

#030037535

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-C, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] 8-15-03
 FOR JAMESTOWN, L.L.C. DATE
 C. Lewis KA/TRIA *Manager, Partner*
 PRINTED NAME

OWNER'S CERTIFICATE

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

[Signature] 8-15-03
 GREENSPRINGS WEST OWNER'S ASSOCIATION DATE
 C. Lewis KA/TRIA
 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 15TH DAY OF AUGUST, 2003. MY COMMISSION EXPIRES 9/30/03.
[Signature]
 SIGNATURE

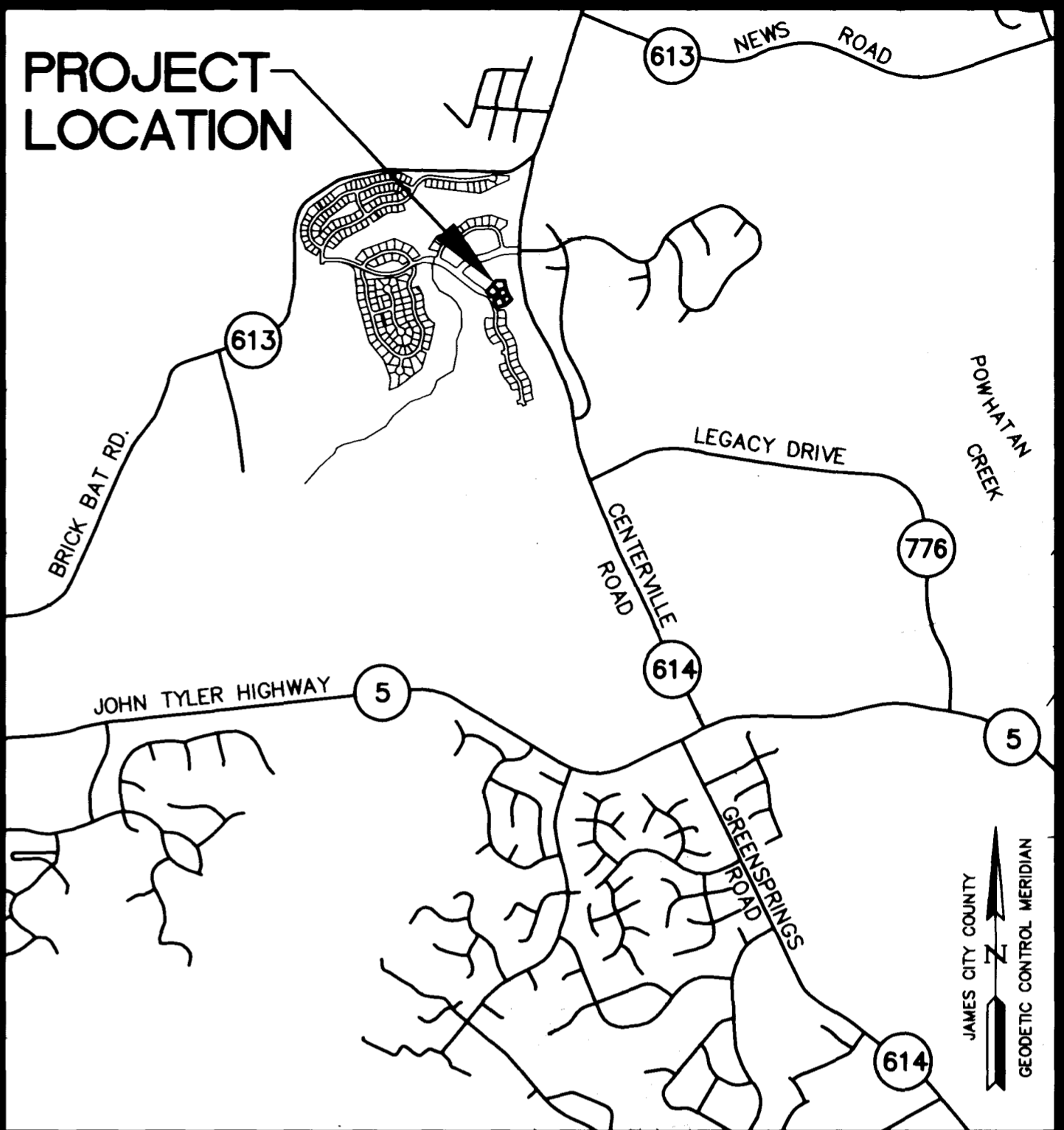
SURVEYOR'S CERTIFICATE

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] 5/14/03
 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.
[Signature] 10/27/03
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 12/1/03
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

- NOTES:
- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY WITH PROFFERS.
 - THIS PROPERTY IS A PORTION OF TAX MAP PARCEL (36-3)(1-22).
 - ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
 - SETBACK REQUIREMENTS: AS SHOWN
 - 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 5 LOTS (11 LOTS HAVING ALREADY BEEN APPROVED FOR PHASE I AND 106 LOTS APPROVED FOR PHASE II, NOTING THAT LOT 55 WAS ELIMINATED FROM PHASE II, 55 LOTS APPROVED FOR PHASE III, 20 LOTS APPROVED FOR PHASE III B AND 20 LOTS APPROVED FOR PHASE IV A) THE NUMBER OF LOTS REMAINING TO BE PLATTED WITHIN THE LAND BAY S-1 IS 152."
 - 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.
 - THE COMMON VARIABLE WIDTH ACCESS, UTILITY AND MAINTENANCE EASEMENT AS SHOWN SHALL INCLUDE DOMINION VIRGINIA POWER AND VERIZON VIRGINIA, INC.



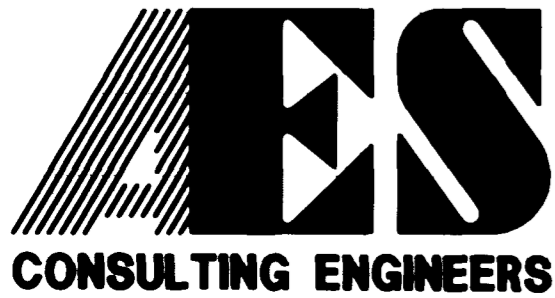
LOCATION MAP SCALE: 1"=2000'

**AREA TABULATION
 GREENSPRINGS WEST
 PHASE IV-C
 LOTS 222-226**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	78,174 S.F.	1.740 AC±
TOTAL AREA SUBDIVIDED	78,174 S.F.	1.740 AC±
NUMBER OF LOTS	5	
AVERAGE LOT SIZE	15,235 S.F.	0.350 AC±
SMALLEST LOT (LOT 225)	12,517 S.F.	0.287 AC±
LARGEST LOT (LOT 223)	19,625 S.F.	0.451 AC±
GROSS LOTS PER ACRE	2.86	

STATE OF VIRGINIA
 COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 1 DAY OF Dec, 2003. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
 TESTE: *[Signature]*
 CLERK
 PLAT BOOK , PAGE
 instrument # 030037535

05:14:03-10:47 865610p1.DWG JFS



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

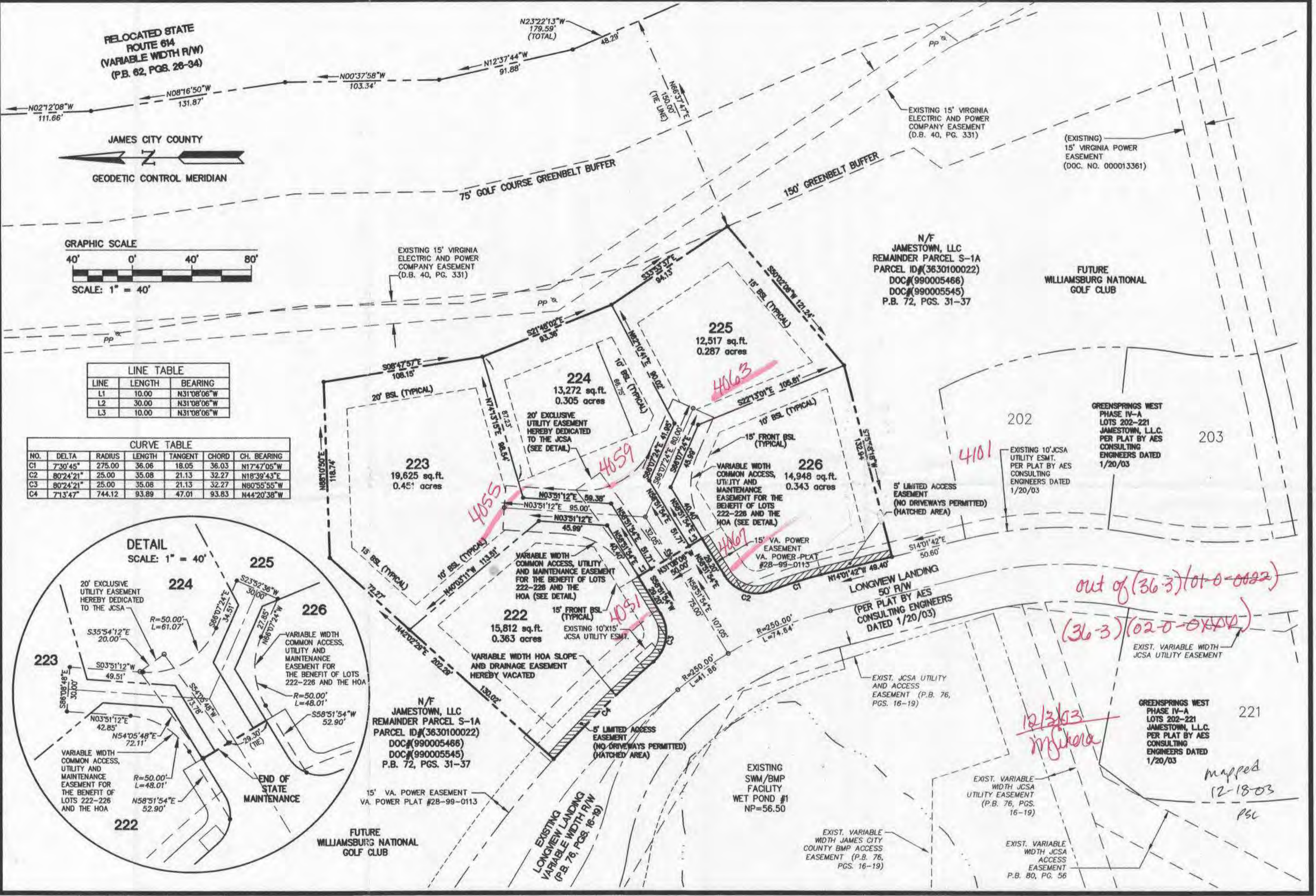
PLAT OF SUBDIVISION
 GREENSPRINGS WEST
 PHASE IV-C
 LOTS 222-226
 BEING THE PROPERTY OF JAMESTOWN, L.L.C.
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on Dec 1, 2003
 at 1:35 AM/PM, PB PG
 DOCUMENT # 030037535
 BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

Designed BY OTHERS	Drawn JFS
Scale NONE	Date 5/14/03
Project No. 8656-10	
Drawing No. 1 OF 2	

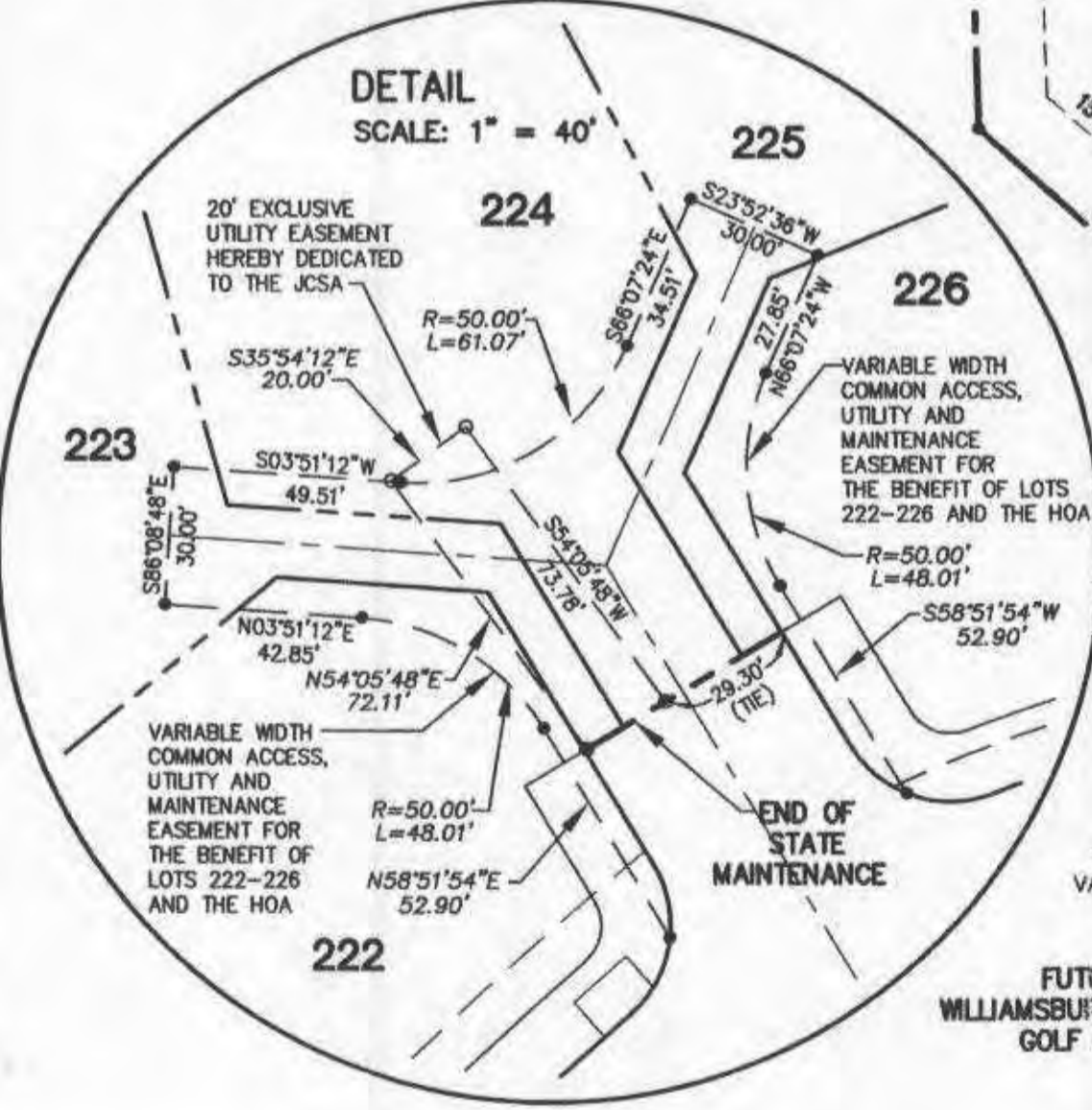


LINE TABLE

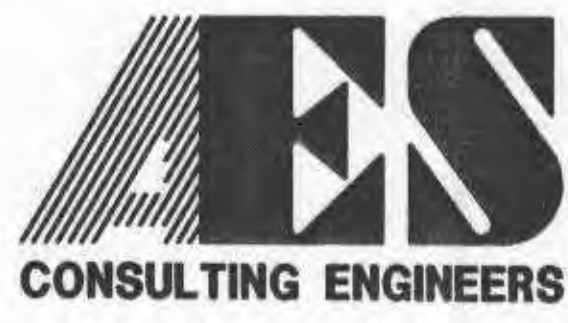
LINE	LENGTH	BEARING
L1	10.00	N31°08'06"W
L2	30.00	N31°08'06"W
L3	10.00	N31°08'06"W

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	7°30'45"	275.00	36.06	18.05	36.03	N17°47'05"W
C2	80°24'21"	25.00	35.08	21.13	32.27	N18°39'43"E
C3	80°24'21"	25.00	35.08	21.13	32.27	N80°55'55"W
C4	7°13'47"	744.12	93.89	47.01	93.83	N44°20'38"W



05.16.03-10.36 865610p2.DWG



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**PLAT OF SUBDIVISION
 GREENSPRINGS WEST
 PHASE IV-C
 LOTS 222-226
 BEING THE PROPERTY OF JAMESTOWN, L.L.C.**

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed BY OTHERS	Drawn JFS
Scale 1"=40'	Date 5/14/03
Project No. 8656-10	Drawing No. 2 OF 2