

#040028975

OWNERS CERTIFICATE

THE LAND AS SHOWN ON THIS PLAT AND KNOWN AS GREENSPRINGS CONDOMINIUMS IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

10/25/04
Greensprings Plantation, Inc. SunTrust Bank
 OWNER DATE TRUSTEE DATE
Mark S. Shamp William H. Carr
 PRINTED NAME PRINTED NAME
 PRESIDENT Senior Vice President
 TITLE TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 COUNTY OF James City, Gloria M. Judah, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 27th DAY OF October, 2004. MY COMMISSION EXPIRES August 31, 2008.

Gloria M. Judah
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GREENSPRINGS ASSOCIATES TO GREENSPRINGS PLANTATION, INC. BY A DEED DATED JUNE 21st., 2001 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY COUNTY IN INSTRUMENT 010011887.

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

10-22-04
 DATE Charles A. Calhoun
 CHARLES A. CALHOUN, L.S. #002554

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

10-27-04 Billy A. Wilk
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
 10-27-04 Dal B. Tyler
 DATE VIRGINIA DEPARTMENT OF HEALTH
 11/5/04 Reptom
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 12 DAY OF November, 2004. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:49 AM/P.M.

INSTRUMENT # 040028975
 TESTE Betsy B. Woolridge, Clerk
 CLERK Lysia A. Bess, Deputy Clerk

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 10°04'11" W	102.89'
L2	S 04°25'40" E	91.52'
L3	S 81°03'41" E	100.04'
L4	N 87°05'31" E	215.95'
L5	S 88°34'41" E	424.78'
L6	S 73°08'06" E	113.80'
L7	N 78°00'05" E	92.81'
L8	S 53°26'07" E	75.47'
L9	S 09°32'43" E	223.83'
L10	N 80°27'17" E	139.51'
L11	S 09°32'44" E	50.00'
L12	S 80°27'15" W	619.00'
L13	N 31°44'13" W	32.62'
L14	N 58°46'51" E	94.11'
L15	N 79°48'18" E	93.59'
L16	N 11°12'13" E	23.14'
L17	N 63°43'28" W	47.01'

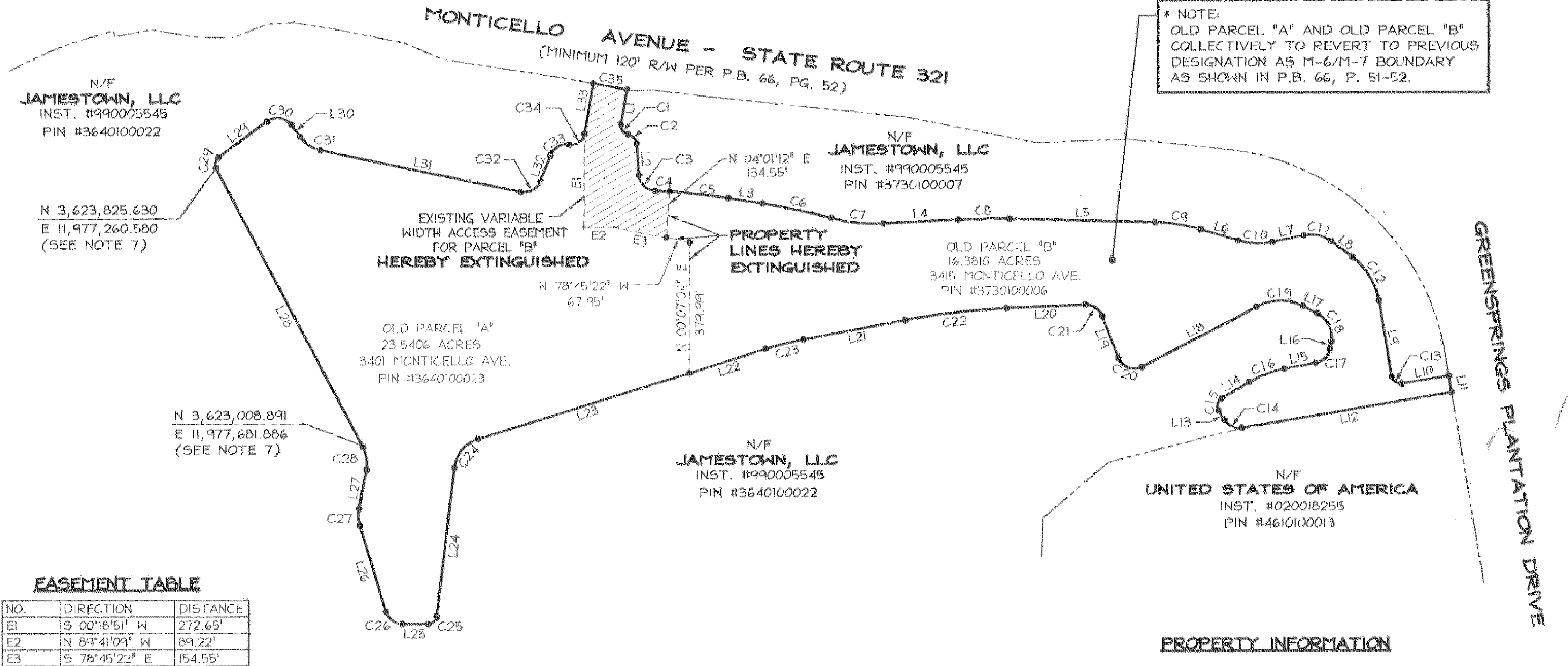
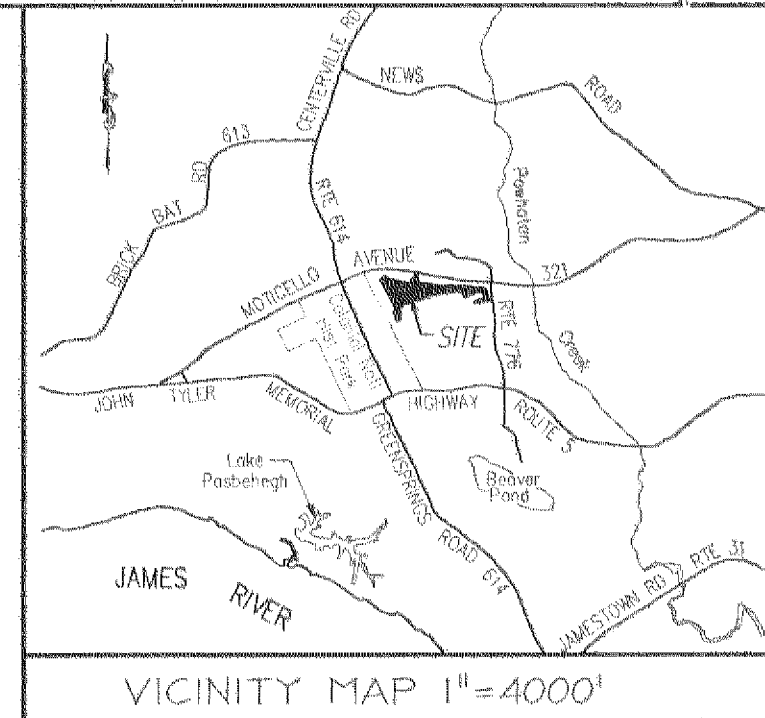
LINE TABLE

NO.	DIRECTION	DISTANCE
L18	S 62°25'40" W	376.01'
L19	N 20°49'56" W	130.22'
L20	S 87°43'12" E	229.54'
L21	S 79°10'54" W	301.59'
L22	S 72°40'44" W	233.74'
L23	S 72°40'44" W	643.85'
L24	S 06°41'22" W	435.64'
L25	N 89°50'44" W	75.26'
L26	N 16°57'11" W	262.26'
L27	N 10°40'20" E	117.61'
L28	N 27°46'32" W	919.00'
L29	N 53°37'13" E	177.26'
L30	S 35°41'17" E	42.89'
L31	S 78°11'39" E	594.86'
L32	N 20°36'57" E	80.29'
L33	N 10°04'12" E	148.18'

GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 66, PG. 51-52.
- THE PERIMETER BOUNDARY SHOWN WAS TAKEN FROM SURVEY RECORDED IN P.B. 66, PG. 51-52. THE PROPERTY LINES AND EASEMENT TO BE EXTINGUISHED WERE CREATED BY SUBDIVISION PLAT RECORDED IN P.B. 89, P. 40.
- THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
- WETLANDS, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- STATE PLANE COORDINATES SHOWN ON THIS PLAT WERE DERIVED FROM JAMES CITY COUNTY GIS INFORMATION.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- THIS PROPERTY WAS REZONED BY THE BOARD OF SUPERVISORS AND REFER TO JCC CASE NO. Z-II-99 FOR PROFFERS.
- THIS PARCEL SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

RECORD MERIDIAN
 P.B. 66, PG. 52



* NOTE:
 OLD PARCEL "A" AND OLD PARCEL "B" COLLECTIVELY TO REVERT TO PREVIOUS DESIGNATION AS M-6/M-7 BOUNDARY AS SHOWN IN P.B. 66, P. 51-52.

EASEMENT TABLE

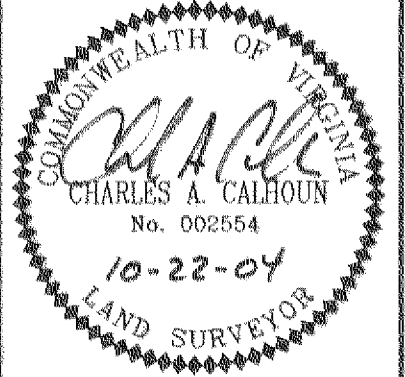
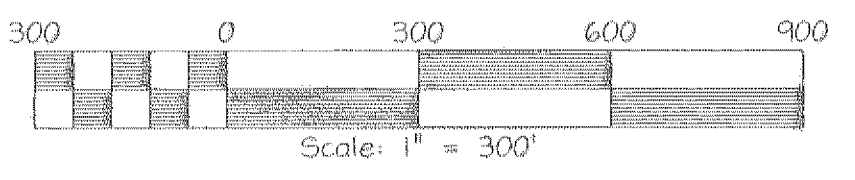
NO.	DIRECTION	DISTANCE
E1	S 00°18'51" W	272.65'
E2	N 89°41'09" W	89.22'
E3	S 78°45'22" E	154.55'

PROPERTY CURVE TABLE

NO.	DELTA	CHORD BEARING	TAN	RADIUS	LENGTH	CHORD
C1	90°32'13"	S 35°11'55" E	25.24	25.00	39.50	35.52
C2	76°02'22"	S 42°26'15" E	23.46	30.00	39.81	36.96
C3	82°46'16"	S 45°48'40" E	44.06	50.00	72.23	66.11
C4	01°13'09"	S 86°35'22" E	21.28	2000.00	42.55	42.55
C5	04°55'06"	S 83°31'14" E	85.90	2000.00	171.69	171.63
C6	05°52'03"	S 78°07'40" E	102.50	2000.00	204.81	204.72
C7	17°42'51"	S 84°03'03" E	77.91	500.00	154.59	153.97
C8	04°19'48"	S 89°15'25" W	75.61	2000.00	151.15	151.11
C9	15°26'35"	S 80°51'24" E	67.79	500.00	134.77	134.36
C10	28°51'49"	S 87°34'01" E	51.47	200.00	100.75	99.69
C11	48°33'48"	S 77°43'01" E	45.11	100.00	84.76	82.24
C12	43°53'24"	S 31°29'25" E	80.58	200.00	153.21	149.49
C13	90°00'00"	S 54°32'43" E	25.00	25.00	39.27	35.36
C14	67°48'32"	N 65°38'29" W	33.60	50.00	59.17	55.78
C15	90°31'04"	N 13°31'19" E	25.23	25.00	39.50	35.51
C16	21°01'27"	N 69°17'34" E	55.67	300.00	110.08	109.47
C17	68°36'05"	N 45°30'16" E	34.11	50.00	59.87	56.35
C18	74°55'41"	N 26°15'37" W	57.47	75.00	98.08	91.24

PROPERTY CURVE TABLE

NO.	DELTA	CHORD BEARING	TAN	RADIUS	LENGTH	CHORD
C19	53°50'52"	S 89°21'06" W	76.18	150.00	140.97	135.84
C20	96°44'24"	N 69°12'08" W	56.26	50.00	84.42	74.75
C21	71°26'52"	N 56°33'22" W	35.96	50.00	62.35	58.39
C22	08°32'18"	S 83°27'03" W	149.30	2000.00	298.04	297.77
C23	06°30'10"	S 75°55'49" W	56.51	1000.00	113.49	113.43
C24	65°59'22"	S 39°41'03" W	64.93	100.00	115.17	108.91
C25	83°27'54"	S 48°25'19" W	22.30	25.00	36.42	33.28
C26	72°53'33"	N 53°23'57" W	36.93	50.00	63.61	59.41
C27	27°37'31"	N 03°08'25" W	24.59	100.00	48.22	47.75
C28	38°26'52"	N 08°33'06" W	34.87	100.00	67.10	65.85
C29	81°23'45"	N 12°55'20" E	21.50	25.00	35.52	32.60
C30	90°41'30"	S 81°02'02" E	50.61	50.00	79.14	71.14
C31	42°30'22"	S 56°56'28" E	38.89	100.00	74.19	72.50
C32	81°11'24"	N 61°12'39" E	42.85	50.00	70.85	65.07
C33	79°27'25"	N 60°20'40" E	41.55	50.00	69.34	63.92
C34	90°00'10"	N 55°04'17" E	38.60	38.60	60.63	54.59
C35	01°25'44"	S 79°56'05" E	50.00	4010.00	100.00	100.00



DATE: 08/18/2004
 DRAWN BY: MHC
 PROJECT No. 04-491
 FILE NAME: 04-491.DWG
 REFERENCES:
 INSTR. #010011887
 P.B.66, PG. 51-52
 P.B.89, PG. 40

PROPERTY LINE EXTINGUISHMENT PLAT
GREENSPRINGS CONDOMINIUMS
 OWNER/DEVELOPER
GREENSPRINGS PLANTATION, INC.
 BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	10-22-04	REVISED PER JCC COMMENT LTR.

LandTech Resources, Inc.
 Surveying • Engineering • GPS
 5810-F Mooretown Road, Williamsburg, Virginia 23188
 Telephone: 757-565-1677 Fax: 757-565-0782
 Web: landtechresources.com