

#050025426

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

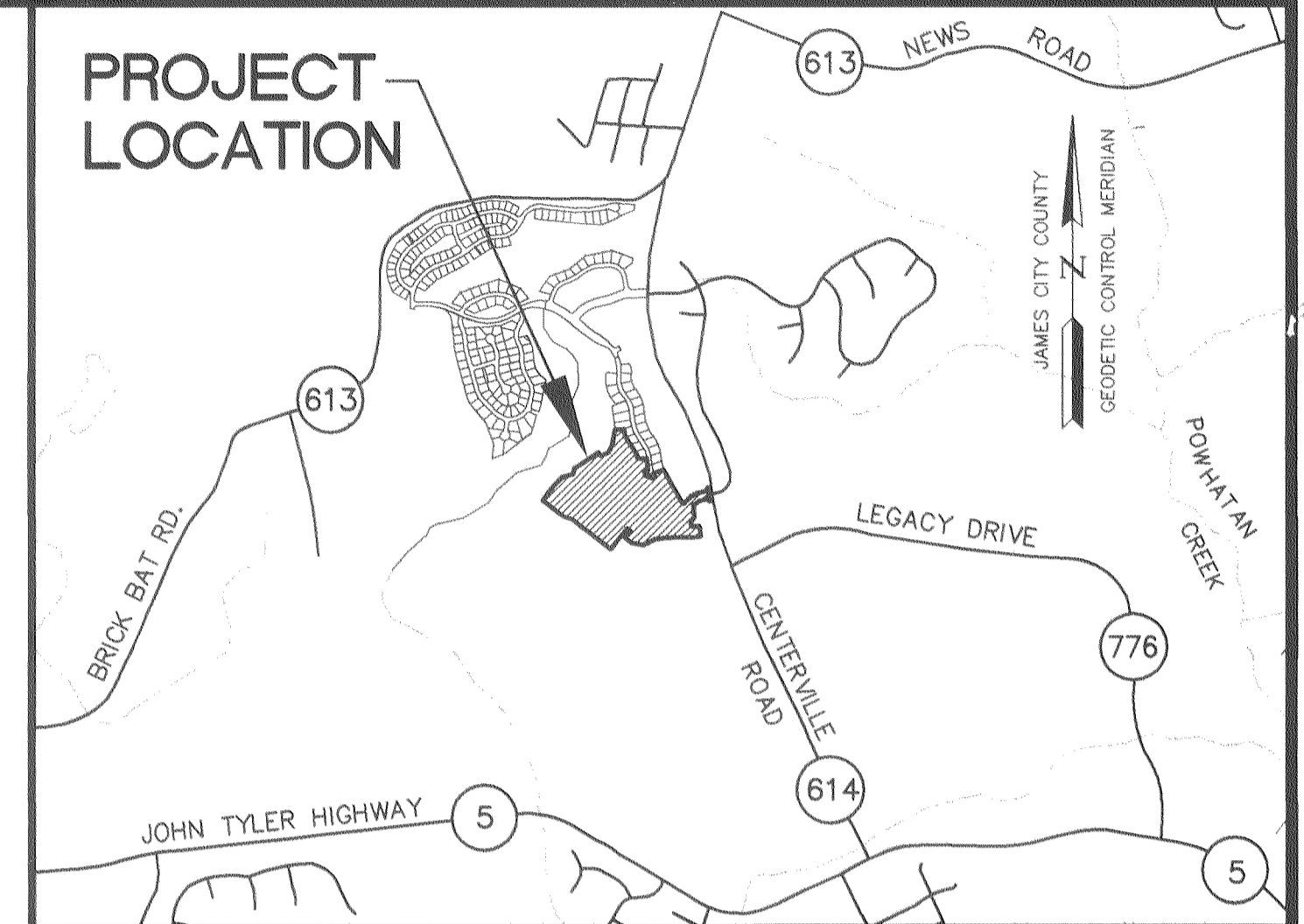
C. Lewis Waltrip II 8-5-05
 FOR JAMESTOWN, L.L.C. DATE
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Amy Cox
 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 31st DAY OF August, 2005. MY COMMISSION EXPIRES DEC 2008.
Amy Cox 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: (UNLESS OTHERWISE NOTED)
 FRONT: 25' MINIMUM
 SIDE: 10' MINIMUM FOR EACH SIDE YARD
 REAR: 20' MINIMUM
 UNLESS OTHERWISE NOTED THE SETBACK REQUIREMENTS ARE AS ESTABLISHED BY THE GREENSPRINGS WEST HOMEOWNER'S ASSOCIATION.
- 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 62 LOTS (3 LOTS HAVING ALREADY BEEN APPROVED FOR PHASE IVB, 11 LOTS APPROVED FOR PHASE I AND 105 LOTS APPROVED FOR PHASE II, NOTING THAT LOT 55 WAS ELIMINATED FROM PHASE II, 55 LOTS APPROVED FOR PHASE IIIA, 20 LOTS APPROVED FOR PHASE IIIB, 9 LOTS APPROVED FOR PHASE III-C AND 5 LOTS APPROVED FOR PHASE IV-C) THE NUMBER OF LOTS REMAINING TO BE PLATTED WITHIN LAND BAY S-1 IS 78."
- 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.
- M.F.F.= MINIMUM FINISHED FLOOR (DUE TO GRAVITY SEWER SERVICE CONSTRAINTS)



LOCATION MAP

SCALE: 1"=2000'

**AREA TABULATION
 GREENSPRINGS WEST
 PHASE IV-B (LOTS 230-256)
 PHASE V (LOTS 257-291)**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	863,387 S.F.	19.821 AC.±
AREA OF RIGHT OF WAY	259,534 S.F.	5.958 AC.±
AREA OF COMMON OPEN SPACE	264,248 S.F.	6.066 AC.±
TOTAL AREA SUBDIVIDED	1,387,169 S.F.	31.845 AC.±
NUMBER OF LOTS	62	
AVERAGE LOT SIZE	13,928 S.F.	0.320 AC.±
SMALLEST LOT (LOT 284)	11,092 S.F.	0.255 AC.±
LARGEST LOT (LOT 258)	24,448 S.F.	0.561 AC.±
GROSS LOTS PER ACRE	1.95	

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. 3/23/05
 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.

Billy A. Wilson 8/4/05
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 8/24/05
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

LOT SUMMARY

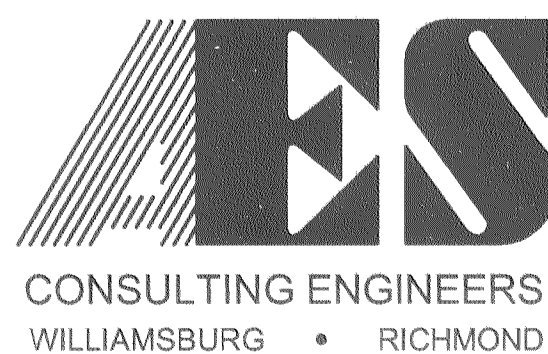
LAND BAY S-1	
PHASE I	11
PHASE II	105
PHASE III-A & III-B	75
PHASE III-C	9
PHASE IV-A	20
PHASE IV-B	30
PHASE IV-C	5
PHASE V	35
LOTS TO DATE	290
MASTER PLAN TOTAL	368

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 25 October 2005 at 12:32 AM/PM, PB — PG —. DOCUMENT # 050025426. BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 25 DAY OF Oct., 2005.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. © AM/PM

INSTRUMENT # 050025426.
 TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK
 BY: Claudia H. Birkholz, DEP. CLERK



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 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
GREENSPRINGS WEST
 PHASE IV-B & V
 LOTS 230-291
 BEING THE PROPERTY OF JAMESTOWN, L.L.C.
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
		5 Large/Small Plat(s) Recorded hereon as # <u>050025426</u>	
2	10/14/05	REVISED MINIMUM FINISHED FLOORS FOR LOTS 266-268, 290, 291 AND THE 25' BUFFER FOR BMP IV B-1.	JFS
1	7/25/05	REVISED PER COUNTY COMMENTS	JFS

Designed AES	Drawn JFS
Scale NOTED	Date 3/23/05
Project No. 8656-13	
Drawing No. 1 OF 5	