

120023286

**CERTIFICATION OF SOURCE OF TITLE (LOT 315)**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY KAR SAN DEVELOPMENT, LTD TO ELEANOR A. HUNTER BY DEED DATED JULY 12, 2010 AND RECORDED AS DOCUMENT NO. 100014323 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.

**CERTIFICATION OF SOURCE OF TITLE (LOT 314)**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMESTOWN, L.L.C. TO ELEANOR A. HUNTER BY DEED DATED JULY 27, 2010 AND RECORDED AS DOCUMENT NO. 100015350 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.

**CERTIFICATION OF SOURCE OF TITLE (LOT 313)**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMESTOWN, L.L.C. TO ELEANOR A. HUNTER BY DEED DATED AUGUST 12, 2010 AND RECORDED AS DOCUMENT NO. 100017458 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.

**OWNER'S CERTIFICATION**

THE LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

9-11-12 DATE  
ELEANOR A. HUNTER

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James

I, Crystal R Queen NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 11 DAY OF September, 20 12  
Crystal R. Queen NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 6/30/15  
NOTARY REGISTRATION NUMBER: 7654878

NOTE: REFER TO INSTRUMENT NO. 070016643 FOR ORIGINAL SUBDIVISION PLAT OF GREENSPRINGS WEST PHASE VI.

**GENERAL NOTES**

PROPERTIES ARE ZONED R4 RESIDENTIAL PLANNED COMMUNITY

ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.

ALL UTILITIES SHALL BE PLACED UNDERGROUND.

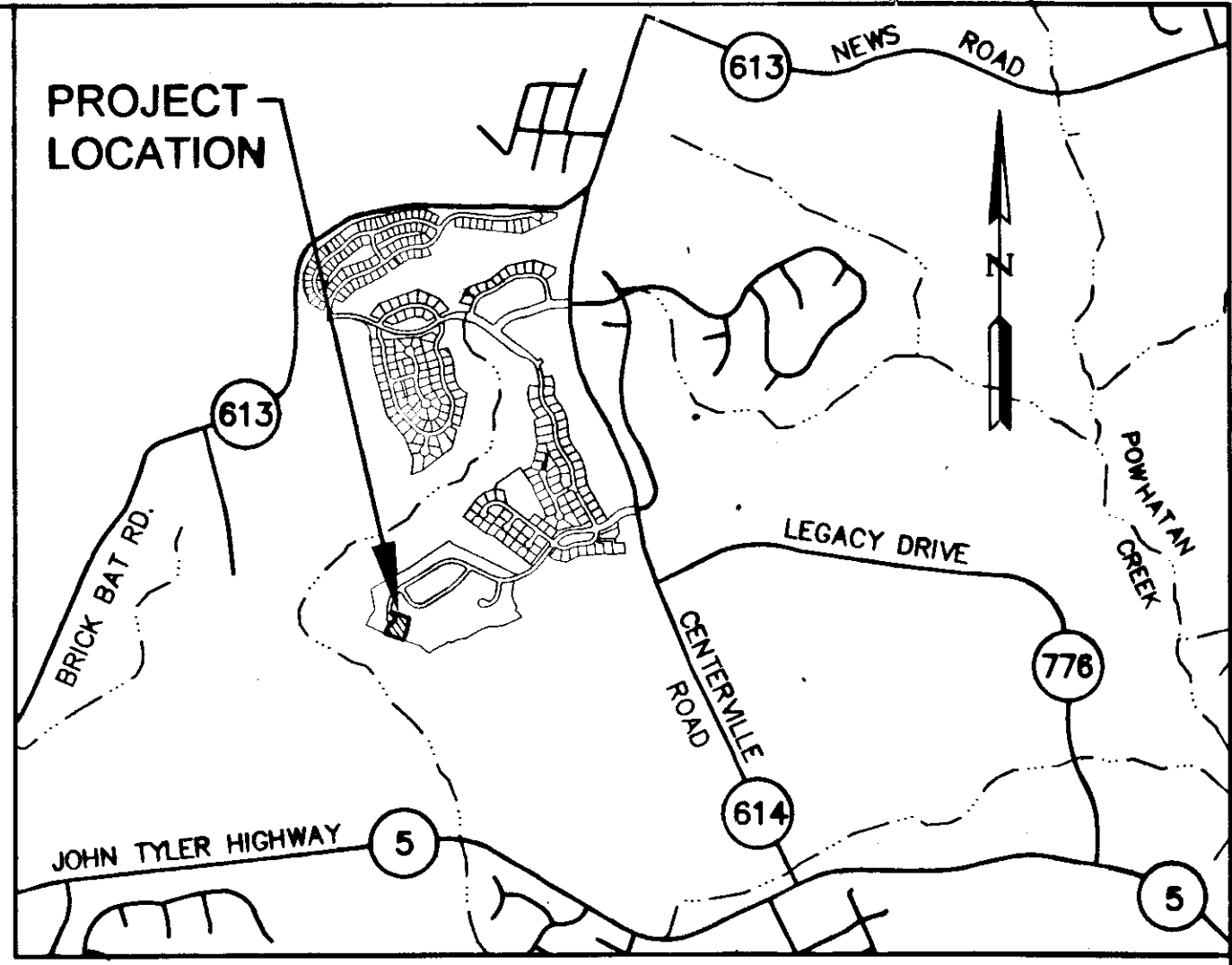
THIS PLAT IS BASED UPON COMPILED RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. OTHER EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

PROPERTIES SHOWN HEREON ARE ALL OF TAX MAP PARCELS 3630200313, 3630200314 AND 3630200315 LOCATED AT 3071, 3067 AND 3063 TORRINGTON TRAIL RESPECTIVELY.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

PROPERTY IS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON COMMUNITY PANEL #510201 0115 C, DATED 9/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.



LOCATION MAP SCALE: 1"=2000'±

AREA TABULATION	S.F.±	AC.±
AREA OF T.P. 3630200313 (LOT 313)	16,010	0.37
AREA OF T.P. 3630200314 (LOT 314)	17,743	0.41
AREA OF T.P. 3630200315 (LOT 315)	19,524	0.45
TOTAL NEW AREA (LOT 315)	53,277	1.22

**SURVEYOR'S 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.

Thomas C. Sublett 9/11/2012  
THOMAS C. SUBLETT, L.S. #1886 DATE

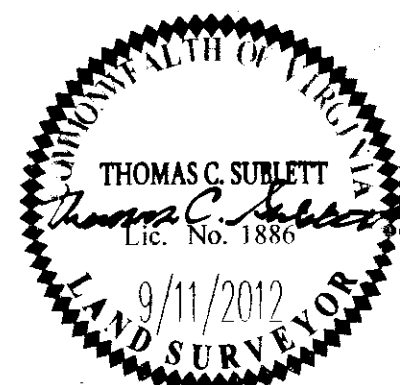
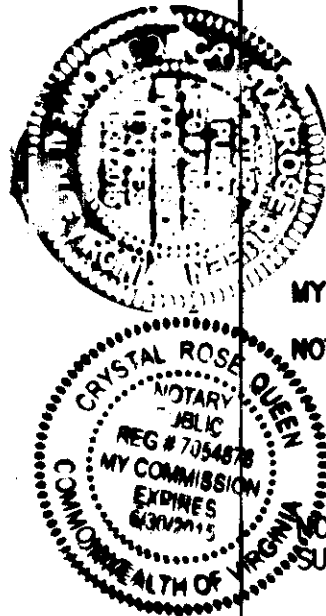
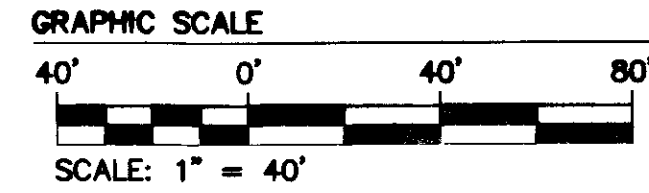
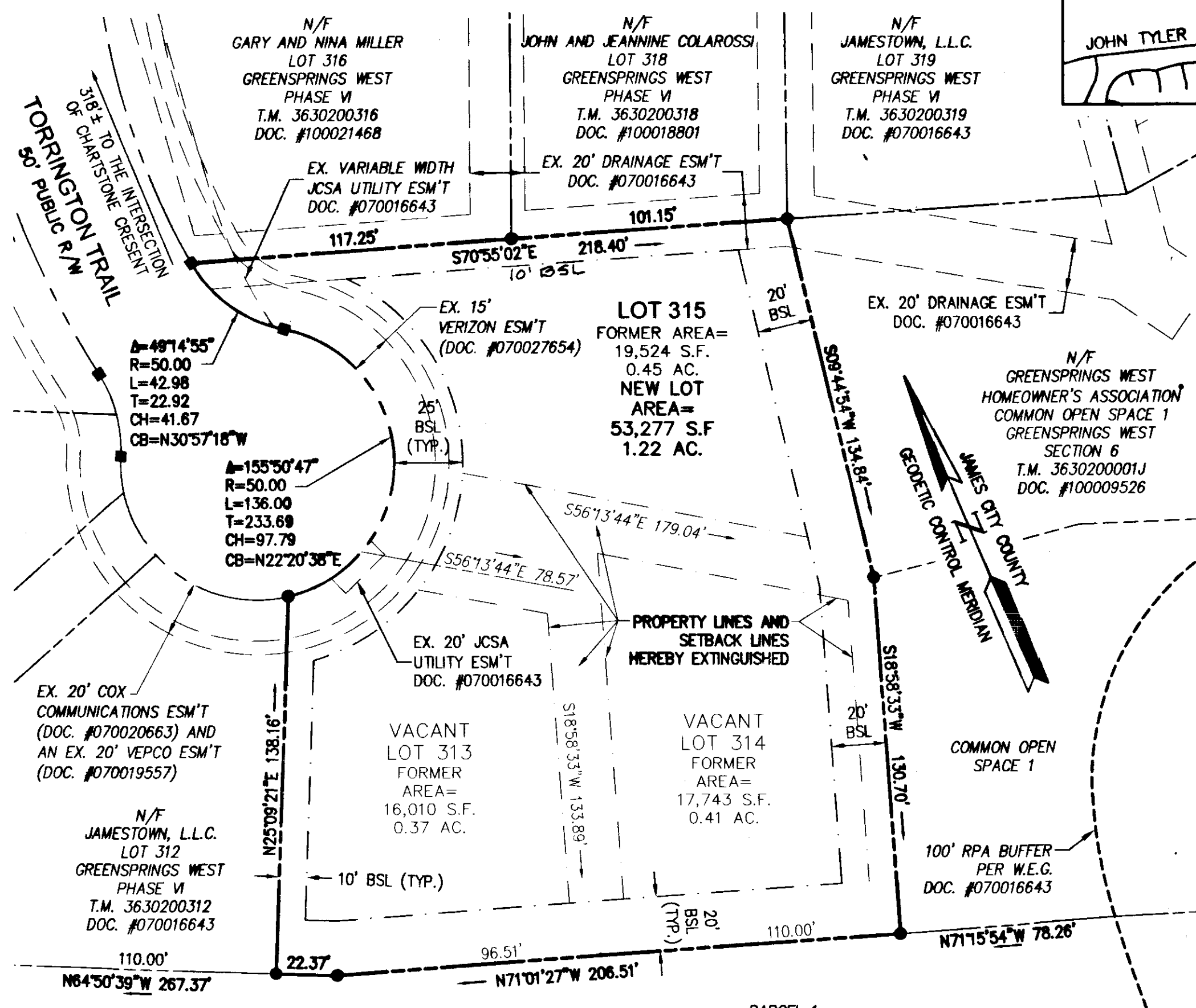
**CERTIFICATE OF APPROVAL**

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

10-29-12 DATE  
Crystal R. Queen SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 2nd DAY OF November, 2012  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:22 AM/PM  
INSTRUMENT # 120023286

TESTE: Betsy B. Woolridge  
BETSY B. WOOLRIDGE, CLERK  
By Crystal R. Queen Dep. Clerk



**AES**  
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Hampton Roads | Central Virginia | Middle Peninsula

**PLAT OF LOT LINE EXTINGUISHMENT**  
BETWEEN THREE LOTS OWNED BY:  
**ELEANOR A. HUNTER**  
LOTS 313, 314 AND 315 OF  
GREENSPRINGS WEST PHASE VI  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JFS	
Project Number: 6656-15-201	
Scale: 1"=40'	Date: 4/26/2011
Sheet Number	
<b>1 OF 1</b>	

Rev	Date	Description	JFS Revised By
1	9/11/12	APPROVED PLAT REPRINTED FOR SIGNATURES	JFS