

# #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.

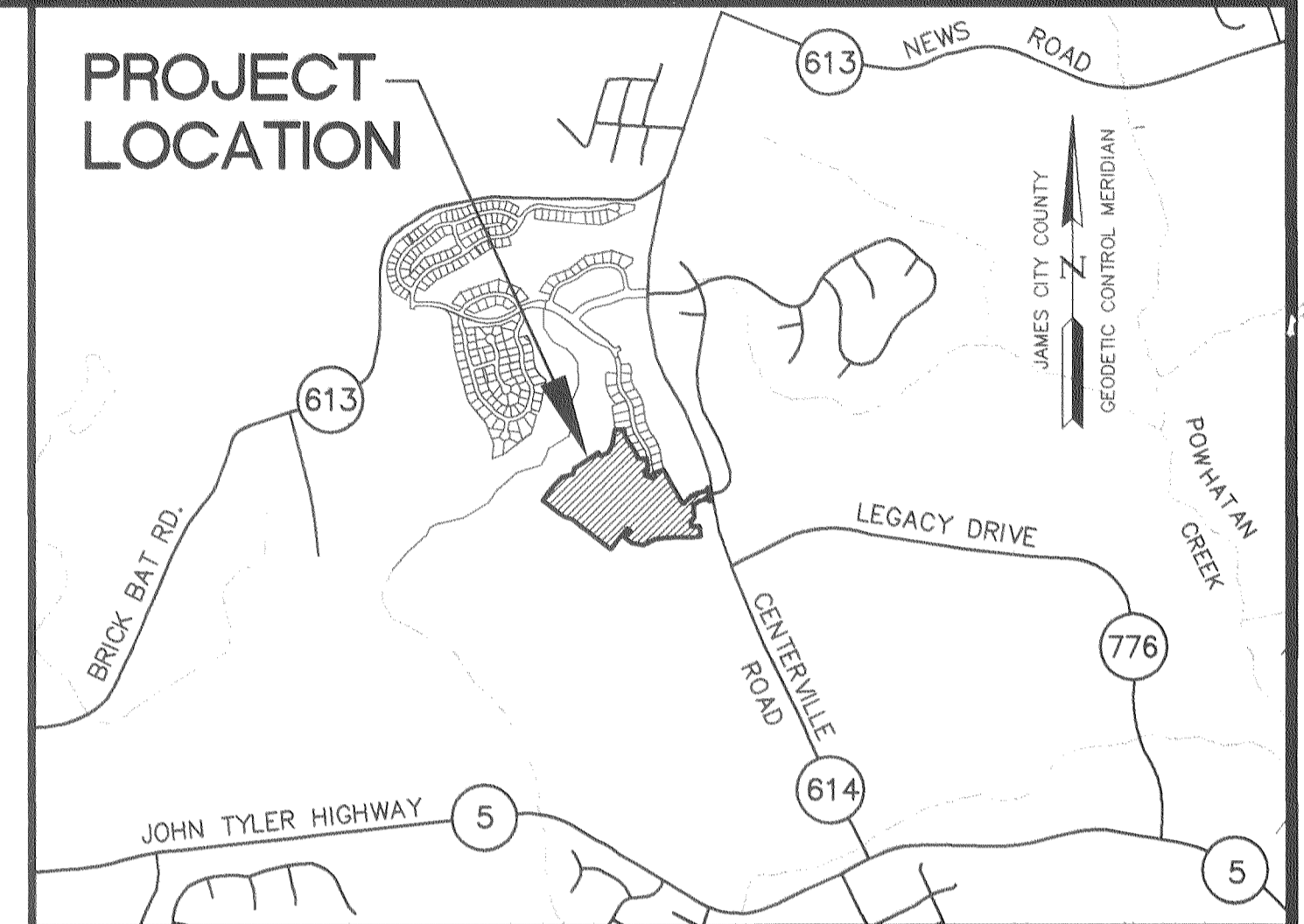
C. Lewis WALTRIP II 8-5-05  
 FOR JAMESTOWN, L.L.C. DATE  
 PRINTED NAME

**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.±
<b>TOTAL AREA SUBDIVIDED</b>	<b>1,387,169 S.F.</b>	<b>31.845 AC.±</b>
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., L.S. 3/23/05  
 DATE

**CERTIFICATE OF APPROVAL**

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

Bruce A. Wilson 8/4/05  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
Paul M. ... 10/24/05  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**LOT SUMMARY**

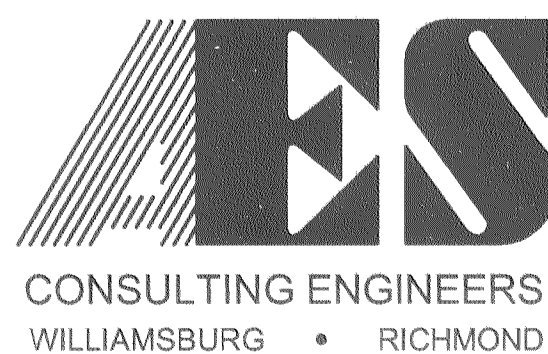
LAND BAY S-1	
PHASE I	11
PHASE II	105
PHASE III-A & III-B	75
PHASE III-C	9
PHASE IV-A	20
PHASE IV-B	30
PHASE IV-C	5
PHASE V	35
LOTS TO DATE	290
MASTER PLAN TOTAL	368

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



5248 Olde Towne Road, Suite 1  
 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
		<u>5</u> 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

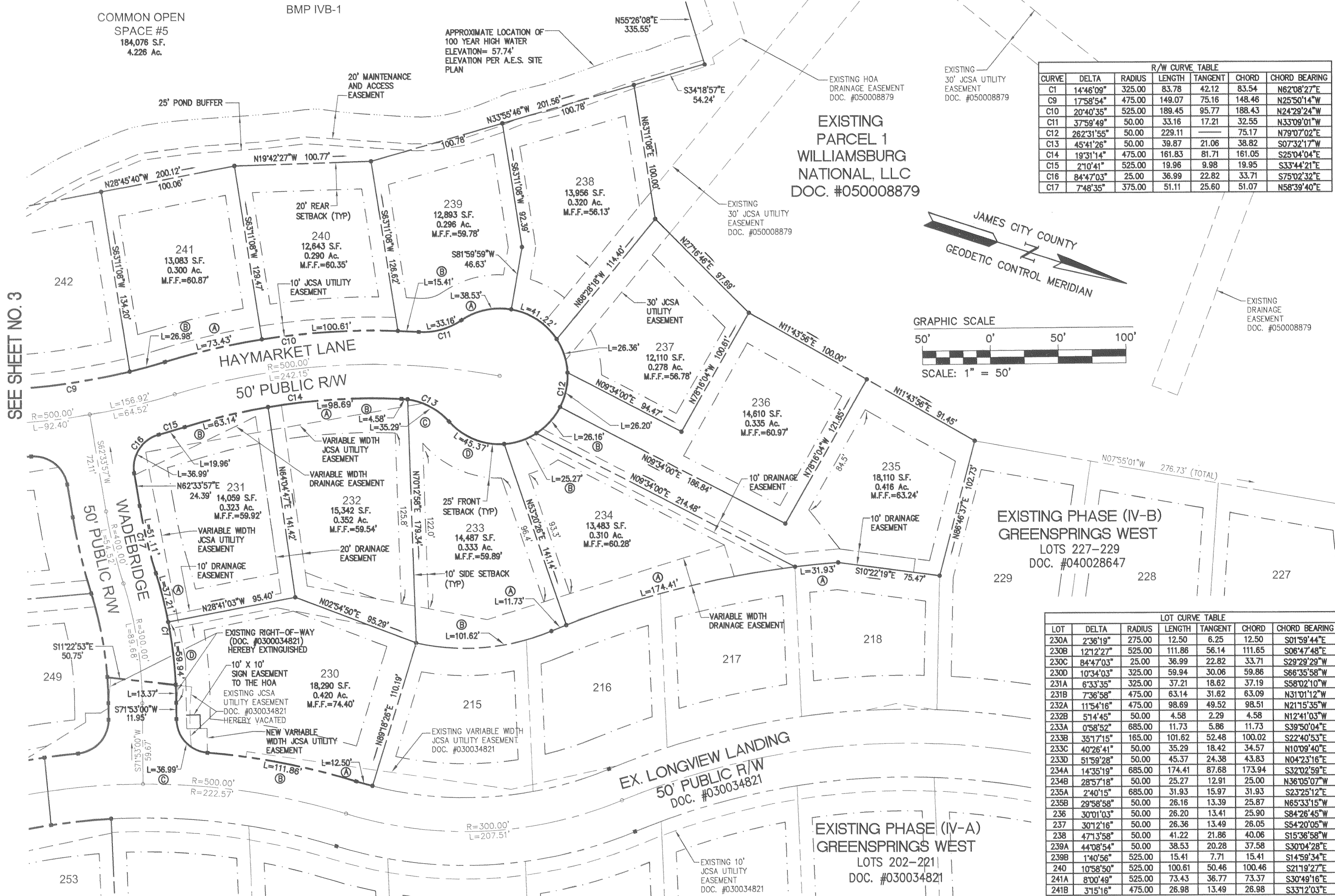
Designed AES	Drawn JFS
Scale NOTED	Date 3/23/05
Project No. 8656-13	
Drawing No. 1 OF 5	



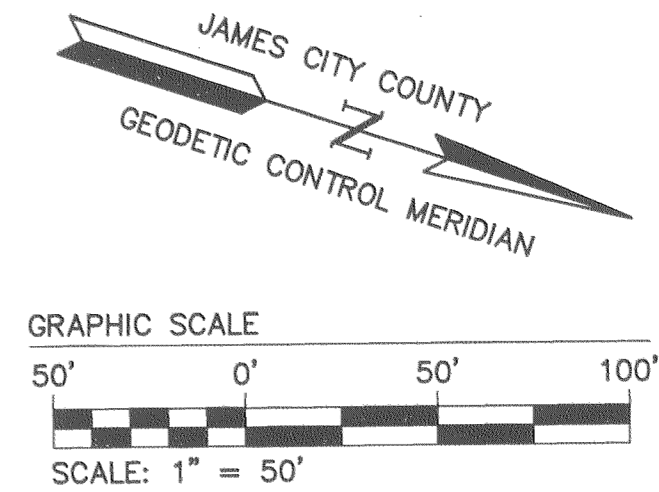
# #050025426

SEE SHEET NO. 5

M.F.F. = MINIMUM FINISHED FLOOR

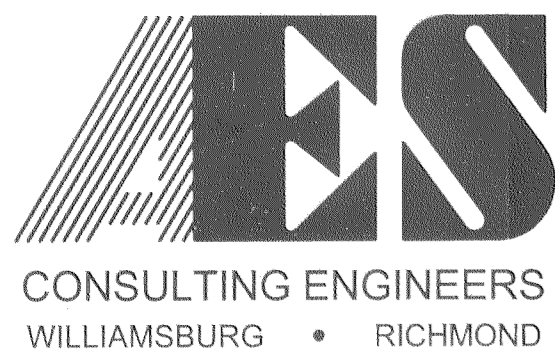


CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	14°46'09"	325.00	83.78	42.12	83.54	N62°08'27"E
C9	17°58'54"	475.00	149.07	75.16	148.46	N25°50'14"W
C10	20°40'35"	525.00	189.45	95.77	188.43	N24°29'24"W
C11	37°59'49"	50.00	33.16	17.21	32.55	N33°09'01"W
C12	262°31'55"	50.00	229.11	—	75.17	N79°07'02"E
C13	45°41'26"	50.00	39.87	21.06	38.82	S07°32'17"W
C14	19°31'14"	475.00	161.83	81.71	161.05	S25°04'04"E
C15	2°10'41"	525.00	19.96	9.98	19.95	S33°44'21"E
C16	84°47'03"	25.00	36.99	22.82	33.71	S75°02'32"E
C17	7°48'35"	375.00	51.11	25.60	51.07	N58°39'40"E



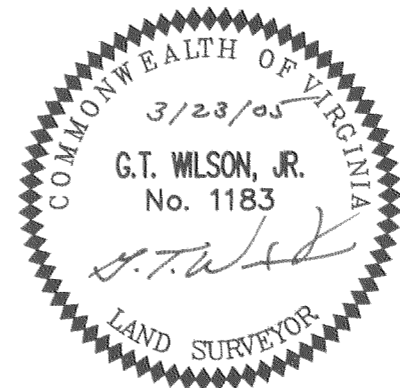
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
230A	2°36'19"	275.00	12.50	6.25	12.50	S01°59'44"E
230B	12°12'27"	525.00	111.86	56.14	111.65	S06°47'48"E
230C	84°47'03"	25.00	36.99	22.82	33.71	S29°29'29"W
230D	10°34'03"	325.00	59.94	30.06	59.86	S66°35'58"W
231A	6°33'35"	325.00	37.21	18.62	37.19	S58°02'10"W
231B	7°36'58"	475.00	63.14	31.62	63.09	N31°01'12"W
232A	11°54'16"	475.00	98.69	49.52	98.51	N21°15'35"W
232B	51°44'45"	50.00	4.58	2.29	4.58	N12°41'03"W
233A	0°58'52"	685.00	11.73	5.86	11.73	S39°50'04"E
233B	35°17'15"	165.00	101.62	52.48	100.02	S22°40'53"E
233C	40°26'41"	50.00	35.29	18.42	34.57	N10°09'40"E
233D	51°59'28"	50.00	45.37	24.38	43.83	N04°23'16"E
234A	14°35'19"	685.00	174.41	87.68	173.94	S32°02'59"E
234B	28°57'18"	50.00	25.27	12.91	25.00	N36°05'07"W
235A	2°40'15"	685.00	31.93	15.97	31.93	S23°25'12"E
235B	29°58'58"	50.00	26.16	13.39	25.87	N65°33'15"W
236	30°01'03"	50.00	26.20	13.41	25.90	S84°26'45"W
237	30°12'16"	50.00	26.36	13.49	26.05	S54°20'05"W
238	47°13'58"	50.00	41.22	21.86	40.06	S15°36'58"W
239A	44°08'54"	50.00	38.53	20.28	37.58	S30°04'28"E
239B	1°40'56"	525.00	15.41	7.71	15.41	S14°59'34"E
240	10°58'50"	525.00	100.61	50.46	100.46	S21°19'27"E
241A	8°00'49"	525.00	73.43	36.77	73.37	S30°49'16"E
241B	3°15'16"	475.00	26.98	13.49	26.98	S33°12'03"E

THIS SHEET ADDRESSES LOTS 230-241 OF PHASE IV-B



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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



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

No.	DATE	REVISION / COMMENT / NOTE	BY
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. 2 OF 5	

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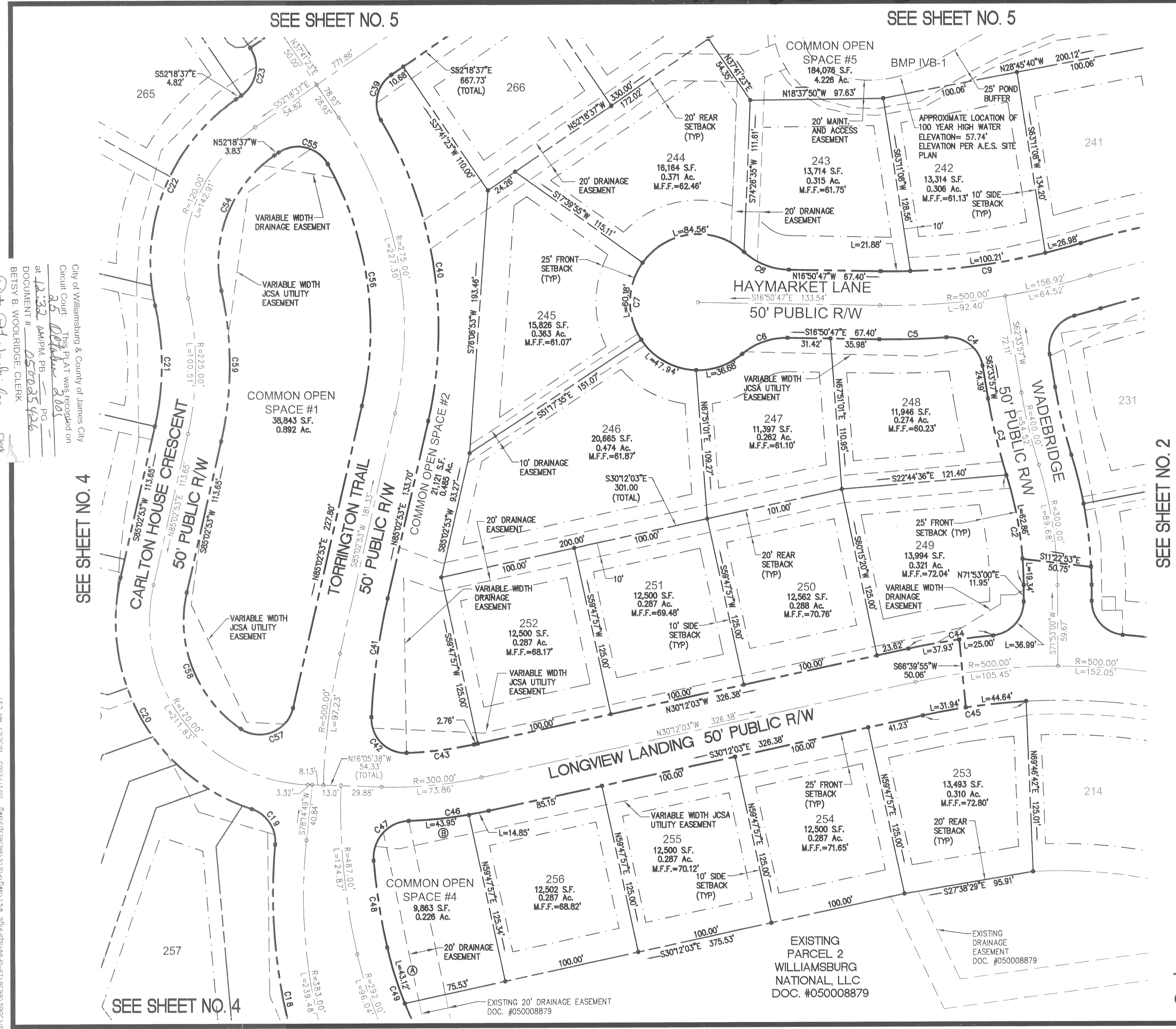
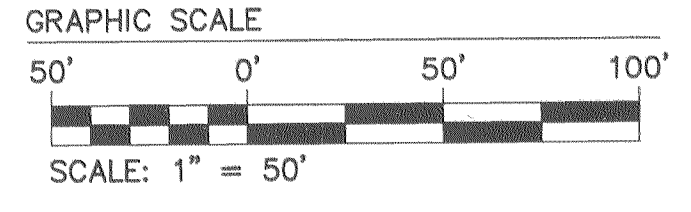
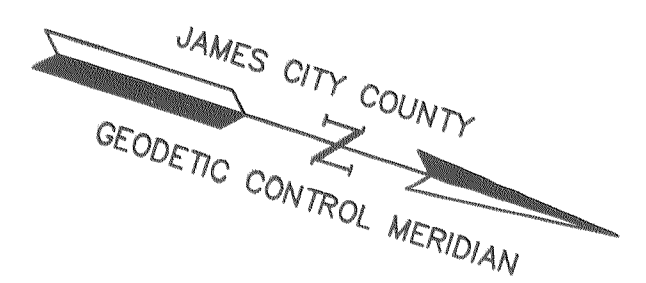
Large (Small Plats) Recorded herewith 03 0



# #050025426

SEE SHEET NO. 5

SEE SHEET NO. 5



**R/W CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C2	170°38"	275.00	82.20	41.41	81.90	N63°19'11"E
C3	74°35"	425.00	57.93	29.01	57.88	S58°39'40"W
C4	84°47'03"	25.00	36.99	22.82	33.71	S20°10'25"W
C5	52°21'19"	525.00	49.22	24.63	49.21	S19°31'56"E
C6	41°24'34"	50.00	36.14	18.90	35.36	S37°33'04"E
C7	262°49'10"	50.00	229.36	---	75.00	S73°09'13"W
C8	41°24'35"	50.00	36.14	18.90	35.36	N03°51'31"E
C9	17°58'54"	475.00	149.07	75.16	148.46	N25°50'14"W
C18	32°42'10"	405.00	231.16	118.82	228.04	S60°52'57"W
C19	77°05'05"	25.00	33.63	19.92	31.15	S38°41'29"W
C20	84°53'56"	145.00	214.86	132.63	195.73	S42°35'55"W
C21	25°35'41"	200.00	89.34	45.43	88.60	S72°15'03"W
C22	68°14'11"	145.00	172.69	98.24	162.66	N86°25'43"W
C23	90°00'00"	25.00	39.27	25.00	35.36	S82°41'23"W
C39	86°16'58"	25.00	37.65	23.43	34.19	N84°32'54"E
C40	43°38'28"	300.00	228.50	120.12	223.02	N63°13'39"E
C41	10°06'10"	500.00	88.16	44.20	88.05	N79°59'48"E
C42	94°41'36"	25.00	41.32	27.14	36.77	N27°35'55"E
C43	102°7'09"	275.00	50.17	25.15	50.10	N24°58'28"W
C44	6°52'06"	525.00	62.93	31.50	62.90	S26°46'00"E
C45	91°41'13"	475.00	76.58	38.37	76.50	N25°34'54"W
C46	102°7'09"	325.00	59.29	29.73	59.21	S24°58'28"E
C47	93°02'56"	26.81	43.53	28.27	38.90	S66°16'21"E
C48	7°59'16"	464.50	64.76	32.43	64.71	N63°12'32"E
C49	18°50'41"	269.50	88.64	44.72	88.24	N49°47'33"E
C54	68°14'11"	95.00	113.14	64.36	106.57	N86°25'43"W
C55	95°22'24"	25.00	41.61	27.46	36.97	N04°37'25"W
C56	41°59'06"	250.00	183.19	95.93	179.12	N64°03'20"E
C57	110°55'30"	25.00	48.40	36.32	41.19	S39°29'22"E
C58	69°04'30"	95.00	114.53	65.38	107.72	S50°30'38"W
C59	25°35'41"	250.00	111.68	56.79	110.75	S72°15'03"W

**LOT CURVE TABLE**

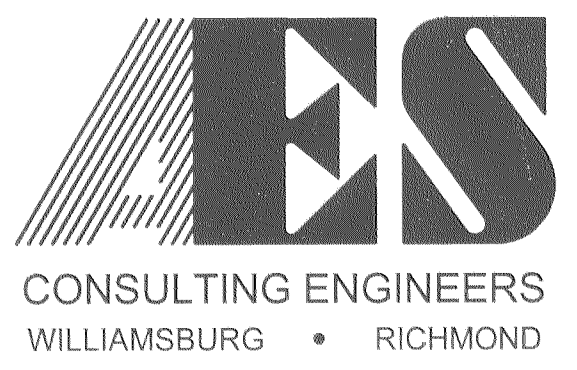
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
242	12°05'16"	475.00	100.21	50.29	100.03	S25°31'47"E
243	2°38'22"	475.00	21.88	10.94	21.88	S18°09'58"E
244	96°53'53"	50.00	84.56	56.41	74.84	S23°53'09"E
245	68°57'30"	50.00	60.18	34.34	56.61	N73°11'10"E
246	54°56'01"	50.00	47.94	25.99	46.12	N11°14'24"E
247	42°01'46"	50.00	36.68	19.21	35.86	N37°14'29"W
249	84°47'03"	25.00	36.99	22.82	33.71	S65°43'29"E
256	2°37'07"	325.00	14.85	7.43	14.85	N28°53'29"W
COS#4 A	9°09'59"	269.50	43.12	21.60	43.07	N54°37'54"E
COS#4 B	7°50'02"	325.00	44.44	22.25	44.40	N23°39'55"W

M.F.F.= MINIMUM FINISHED FLOOR

**THIS SHEET ADDRESSES LOTS 242-256 OF PHASE IV-B**

City of Williamsburg & County of James City  
 Circuit Court - This Plat was recorded on  
 at 12:32 AM/PM, PB  
 DOCUMENT # 050025426  
 Betsy B. Woolridge, Clerk

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**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
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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. 3 OF 5	



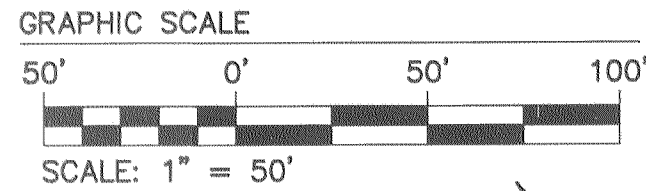




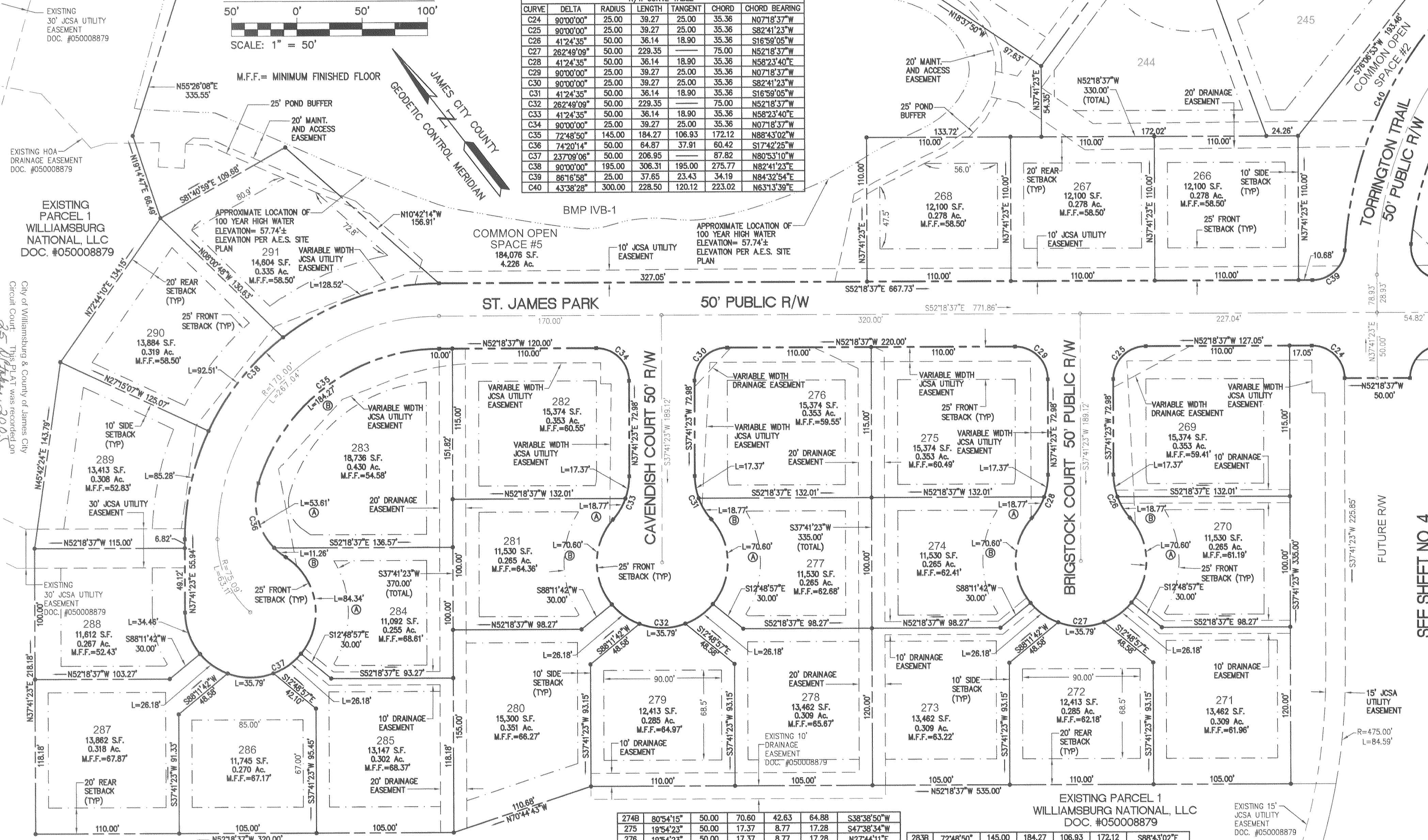
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SEE SHEET NO. 2

SEE SHEET NO. 3



R/W CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C24	90°00'00"	25.00	39.27	25.00	35.36	N07°18'37"W
C25	90°00'00"	25.00	39.27	25.00	35.36	S82°41'23"W
C26	41°24'35"	50.00	36.14	18.90	35.36	S16°59'05"W
C27	262°49'09"	50.00	229.35	—	75.00	N52°18'37"W
C28	41°24'35"	50.00	36.14	18.90	35.36	N58°23'40"E
C29	90°00'00"	25.00	39.27	25.00	35.36	N07°18'37"W
C30	90°00'00"	25.00	39.27	25.00	35.36	S82°41'23"W
C31	41°24'35"	50.00	36.14	18.90	35.36	S16°59'05"W
C32	262°49'09"	50.00	229.35	—	75.00	N52°18'37"W
C33	41°24'35"	50.00	36.14	18.90	35.36	N58°23'40"E
C34	90°00'00"	25.00	39.27	25.00	35.36	N07°18'37"W
C35	72°48'50"	145.00	184.27	106.93	172.12	N88°43'02"W
C36	74°20'14"	50.00	64.87	37.91	60.42	S17°42'25"W
C37	237°09'06"	50.00	206.95	—	87.82	N80°53'10"W
C38	90°00'00"	195.00	306.31	195.00	275.77	N82°41'23"E
C39	86°16'58"	25.00	37.65	23.43	34.19	N84°32'54"E
C40	43°38'28"	300.00	228.50	120.12	223.02	N63°13'39"E



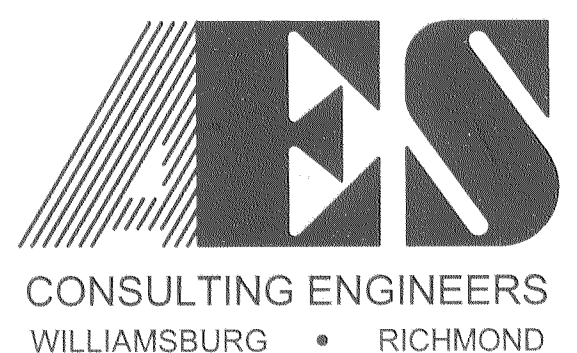
LOT CURVE TABLE						
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
269	19°54'23"	50.00	17.37	8.77	17.28	N27°44'11"E
270A	80°54'15"	50.00	70.60	42.63	64.88	N36°43'55"E
270B	21°30'11"	50.00	18.77	9.49	18.66	N07°01'54"E
271	30°00'00"	50.00	26.18	13.40	25.88	S87°48'57"E
272	41°00'39"	50.00	35.79	18.70	35.03	S52°18'37"E
273	30°00'00"	50.00	26.18	13.40	25.88	S16°48'18"E
274A	21°30'11"	50.00	18.77	9.49	18.66	S68°20'51"W

274B	80°54'15"	50.00	70.60	42.63	64.88	S38°38'50"W
275	19°54'23"	50.00	17.37	8.77	17.28	S47°38'34"W
276	19°54'23"	50.00	17.37	8.77	17.28	N27°44'11"E
277A	80°54'15"	50.00	70.60	42.63	64.88	N36°43'55"E
277B	21°30'11"	50.00	18.77	9.49	18.66	N07°01'54"E
278	30°00'00"	50.00	26.18	13.40	25.88	S87°48'57"E
279	41°00'39"	50.00	35.79	18.70	35.03	S52°18'37"E
280	30°00'00"	50.00	26.18	13.40	25.88	S16°48'18"E
281A	21°30'11"	50.00	18.77	9.49	18.66	S68°20'51"W
281B	80°54'15"	50.00	70.60	42.63	64.88	S38°38'50"W
282	19°54'23"	50.00	17.37	8.77	17.28	S47°38'34"W
283A	81°26'19"	50.00	53.61	29.71	51.08	N24°09'22"E

283B	72°48'50"	145.00	184.27	106.93	172.12	S88°43'02"E
284A	96°38'46"	50.00	84.34	56.16	74.89	N28°51'40"E
284B	12°53'55"	50.00	11.26	5.65	11.23	N13°00'46"W
285	30°00'00"	50.00	26.18	13.40	25.88	S87°48'57"E
286	41°00'39"	50.00	35.79	18.70	35.03	S52°18'37"E
287	30°00'00"	50.00	26.18	13.40	25.88	S16°48'18"E
288	39°29'41"	50.00	34.46	17.95	33.79	S17°56'32"W
289	25°03'30"	195.00	85.28	43.33	84.61	S50°13'08"W
290	27°10'49"	195.00	92.51	47.14	91.64	S76°20'17"W
291	37°45'41"	195.00	128.52	66.69	126.20	N71°11'28"W

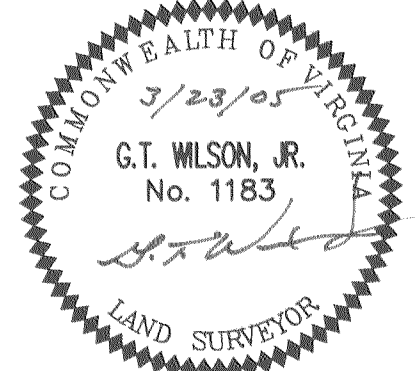
NOTE: TORRINGTON TRAIL IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

THIS SHEET ADDRESSES LOTS 266-291 OF PHASE V



5248 Olde Towne Road, Suite 1  
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
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	Drawn
AES	JFS
Scale	Date
NOTED	3/23/05
Project No.	
8656-13	
Drawing No.	
5 OF 5	