

#030037973

**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. 990005645.

**OWNER'S CERTIFICATE**

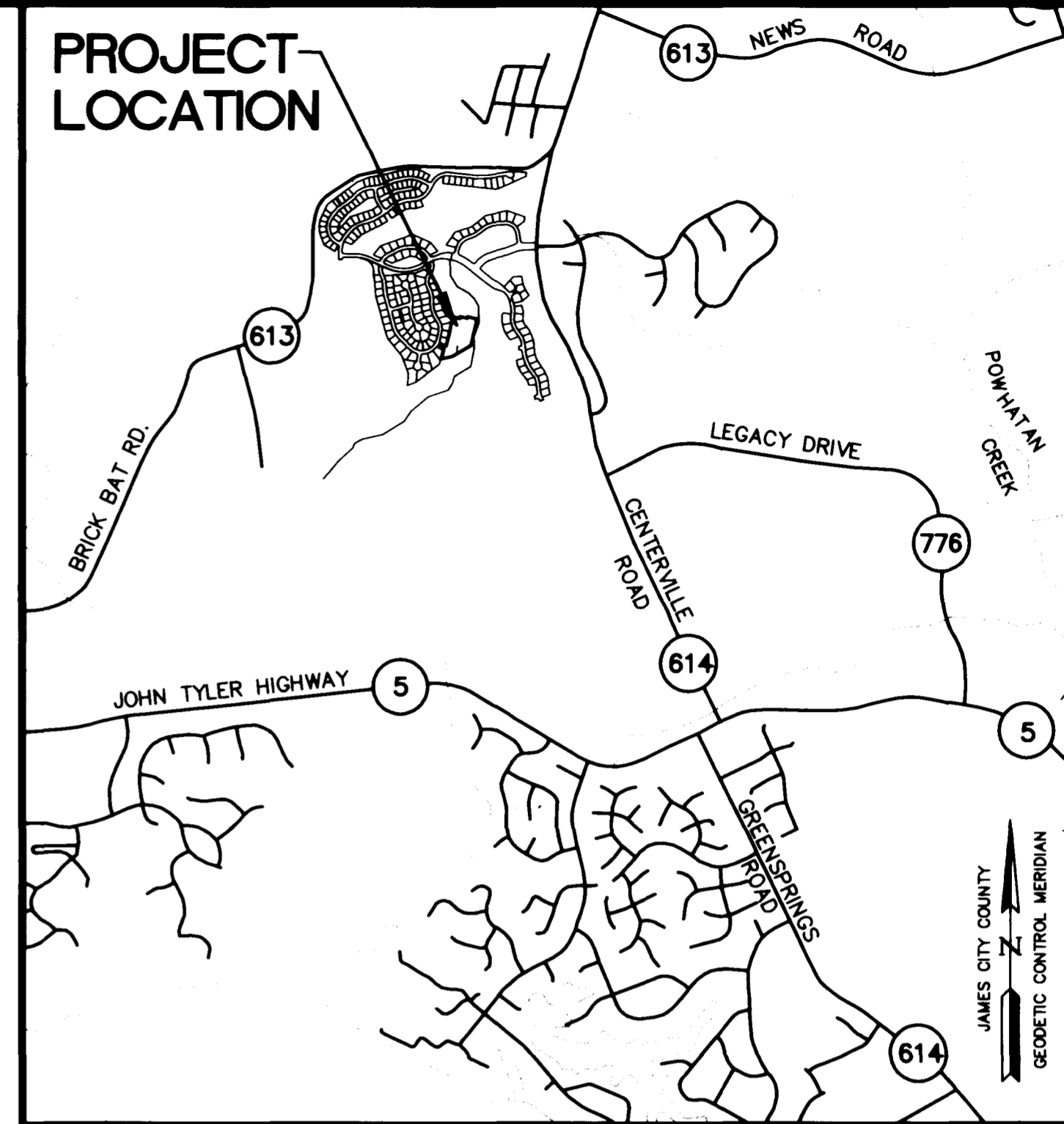
THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS GREENSPRINGS WEST PHASE III-C, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

C. Lewis Waitrip II 8-25-03  
 FOR JAMESTOWN, L.L.C. DATE  
 C. Lewis Waitrip 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 25 DAY OF AUGUST, 2003. MY COMMISSION EXPIRES 9/30/03  
Robert M Oliver  
 SIGNATURE

- NOTES:
- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY, WITH PROFFERS.
  - THIS PROPERTY IS A PORTION OF TAX MAP PARCEL (38-3)(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 388 SINGLE FAMILY UNITS IN LAND BAY S-1. WITH THE APPROVAL OF THIS PLAT OF 9 LOTS (11 LOTS HAVING ALREADY BEEN APPROVED FOR PHASE I AND 106 LOTS APPROVED FOR PHASE II, NOTING THAT LOT 56 WAS ELIMINATED FROM PHASE II, 56 LOTS APPROVED FOR PHASE III, 20 LOTS APPROVED FOR PHASE IIIA, 20 LOTS APPROVED FOR PHASE IVA, AND 5 LOTS APPROVED FOR PHASE (VC) THE NUMBER OF LOTS REMAINING TO BE PLATTED WITHIN THE LAND BAY S-1 IS 143."
  - 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 COMPLES 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. 5/24/03  
 G. T. WILSON, JR., 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.

Virginia Department of Transportation 8/26/03  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
James City County 12/3/03  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

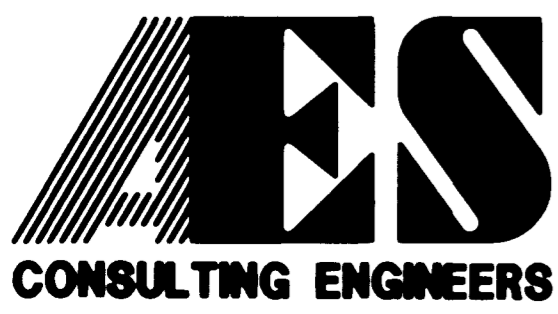
STATE OF VIRGINIA  
 COUNTY OF JAMES CITY  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 4 DAY OF DEC., 2003 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.  
 TESTE: Betsy B. Woolridge  
 CLERK  
 PLAT BOOK ---, PAGE ---  
 INST# 030037973

**AREA TABULATION  
 GREENSPRINGS WEST  
 PHASE III-C  
 LOTS 127-135**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	148,177 S.F.	3.425 AC.±
AREA OF RIGHT OF WAY	48,470 S.F.	1.087 AC.±
OPEN AREA	7,980 S.F.	0.182 AC.±
CLTURAL RESOURCE AREA (PARK)	20,546 S.F.	0.472 AC.±
<b>TOTAL AREA SUBDIVIDED</b>	<b>224,143 S.F.</b>	<b>5.146 AC.±</b>
NUMBER OF LOTS	9	
AVERAGE LOT SIZE	18,575 S.F.	0.381 AC.±
SMALLEST LOT (LOT 133)	13,877 S.F.	0.314 AC.±
LARGEST LOT (LOT 128)	24,313 S.F.	0.556 AC.±
GROSS LOTS PER ACRE	1.75	

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JFS



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

PLAT OF SUBDIVISION  
**GREENSPRINGS WEST**  
 PHASE III-C  
 LOTS 127-135  
 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  
4 December 2003  
 at 3:01 AM/PM, PG ---  
 DOCUMENT # 030037973  
 BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

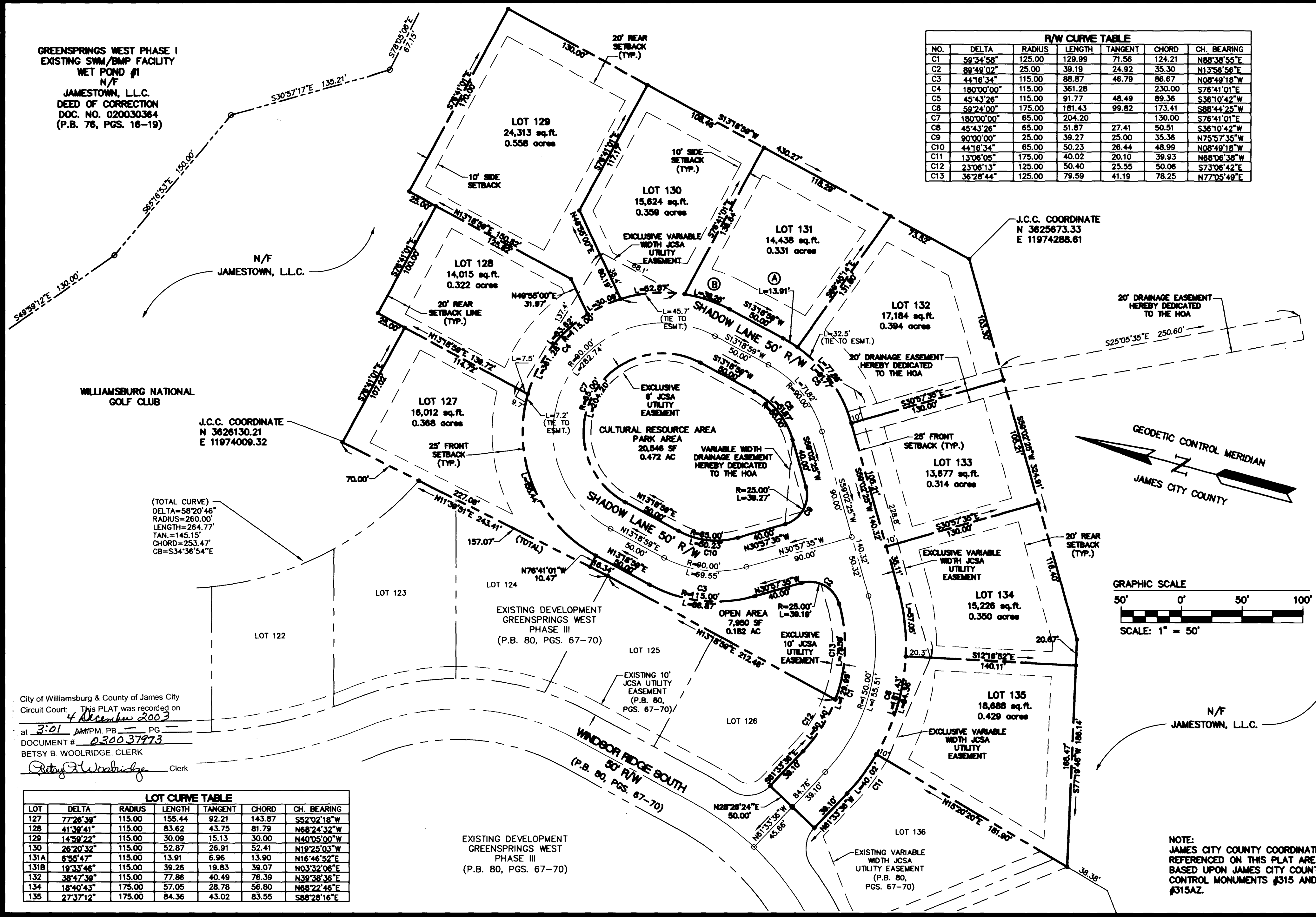
No.	DATE	REVISION / COMMENT / NOTE	BY
2	8/25/03	REVISED PER COUNTY COMMENTS	JFS
1	7/2/03	REVISED LOT DEPTHS 30' PER OWNERS REQUEST	JFS

Designed BY OTHERS	Drawn
NONE	JFS
Scale	Date
NONE	5/21/03
Project No.	
8656-09	
Drawing No.	
1 OF 2	

# #030037973

GREENSPRINGS WEST PHASE I  
EXISTING SWM/BMP FACILITY  
WET POND #1  
N/F  
JAMESTOWN, L.L.C.  
DEED OF CORRECTION  
DOC. NO. 020030364  
(P.B. 76, PGS. 16-19)

R/W CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	59°34'58"	125.00	129.99	71.56	124.21	N88°38'55"E
C2	89°49'02"	25.00	39.19	24.92	35.30	N13°58'58"E
C3	44°16'34"	115.00	88.87	46.79	86.67	N08°49'18"W
C4	180°00'00"	115.00	361.28		230.00	S78°41'01"E
C5	45°43'28"	115.00	91.77	48.49	89.36	S36°10'42"W
C6	59°24'00"	175.00	181.43	99.82	173.41	S88°44'25"W
C7	180°00'00"	65.00	204.20		130.00	S78°41'01"E
C8	45°43'28"	65.00	51.87	27.41	50.51	S36°10'42"W
C9	90°00'00"	25.00	39.27	25.00	35.36	N75°57'35"W
C10	44°16'34"	65.00	50.23	26.44	48.99	N08°49'18"W
C11	13°06'05"	175.00	40.02	20.10	39.93	N68°06'38"W
C12	23°06'13"	125.00	50.40	25.55	50.06	S73°06'42"E
C13	36°28'44"	125.00	79.59	41.19	78.25	N77°05'49"E



N/F  
JAMESTOWN, L.L.C.

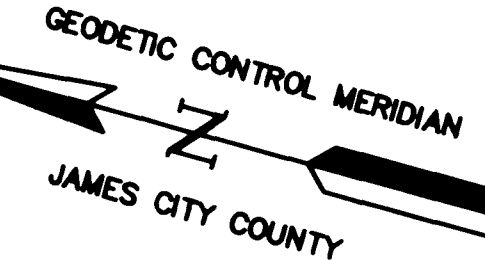
WILLIAMSBURG NATIONAL  
GOLF CLUB

J.C.C. COORDINATE  
N 3626130.21  
E 11974009.32

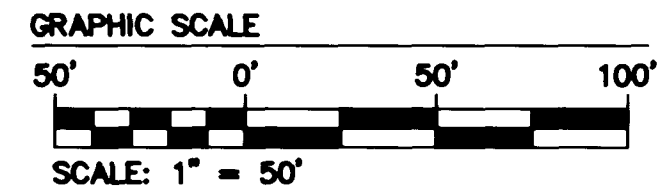
J.C.C. COORDINATE  
N 3625673.33  
E 11974288.61

20' DRAINAGE EASEMENT  
HEREBY DEDICATED  
TO THE HOA

20' DRAINAGE EASEMENT  
HEREBY DEDICATED  
TO THE HOA



(TOTAL CURVE)  
DELTA=58°20'46"  
RADIUS=260.00'  
LENGTH=264.77'  
TAN.=145.15'  
CHORD=253.47'  
CB=S34°36'54"E



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
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DOCUMENT # 030037973  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

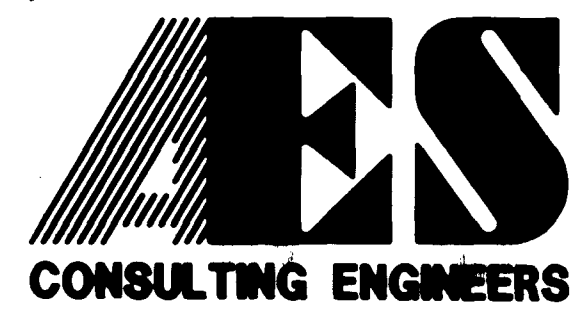
LOT CURVE TABLE						
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
127	77°28'39"	115.00	155.44	92.21	143.87	S52°02'18"W
128	41°39'41"	115.00	83.62	43.75	81.79	N68°24'32"W
129	14°59'22"	115.00	30.09	15.13	30.00	N40°05'00"W
130	26°20'32"	115.00	52.87	26.91	52.41	N19°25'03"W
131A	6°55'47"	115.00	13.91	6.96	13.90	N16°46'52"E
131B	19°33'46"	115.00	39.26	19.83	39.07	N03°32'06"E
132	38°47'39"	115.00	77.86	40.49	76.39	N39°38'36"E
134	18°40'43"	175.00	57.05	28.78	56.80	N68°22'46"E
135	27°37'12"	175.00	84.36	43.02	83.55	S88°28'16"E

EXISTING DEVELOPMENT  
GREENSPRINGS WEST  
PHASE III  
(P.B. 80, PGS. 67-70)

EXISTING VARIABLE  
WIDTH JCSA  
UTILITY EASEMENT  
(P.B. 80,  
PGS. 67-70)

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

08.25.03-13.33 865609P02.dwg JFS



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PLAT OF SUBDIVISION  
GREENSPRINGS WEST  
PHASE III C  
LOTS 127-135  
BEING THE PROPERTY OF JAMESTOWN, L.L.C.  
BERKELEY DISTRICT    JAMES CITY COUNTY    VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2	8/25/03	REVISED PER COUNTY COMMENTS	JFS
1	7/2/03	REVISED LOT DEPTHS 30' PER OWNERS REQUEST	JFS

Designed BY OTHERS	Drawn JFS
Scale 1"=50'	Date 5/21/03
Project No. 8656-9	
Drawing No. 2 OF 2	

