\_\_  
 CLERK  
 PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on November 7, 2003  
 at 2:15 PM, PG \_\_\_\_\_  
 DOCUMENT # 030034821  
 BETSY B. WOOLRIDGE, CLERK  
Betsy B Woolridge Clerk

**AREA TABULATION  
 GREENSPRINGS WEST  
 PHASE IV-A  
 LOTS 202-221**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	282,234 S.F.	6.020 AC.±
AREA OF RIGHT OF WAY	81,871 S.F.	1.879 AC.±
TOTAL AREA SUBDIVDED	344,105 S.F.	7.899 AC.±
NUMBER OF LOTS	20	
AVERAGE LOT SIZE	13,112 S.F.	0.301 AC.±
SMALLEST LOT (LOT 218)	10,921 S.F.	0.251 AC.±
LARGEST LOT (LOT 221)	17,790 S.F.	0.408 AC.±
GROSS LOTS PER ACRE	2.53	

06.30.03-14:10 865606p1.DWG JFS



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

PLAT OF SUBDIVISION  
 GREENSPRINGS WEST  
 PHASE IV-A  
 LOTS 202-221  
 BEING THE PROPERTY OF JAMESTOWN, L.L.C.  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

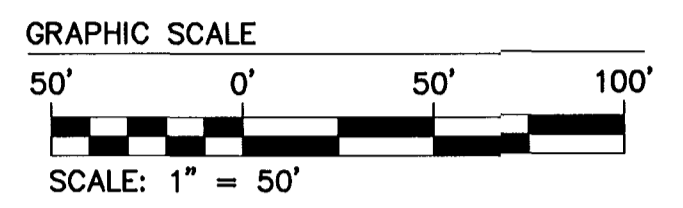
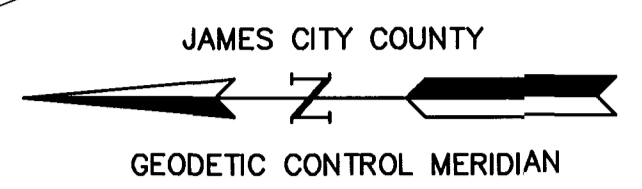


No.	DATE	REVISION / COMMENT / NOTE	BY
1	6/30/03	REVISED PER COUNTY COMMENTS	JFS

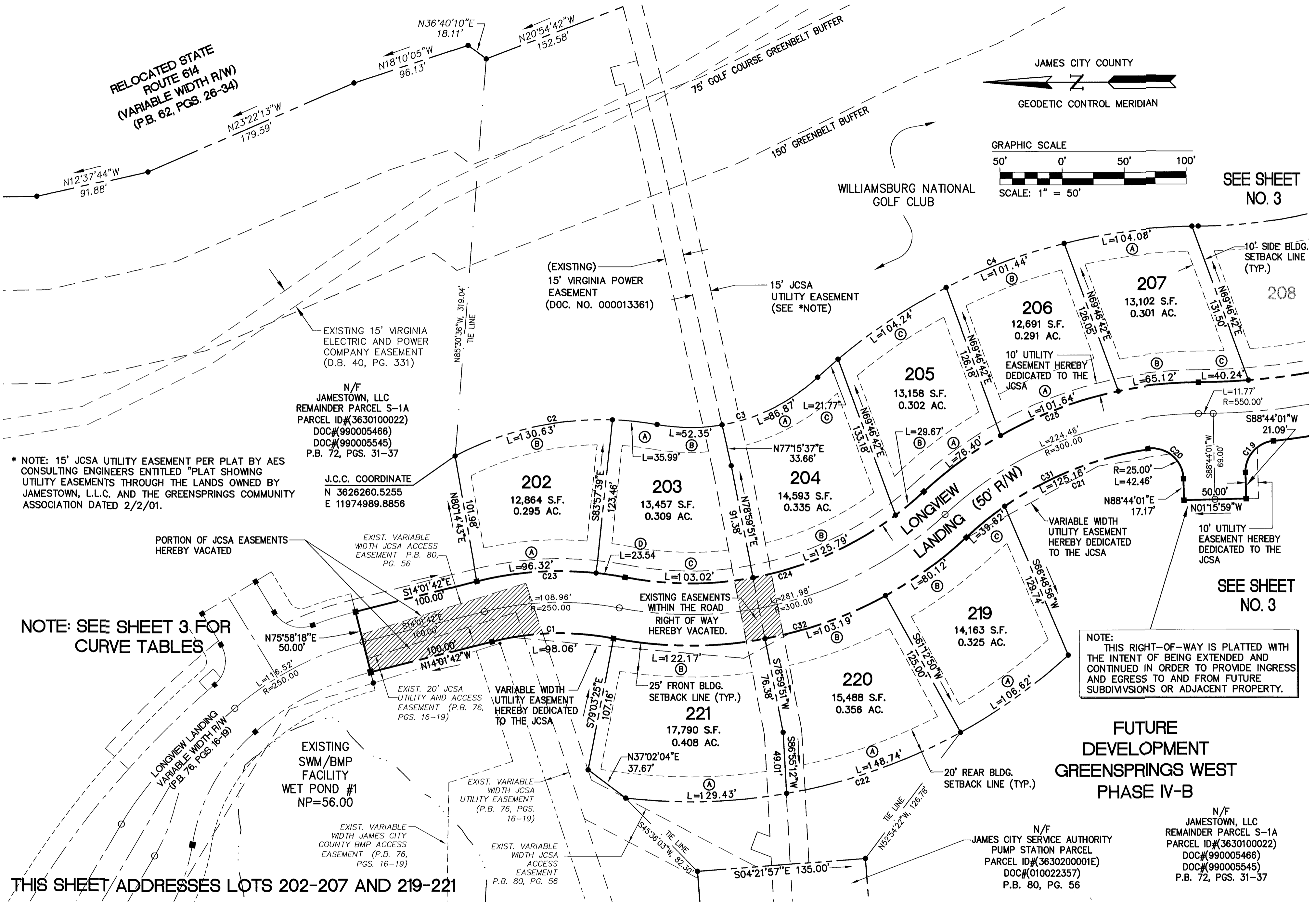
Designed BY OTHERS	Drawn JFS
Scale NONE	Date 1/20/03
Project No. 8656-6B	
Drawing No. 1 OF 3	

# 030034821

RELOCATED STATE ROUTE 614  
(VARIABLE WIDTH R/W)  
(P.B. 62, PGS. 26-34)



SEE SHEET NO. 3



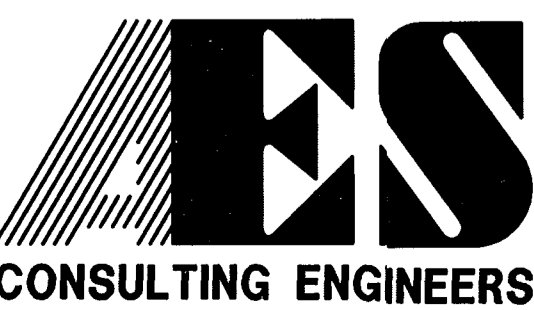
\* NOTE: 15' JCSA UTILITY EASEMENT PER PLAT BY AES CONSULTING ENGINEERS ENTITLED "PLAT SHOWING UTILITY EASEMENTS THROUGH THE LANDS OWNED BY JAMESTOWN, L.L.C. AND THE GREENSPRINGS COMMUNITY ASSOCIATION DATED 2/2/01.

NOTE: SEE SHEET 3 FOR CURVE TABLES

NOTE: THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

FUTURE DEVELOPMENT  
GREENSPRINGS WEST  
PHASE IV-B

THIS SHEET ADDRESSES LOTS 202-207 AND 219-221



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Williamsburg, Virginia 23188  
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Fax (757) 220-8994

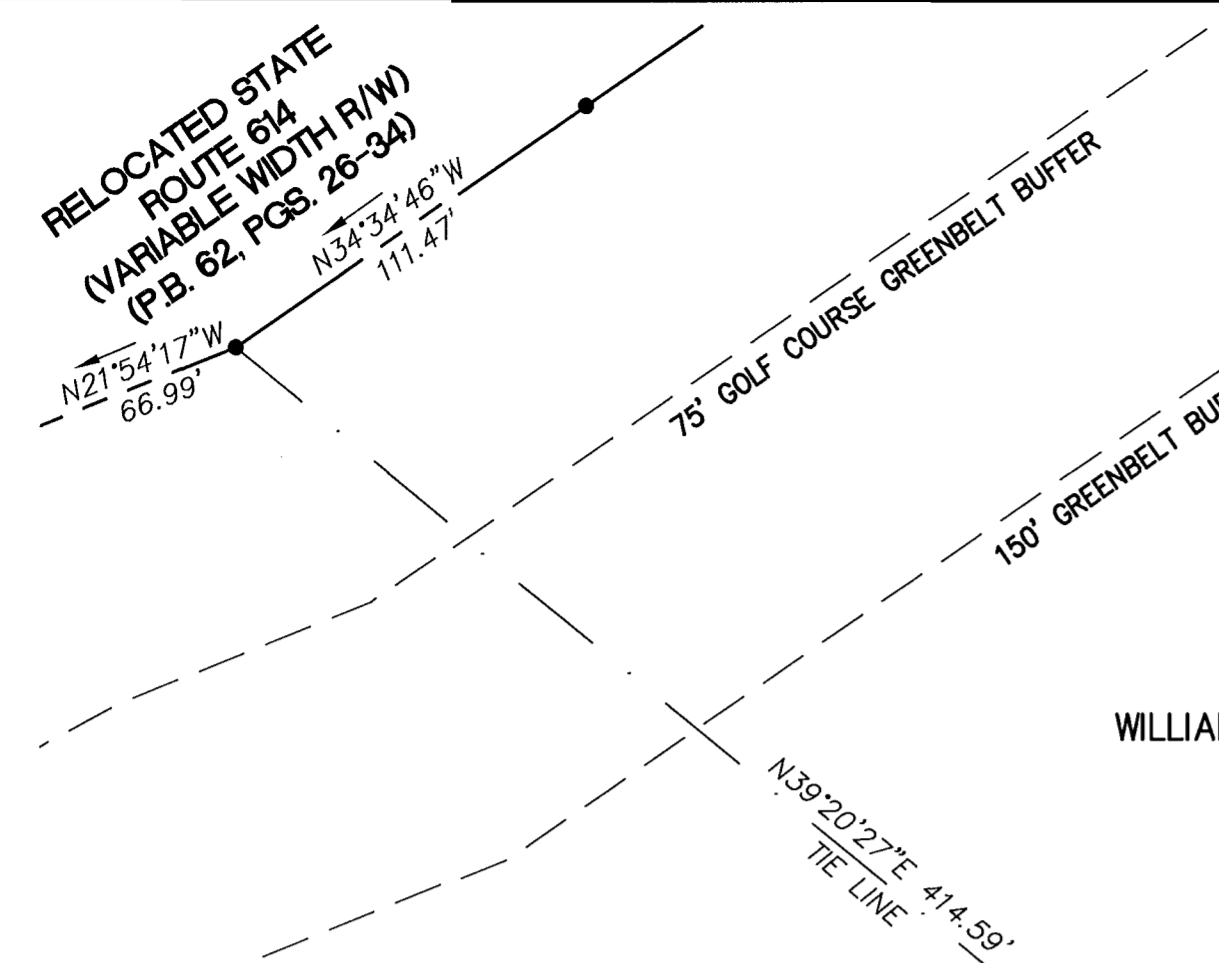
PLAT OF SUBDIVISION  
GREENSPRINGS WEST  
PHASE IV-A  
LOTS 202-221  
BEING THE PROPERTY OF JAMESTOWN, L.L.C.  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on		November 1, 2003	
at 2:15 AM/PM. PG. _____		DOCUMENT# 030034821	
BETSY B. WOOLRIDGE, CLERK		Betsy B. Woolridge Clerk	
No.	DATE	REVISION / COMMENT / NOTE	BY
1	6/30/03	REVISED PER COUNTY COMMENTS	JFS

Designed BY OTHERS	Drawn JFS
Scale 1"=50'	Date 1/20/03
Project No. 8656-6B	
Drawing No. 2 OF 3	

#030034821



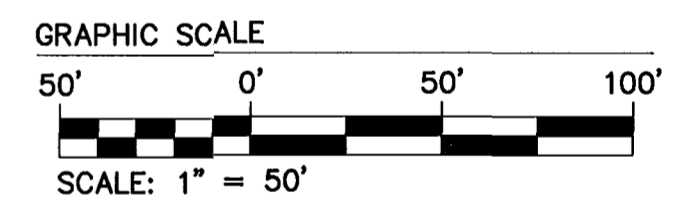
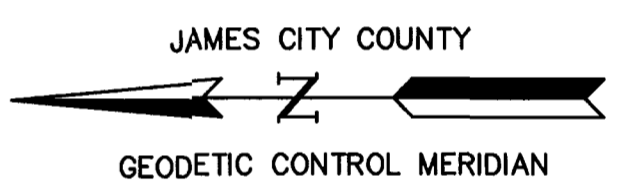
LOT CURVE TABLE																					
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	
202 A	20°04'03"	275.00	96.32	48.66	95.83	N03°59'40"W	208 B	14°12'28"	400.00	99.19	49.85	98.93	S07°08'40"E	215 A	28°30'11"	165.00	82.08	41.91	81.24	N19°17'21"W	
202 B	29°56'16"	250.00	130.63	66.84	129.15	S12°56'57"E	208 C	11°14'30"	525.00	103.01	51.67	102.84	N10°03'11"W	215 B	24°52'07"	275.00	119.36	60.64	118.43	S15°43'57"E	
203 A	8°14'53"	250.00	35.99	18.03	35.96	S06°08'36"W	209 A	11°03'58"	525.00	101.40	50.86	101.24	N21°12'25"W	216 A	7°05'55"	685.00	84.87	42.49	84.81	N36°46'33"W	
203 B	19°59'49"	150.00	52.35	26.44	52.09	S00°16'08"W	209 B	14°32'32"	400.00	101.52	51.04	101.25	S21°31'10"E	216 B	6°47'04"	165.00	19.54	9.78	19.53	N36°55'58"W	
203 C	21°27'50"	275.00	103.02	52.12	102.42	N00°12'40"E	210 A	11°19'12"	525.00	103.73	52.03	103.56	N32°24'00"W	216 C	12°09'30"	275.00	58.36	29.29	58.25	S34°14'45"E	
203 D	4°54'14"	275.00	23.54	11.78	23.53	N08°29'28"E	210 B	3°08'04"	450.00	24.62	12.31	24.62	S38°45'28"E	216 D	4°33'12"	575.00	45.69	22.86	45.68	S38°02'54"E	
204 A	33°10'51"	150.00	86.87	44.69	85.66	S26°19'11"E	210 C	11°32'04"	400.00	80.53	40.40	80.39	S34°33'28"E	217 A	8°28'16"	685.00	101.28	50.73	101.18	N28°59'27"W	
204 B	26°12'31"	275.00	125.79	64.02	124.70	N23°37'30"W	211 A	2°15'54"	525.00	20.75	10.38	20.75	N39°11'33"W	217 B	10°08'48"	575.00	101.83	51.05	101.70	S30°41'54"E	
204 C	2°46'19"	450.00	21.77	10.89	21.77	S41°31'27"E	211 B	14°47'17"	325.00	83.88	42.18	83.65	N32°55'51"W	218 A	2°40'15"	685.00	31.93	15.97	31.93	N23°25'12"W	
205 A	13°28'11"	325.00	76.40	38.38	76.23	S36°10'31"E	211 C	13°07'58"	450.00	103.14	51.80	102.92	S30°37'27"E	218 B	9°58'32"	575.00	100.11	50.18	99.99	S20°38'14"E	
205 B	6°10'51"	275.00	29.67	14.85	29.65	S39°49'11"E	212 A	17°57'20"	325.00	101.85	51.35	101.43	N16°33'33"W	219 A	13°34'33"	450.00	106.62	53.56	106.37	N35°34'26"W	
205 C	13°16'21"	450.00	104.24	52.35	104.01	N33°30'07"W	212 B	12°55'46"	450.00	101.55	50.99	101.33	S17°35'35"E	219 B	14°07'27"	325.00	80.12	40.26	79.91	S35°50'54"E	
206 A	17°55'08"	325.00	101.64	51.24	101.23	N20°28'52"W	213 A	6°53'19"	325.00	39.07	19.56	39.05	N04°08'14"W	219 C	8°15'18"	275.00	39.62	19.84	39.59	S38°46'58"E	
206 B	12°54'57"	450.00	101.44	50.94	101.23	S20°24'29"E	213 B	7°58'56"	475.00	66.17	33.14	66.12	N04°41'02"W	220 A	18°56'17"	450.00	148.74	75.05	148.06	N19°19'01"W	
207 A	13°15'06"	450.00	104.08	52.27	103.85	S07°19'27"E	213 C	3°45'58"	350.00	23.01	11.51	23.00	S02°34'33"E	220 B	18°11'29"	325.00	103.19	52.03	102.75	S19°41'26"E	
207 B	11°28'52"	325.00	65.12	32.67	65.02	N05°46'52"W	213 D	10°26'08"	450.00	81.96	41.09	81.85	S05°54'38"E	221 A	16°28'45"	450.00	129.43	65.16	128.98	N01°36'31"W	
207 C	4°23'30"	525.00	40.24	20.13	40.23	N02°14'11"W	214 A	12°17'18"	475.00	101.87	51.13	101.68	N14°49'09"W	221 B	21°32'16"	325.00	122.17	61.81	121.45	S00°10'27"W	
208 A	0°39'28"	450.00	5.17	2.58	5.17	S00°22'10"E	214 B	16°46'09"	350.00	102.44	51.59	102.07	S12°50'37"E								

WILLIAMSBURG NATIONAL GOLF CLUB

J.C.C. COORDINATE  
N 3624997.1593  
E 11975398.7856

FUTURE DEVELOPMENT  
GREENSPRINGS WEST  
PHASE IV-B

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CURVE TABLE													
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	24°58'17"	225.00	98.06	49.82	97.29	N01°32'33"W	C17	18°14'26"	685.00	218.07	109.97	217.15	N31°12'17"W
C2	38°11'08"	250.00	166.62	86.53	163.55	S08°49'31"E	C18	9°36'10"	575.00	96.37	48.30	96.26	N10°50'53"W
C3	53°10'40"	150.00	139.22	75.08	134.28	S16°19'17"E	C19	85°13'11"	25.00	37.18	23.00	33.85	N48°39'24"W
C4	42°52'11"	450.00	336.70	176.67	328.90	S21°28'32"E	C20	97°18'42"	25.00	42.46	28.41	37.54	N40°04'40"E
C5	40°17'04"	400.00	281.24	146.71	275.48	S20°10'58"E	C21	26°04'38"	275.00	125.16	63.68	124.08	N21°37'00"W
C6	39°37'56"	450.00	311.27	162.15	305.10	S20°30'32"E	C22	48°59'35"	450.00	384.79	205.04	373.17	N17°51'56"W
C7	20°32'07"	350.00	125.45	63.40	124.77	S10°57'38"E	C23	24°58'17"	275.00	119.86	60.89	118.91	S01°32'33"E
C8	5°23'04"	475.00	44.64	22.34	44.62	S23°39'20"E	C24	53°51'12"	275.00	258.49	139.68	249.07	S15°59'01"E
C9	2°43'42"	525.00	25.00	12.50	25.00	N24°41'47"W	C25	42°52'11"	325.00	243.16	127.59	237.54	S21°28'32"E
C10	84°32'18"	25.00	36.89	22.72	33.63	N65°36'05"W	C26	40°17'04"	525.00	369.13	192.56	361.57	S20°10'58"E
C11	6°29'21"	275.00	31.15	15.59	31.13	S75°22'26"W	C27	39°37'56"	325.00	224.80	117.11	220.35	S20°30'32"E
C12	6°21'59"	225.00	25.00	12.51	24.99	N75°26'08"E	C28	25°39'18"	475.00	212.68	108.16	210.92	S13°31'13"E
C13	85°09'09"	25.00	37.15	22.97	33.83	N29°40'34"E	C29	39°37'56"	275.00	190.22	99.09	186.45	N20°30'32"W
C14	12°12'27"	525.00	111.86	56.14	111.65	N06°47'48"W	C30	34°16'42"	575.00	344.00	177.32	338.90	N23°11'09"W
C15	2°36'19"	275.00	12.50	6.25	12.50	N01°59'44"W	C31	34°19'56"	275.00	164.78	84.95	162.33	N25°44'39"W
C16	35°17'15"	165.00	101.62	52.48	100.02	N22°40'53"W	C32	53°51'12"	325.00	305.48	165.07	294.35	N15°59'01"W

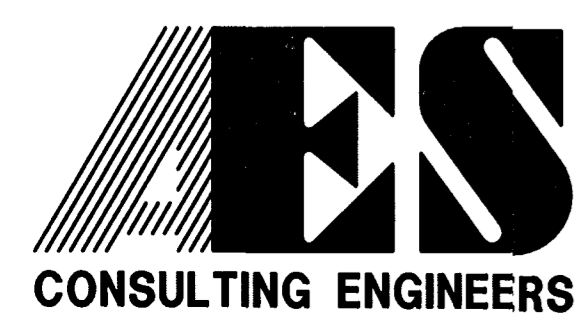
N/F JAMESTOWN, LLC  
REMAINDER PARCEL S-1A  
PARCEL ID#(3630100022)  
DOC#(990005466)  
DOC#(990005545)  
P.B. 72, PGS. 31-37

J.C.C. COORDINATE  
N 3625386.2237  
E 11975283.5792

N/F JAMESTOWN, LLC  
REMAINDER PARCEL S-1A  
PARCEL ID#(3630100022)  
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P.B. 72, PGS. 31-37

FUTURE DEVELOPMENT  
GREENSPRINGS WEST  
PHASE IV-B

THIS SHEET ADDRESSES LOTS 208-218



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LOTS 202-221  
BEING THE PROPERTY OF JAMESTOWN, L.L.C.  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



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Project No. 8656-6B		Drawing No. 3 OF 3	