

140015675

CERTIFICATION OF SOURCE OF TITLE (PID: 3640100022)

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT STANDS IN THE NAME OF WILLIAMSBURG NATIONAL, LLC, AND WAS ACQUIRED BY DEED DATED APRIL 27, 2005 FROM JAMESTOWN, LLC AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT NO. 050009304 ON APRIL 29, 2005.

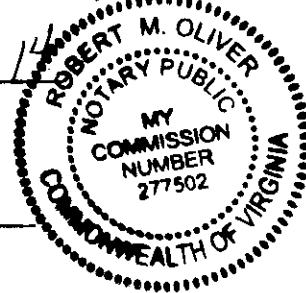
OWNER'S CONSENT AND DEDICATION

THE NATURAL OPEN SPACE EASEMENTS SHOWN HEREON ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

C. Lewis Waitan 9-15-14
 WILLIAMSBURG NATIONAL, LLC DATE
C. Lewis Waitan
 PRINTED NAME (TITLE)

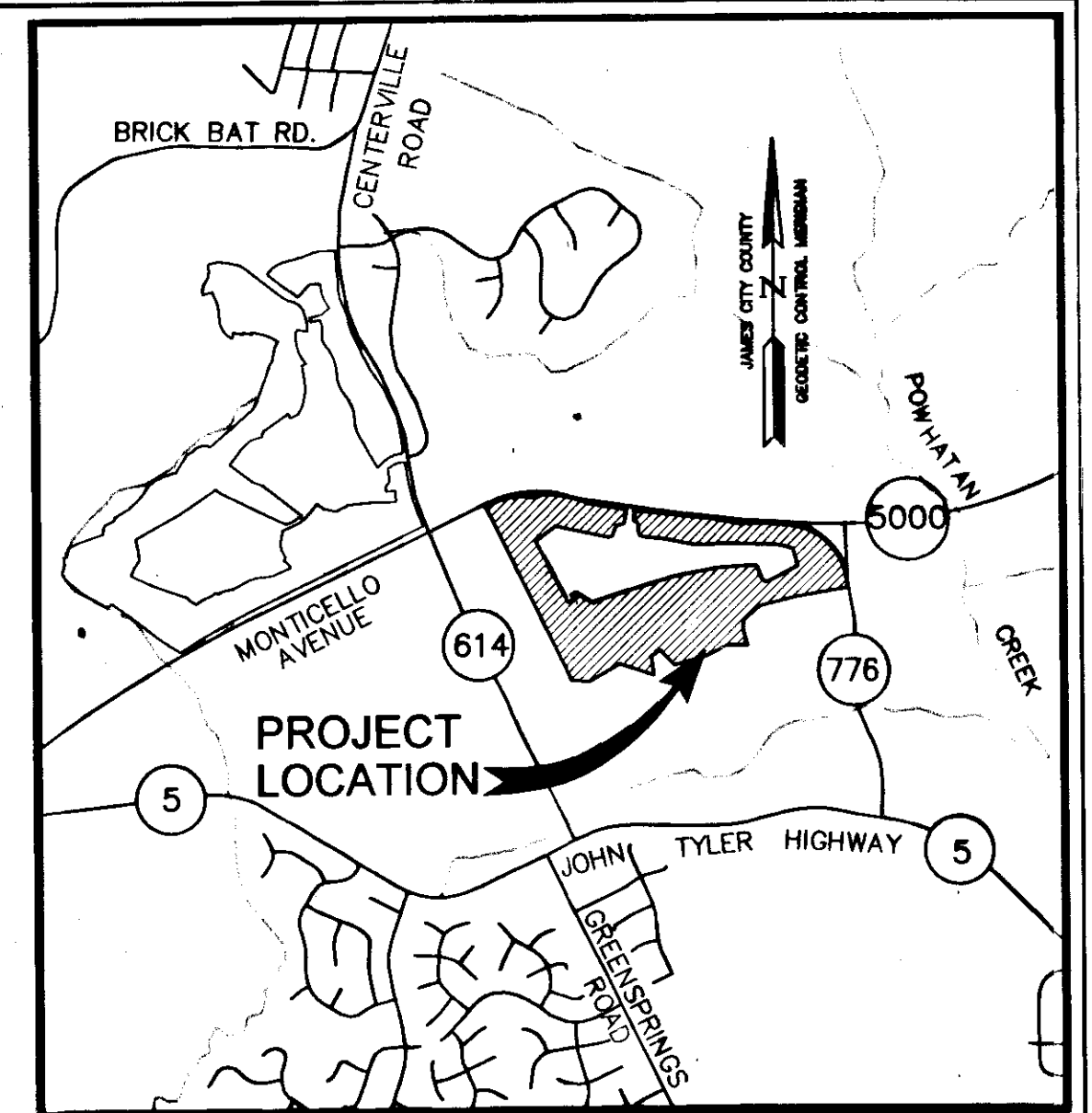
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY TO-WIT:
 I, ROBERT OLIVER A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 15 DAY OF SEPTEMBER, 2014
 MY COMMISSION EXPIRES 9/30/18
[Signature]
 NOTARY PUBLIC



GENERAL NOTES:

- PROPERTY CONSISTS OF TAX PARCEL (PID: 3640100022) STREET ADDRESS: 3375 MONTICELLO AVENUE, WILLIAMSBURG, VA 23188.
- PROPERTY IS ZONED R-4 (RESIDENTIAL PLANNED COMMUNITY) AND LIES WITHIN THE POWHATAN CREEK WATERSHED.
- THIS PLAT IS INTENDED FOR EASEMENT PURPOSES ONLY. PROPERTY LINES AS SHOWN WERE TAKEN FROM RECORD AND OTHER AVAILABLE INFORMATION AND DO NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- THE SOLE INTENT OF THIS PLAT IS TO DEDICATE NATURAL OPEN SPACE EASEMENTS #1-#7.
- IN ACCORDANCE WITH SECTION 19-29(H) OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.



LOCATION MAP SCALE: 1"=2000'

SHEET DESCRIPTION

- SHEET 1 OF 5 - COVER SHEET
- SHEET 2 OF 5 - OVERALL SHEET
- SHEET 3 OF 5 - NATURAL OPEN SPACE EASEMENT #1, #2 & #3
- SHEET 4 OF 5 - NATURAL OPEN SPACE EASEMENT #4 AND #5
- SHEET 5 OF 5 - NATURAL OPEN SPACE EASEMENT #6 AND #7

REFERENCE: INSTRUMENT #050008879 (PLAT)

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 6/27/14
 THOMAS C. SUBLETT, L.S. #1886 DATE

CERTIFICATE OF APPROVAL

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

DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

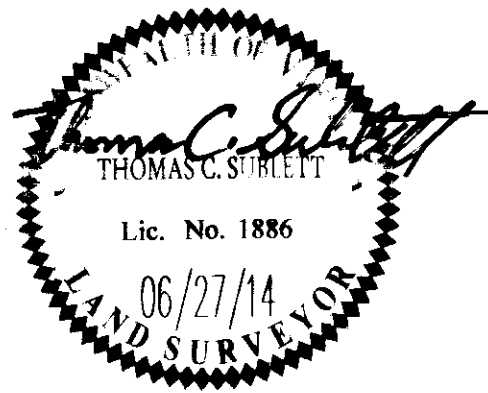
NATURAL OPEN SPACE EASEMENT #1	16,360 S.F.	0.376 AC.
NATURAL OPEN SPACE EASEMENT #2	99,238 S.F.	2.278 AC.
NATURAL OPEN SPACE EASEMENT #3	8,309 S.F.	0.191 AC.
NATURAL OPEN SPACE EASEMENT #4	51,235 S.F.	1.176 AC.
NATURAL OPEN SPACE EASEMENT #5	38,249 S.F.	0.878 AC.
NATURAL OPEN SPACE EASEMENT #6	15,306 S.F.	0.351 AC.
NATURAL OPEN SPACE EASEMENT #7	73,028 S.F.	1.676 AC.
TOTAL NATURAL OPEN SPACE EASEMENT	301,725 S.F.	6.926 AC.

5 Large/Small Plat(s) Recorded herewith as # 140015675

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 26th DAY OF September, 2014
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:47 AM/PM
 INSTRUMENT # 140015675.

TESTE: *dmy storey, DC*
 BETSY B. WOOLRIDGE, CLERK

Rev.	Date	Description	Revised By

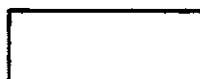



FAES
 CONSULTING ENGINEERS
 Hampton Roads | Central Virginia | Middle Peninsula
 5246 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com

OFFSITE NATURAL OPEN SPACE EASEMENT FOR THE SETTLEMENT AT POWHATAN CREEK TO BE DEDICATED TO JAMES CITY COUNTY
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TRS/TCS
 Project Number: 8656-22
 Scale: NA Date: 06-27-14
 Sheet Number: 1 of 5

LEGEND:

-  EXISTING NATURAL OPEN SPACE EASEMENT (INSTR. #050008879)
-  NATURAL OPEN SPACE EASEMENT AREAS HEREBY DEDICATED TO JAMES CITY COUNTY

NATURAL OPEN SPACE EASEMENT #1	16,360 S.F.	0.378 AC.
NATURAL OPEN SPACE EASEMENT #2	99,238 S.F.	2.278 AC.
NATURAL OPEN SPACE EASEMENT #3	8,309 S.F.	0.191 AC.
NATURAL OPEN SPACE EASEMENT #4	51,235 S.F.	1.176 AC.
NATURAL OPEN SPACE EASEMENT #5	38,249 S.F.	0.878 AC.
NATURAL OPEN SPACE EASEMENT #6	15,306 S.F.	0.351 AC.
NATURAL OPEN SPACE EASEMENT #7	73,028 S.F.	1.678 AC.
TOTAL NATURAL OPEN SPACE EASEMENT	301,725 S.F.	6.928 AC.

N/F
WILLIAMSBURG NATIONAL LLC
PARCEL F
'LEGACY GOLF LINKS @ GREENSPRINGS'
3700 CENTERVILLE ROAD
TAX PARCEL ID#364010001B

GREENSPRINGS ASSOCIATES
#3700 WELCOME CENTER DRIVE
PID: 3730200001A
INSTR. #040026252
ZONED R4

N/F
BRAEMAR CREEK
AT GREENSPRINGS
50 BRAEMAR CREEK
TAX PARCEL ID#3640500001A
DOC.# 050025017

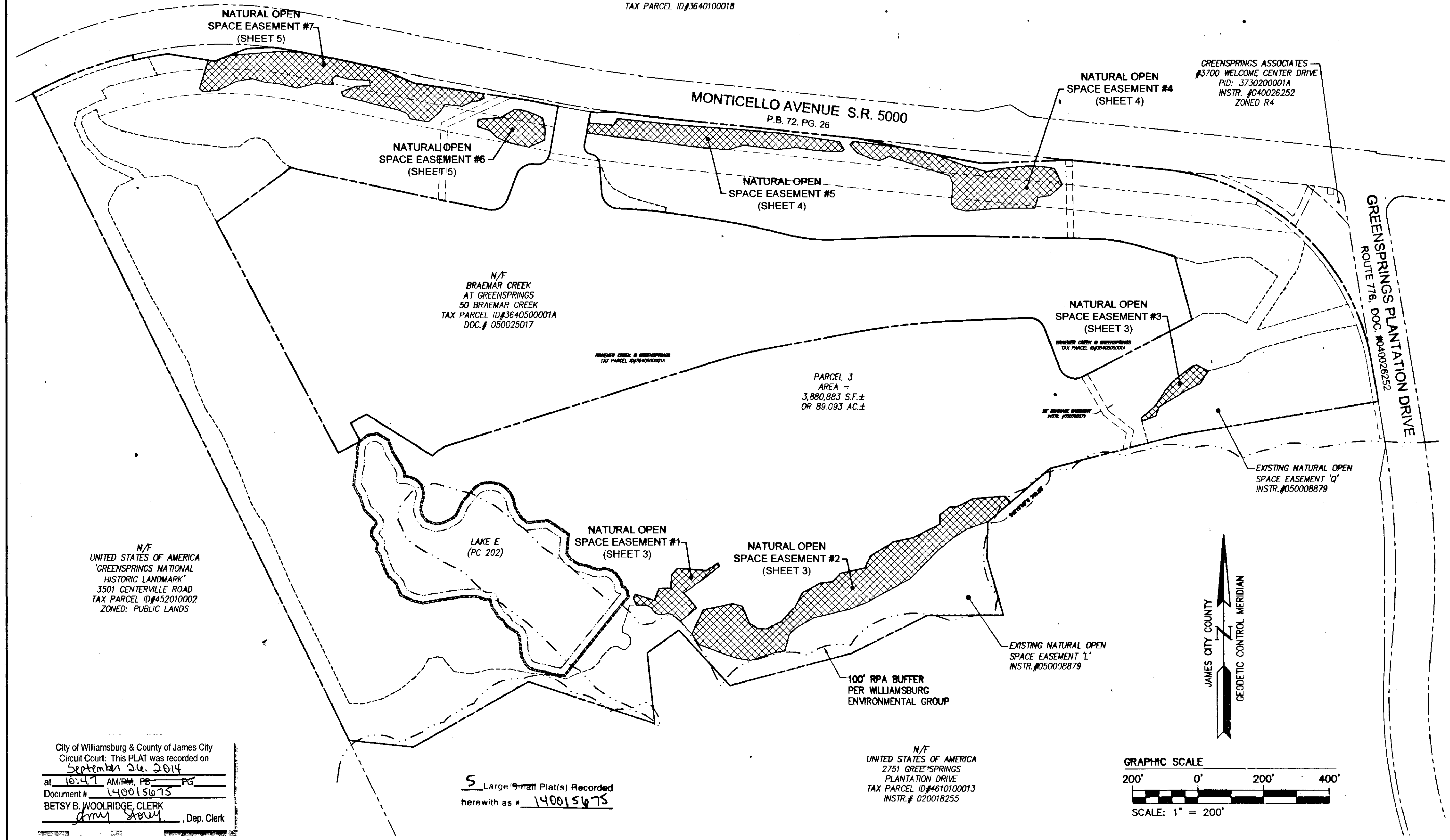
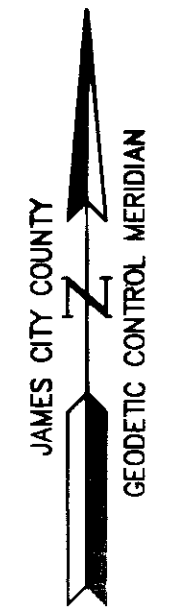
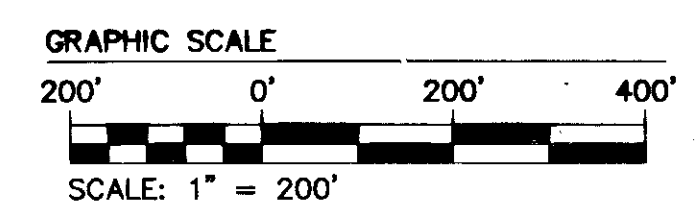
PARCEL 3
AREA =
3,880,883 S.F.±
OR 89.093 AC.±

N/F
UNITED STATES OF AMERICA
'GREENSPRINGS NATIONAL
HISTORIC LANDMARK'
3501 CENTERVILLE ROAD
TAX PARCEL ID#452010002
ZONED: PUBLIC LANDS

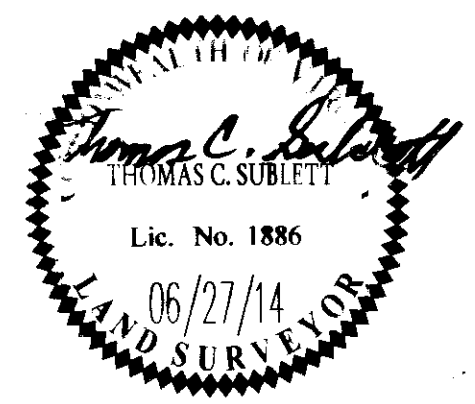
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
September 24, 2014
at 10:47 AM/PM, PB PG
Document # 140015675
BETSY B. WOOLRIDGE, CLERK
[Signature], Dep. Clerk

5 Large Small Plat(s) Recorded
herewith as # 140015675

N/F
UNITED STATES OF AMERICA
2751 GREE SPRINGS
PLANTATION DRIVE
TAX PARCEL ID#4610100013
INSTR. # 020018255



Rev.	Date	Description	Revised By



AES
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**OFFSITE NATURAL OPEN SPACE EASEMENT
FOR
THE SETTLEMENT AT POWHATAN CREEK
TO BE DEDICATED TO
JAMES CITY COUNTY**

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS/TCS
Project Number:	8656-22
Scale:	1"=200'
Date:	06-27-14
Sheet Number	2 of 5

140015675

SEE SHEET 4 OF 5

BRAEMER CREEK ● GREENSPRINGS
TAX PARCEL ID#364050001A

PARCEL 3
AREA =
3,880,883 S.F. ±
OR 89.093 AC. ±

BRAEMER CREEK ● GREENSPRINGS
TAX PARCEL ID#364050001A

NATURAL OPEN
SPACE EASEMENT #3
8,309 S.F. / 0.191 AC.

20' DRAINAGE EASEMENT
INSTR. #050008879

EXISTING NATURAL OPEN
SPACE EASEMENT 'Q'
INSTR. #050008879

NATURAL OPEN
SPACE EASEMENT #1
16,360 S.F. / 0.376 AC.

NATURAL OPEN
SPACE EASEMENT #2
99,238 S.F. / 2.278 AC.

100' RPA BUFFER
PER WILLIAMSBURG
ENVIRONMENTAL GROUP

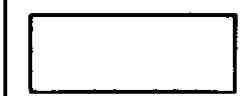
EXISTING NATURAL OPEN
SPACE EASEMENT 'L'
INSTR. #050008879

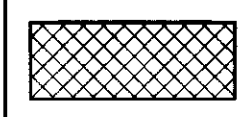
N/F
UNITED STATES OF AMERICA
2751 GREENSPRINGS
PLANTATION DRIVE
TAX PARCEL ID#4610100013
INSTR. # 020018255

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
September 26, 2014
at 10:47 AM/PM, PB PG
Document # 140015675
BETSY B. WOOLRIDGE, CLERK
gmy stony, Dep. Clerk

Large/Small Plat(s) Recorded
herewith as # 140015675

LEGEND:

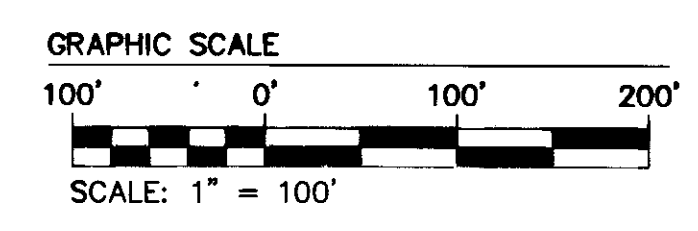
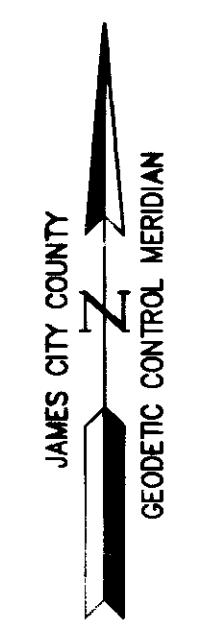
 EXISTING NATURAL OPEN SPACE EASEMENT (INSTR. #050008879)

 NATURAL OPEN SPACE EASEMENT AREAS HEREBY DEDICATED TO JAMES CITY COUNTY

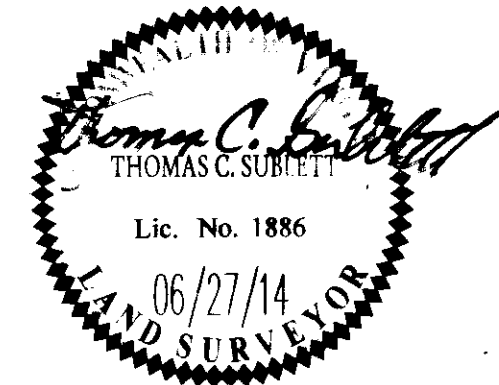
LINE	BEARING	LENGTH
L1	N53°18'40"W	35.29'
L2	N78°51'12"W	11.52'
L3	S78°53'04"W	16.15'
L4	N85°22'51"W	14.14'
L5	N63°11'44"W	9.87'
L6	N38°05'00"W	18.89'
L7	N62°18'01"W	16.94'
L8	N89°22'14"W	30.23'
L9	N22°57'33"W	23.09'
L10	N27°12'09"E	13.09'
L11	S71°37'50"E	61.74'
L12	N19°20'32"E	39.39'
L13	N87°20'19"E	38.00'
L14	N0°27'48"E	40.78'
L15	N45°57'05"E	26.94'
L16	S85°25'16"E	88.76'
L17	N55°46'26"E	41.74'
L18	S26°39'21"E	11.08'
L19	S50°57'51"W	60.65'
L20	S55°27'36"W	76.13'
L21	S41°13'40"E	61.27'
L22	S51°14'52"W	63.56'
L23	N24°47'13"E	81.29'
L24	N77°59'35"E	91.04'
L25	S76°13'08"E	31.38'

LINE	BEARING	LENGTH
L26	S22°56'35"E	55.95'
L27	S56°44'21"E	30.88'
L28	S88°11'28"E	27.35'
L29	N62°41'42"E	48.50'
L30	N43°04'51"E	62.91'
L31	N27°39'41"E	48.64'
L32	N62°01'39"E	61.03'
L33	N82°32'42"E	38.19'
L34	N42°24'38"E	34.52'
L35	N77°11'13"E	76.68'
L36	N24°30'49"E	40.16'
L37	N59°02'02"E	83.39'
L38	N77°10'12"E	62.72'
L39	N62°57'10"E	90.32'
L40	N1°10'28"W	27.42'
L41	N50°07'32"E	39.07'
L42	N89°38'59"E	20.74'
L43	N64°44'22"E	55.70'
L44	N85°17'51"E	97.90'
L45	S40°40'57"E	25.21'
L46	S49°19'03"W	90.21'
L47	S71°07'36"W	68.58'
L48	S57°42'13"W	48.33'
L49	S50°23'56"W	65.92'
L50	S44°11'42"W	116.27'

LINE	BEARING	LENGTH
L51	S61°15'58"W	150.36'
L52	S67°34'21"W	57.44'
L53	S76°37'36"W	110.95'
L54	S59°56'59"W	64.41'
L55	S44°15'06"W	28.47'
L56	S14°42'56"W	51.32'
L57	S79°37'09"W	31.71'
L58	S72°56'04"W	77.63'
L59	N81°18'55"W	37.37'
L60	N73°30'49"W	37.40'
L61	N69°38'43"W	33.53'
L62	N68°51'54"W	55.29'
L63	N35°13'28"W	39.17'
L64	N14°42'05"W	8.00'
L65	N48°08'13"E	58.61'
L66	N32°09'25"E	55.63'
L67	N41°12'57"E	34.72'
L68	N51°35'02"E	76.55'
L69	N79°22'45"E	13.92'
L70	S61°26'31"E	38.38'
L71	S32°40'56"W	45.51'
L72	S63°18'20"W	50.36'
L73	S58°46'57"W	94.11'
L74	S17°36'58"W	28.96'
L75	S71°10'52"W	45.07'



Rev	Date	Description	Revised By



AES
CONSULTING ENGINEERS

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Hampton Roads | Central Virginia | Middle Peninsula

OFFSITE NATURAL OPEN SPACE EASEMENT
FOR
THE SETTLEMENT AT POWHATAN CREEK
TO BE DEDICATED TO
JAMES CITY COUNTY

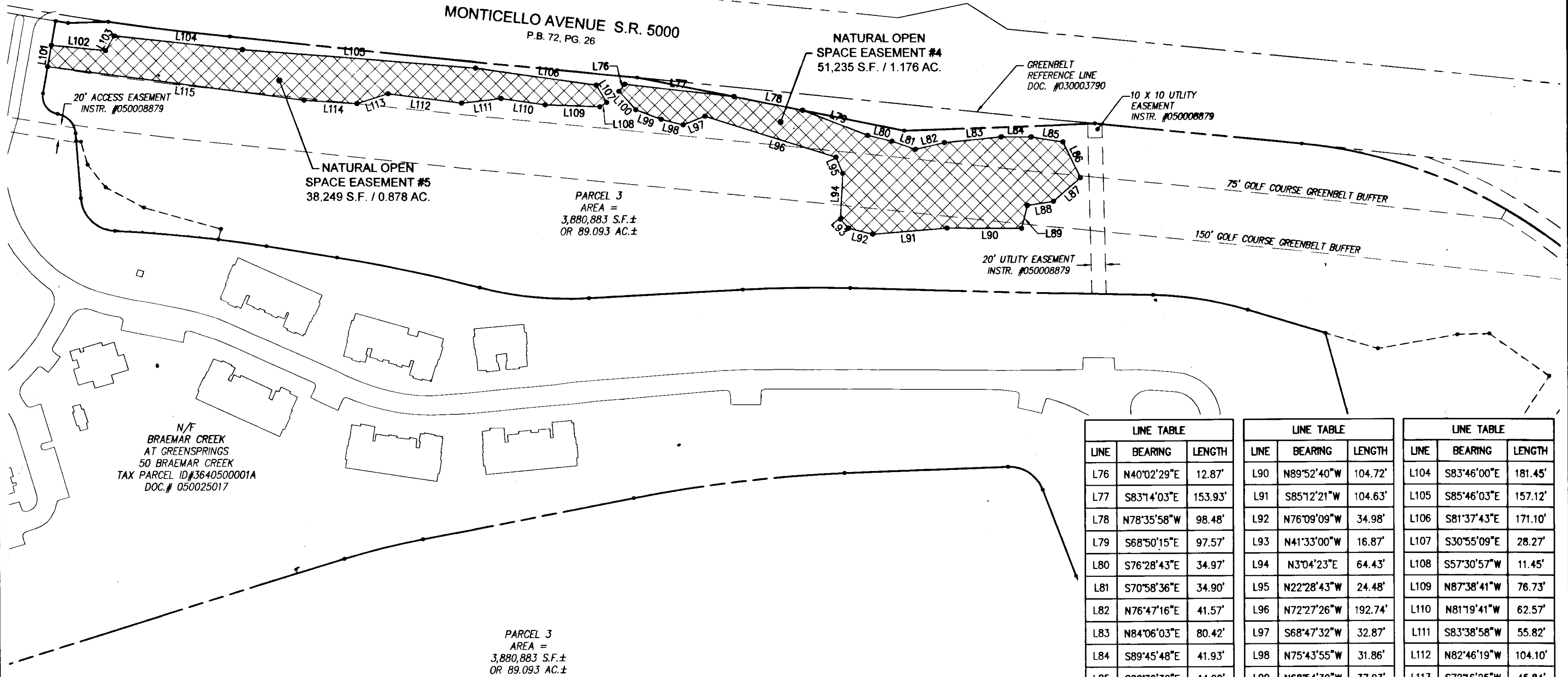
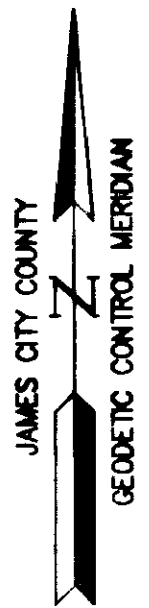
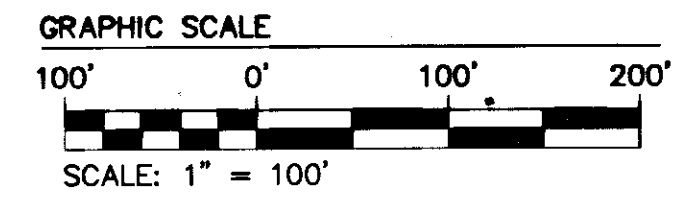
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TRS/TCS
Project Number: 8656-22
Scale: 1"=100' Date: 06-27-14
Sheet Number
3 of 5

140015675

SEE SHEET 5 OF 5

N/F
WILLIAMSBURG NATIONAL LLC
PARCEL F
'LEGACY GOLF LINKS @ GREENSPRINGS'
3700 CENTERVILLE ROAD
TAX PARCEL ID#3640100018



N/F
BRAEMAR CREEK
AT GREENSPRINGS
50 BRAEMAR CREEK
TAX PARCEL ID#3640500001A
DOC.# 050025017

PARCEL 3
AREA =
3,880,883 S.F.±
OR 89.093 AC.±

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L76	N40°02'29"E	12.87'	L90	N89°52'40"W	104.72'	L104	S83°46'00"E	181.45'
L77	S83°14'03"E	153.93'	L91	S85°12'21"W	104.63'	L105	S85°46'03"E	157.12'
L78	N78°35'58"W	98.48'	L92	N76°09'09"W	34.98'	L106	S81°37'43"E	171.10'
L79	S68°50'15"E	97.57'	L93	N41°33'00"W	16.87'	L107	S30°55'09"E	28.27'
L80	S76°28'43"E	34.97'	L94	N3°04'23"E	64.43'	L108	S57°30'57"W	11.45'
L81	S70°58'36"E	34.90'	L95	N22°28'43"W	24.48'	L109	N87°38'41"W	76.73'
L82	N76°47'16"E	41.57'	L96	N72°27'26"W	192.74'	L110	N81°19'41"W	62.57'
L83	N84°06'03"E	80.42'	L97	S68°47'32"W	32.87'	L111	S83°38'58"W	55.82'
L84	S89°45'48"E	41.93'	L98	N75°43'55"W	31.86'	L112	N82°46'19"W	104.10'
L85	S80°36'32"E	44.99'	L99	N68°54'39"W	37.93'	L113	S72°16'25"W	45.84'
L86	S25°49'21"E	56.11'	L100	N42°03'08"W	35.08'	L114	N86°29'14"W	74.41'
L87	S49°06'27"W	49.92'	L101	N10°04'17"E	30.43'	L115	N82°27'59"W	362.74'
L88	S81°18'15"W	37.17'	L102	S84°15'39"E	76.44'			
L89	S14°18'25"W	33.13'	L103	N29°54'54"E	23.69'			

LEGEND:

[Hatched Box] EXISTING NATURAL OPEN SPACE EASEMENT (INSTR. #050008879)

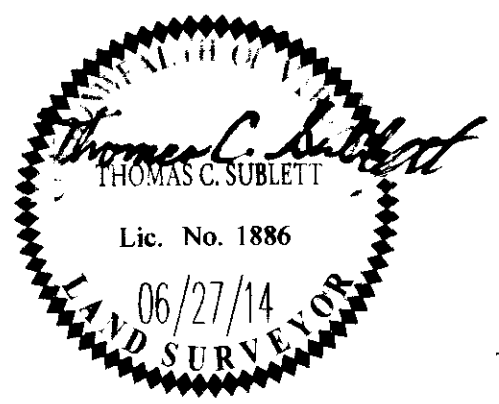
[Cross-hatched Box] NATURAL OPEN SPACE EASEMENT AREAS HEREBY DEDICATED TO JAMES CITY COUNTY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
September 26, 2014
at 10:47 AM/PM, PB _____ PG _____
Document # 14 0015675
BETSY B. WOOLRIDGE, CLERK
Amy Storey, Dep. Clerk

5 Large Small Plat(s) Recorded
herewith as # 140015675

SEE SHEET 3 OF 5

Rev	Date	Description	Revised By



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BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

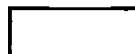
Project Contacts: TRS/TCS
Project Number: 8656-22
Scale: 1"=100' Date: 06-27-14
Sheet Number
4 of 5

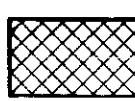
140015675

LINE	BEARING	LENGTH
L116	N3°54'40"E	23.06'
L117	N86°18'33"E	69.29'
L118	N59°17'25"E	48.42'
L119	N89°45'46"E	13.77'
L120	S75°47'18"E	28.00'
L121	S66°43'40"E	48.54'
L122	S14°02'35"E	34.70'
L123	S2°00'43"W	34.51'
L124	S67°08'27"W	53.67'
L125	N76°37'18"W	66.23'
L126	N65°34'55"W	34.99'
L127	N44°17'17"W	27.83'
L128	N71°49'33"W	41.98'
L129	N17°16'43"E	90.97'
L130	S81°03'10"E	20.16'
L131	N67°58'39"E	47.83'
L132	N85°02'43"E	152.76'
L133	S88°33'45"E	67.96'
L134	S78°49'58"E	233.46'
L135	S67°15'08"E	124.54'
L136	S81°17'13"E	209.45'
L137	S22°43'50"E	14.95'
L138	S60°01'11"W	17.90'
L139	S84°27'35"W	20.91'
L140	S65°44'41"W	33.84'

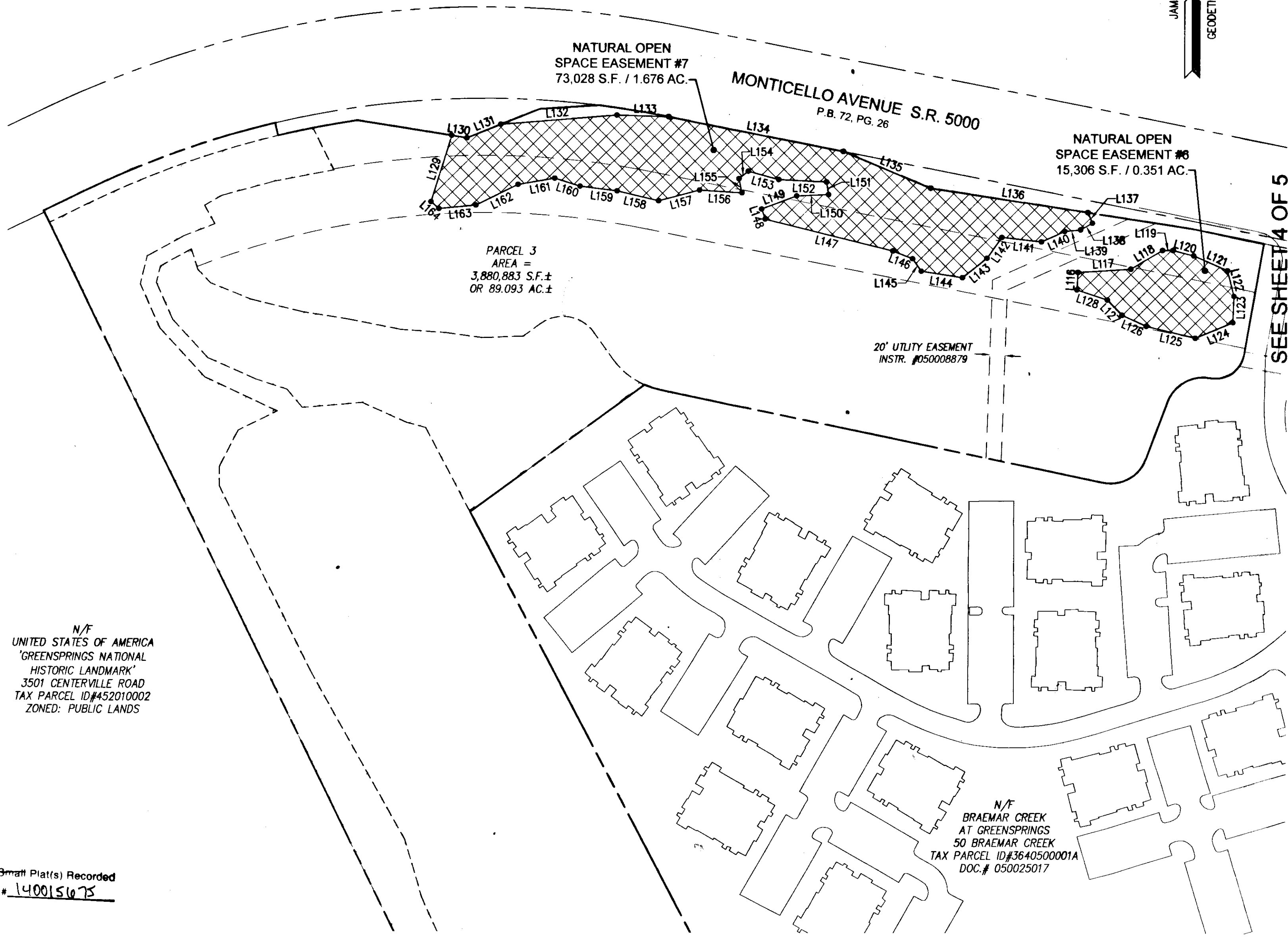
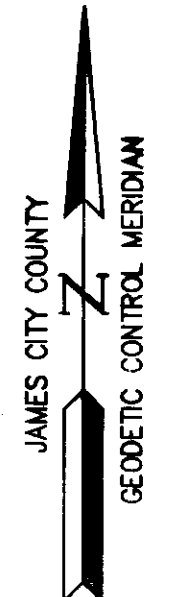
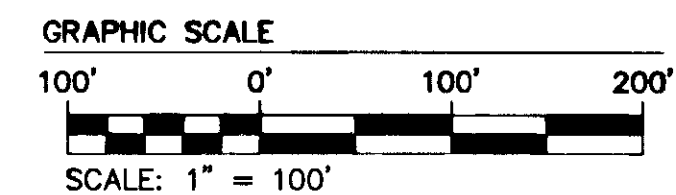
LINE	BEARING	LENGTH
L141	N83°26'28"W	52.37'
L142	S35°10'37"W	33.52'
L143	S51°31'51"W	41.27'
L144	N81°00'39"W	54.74'
L145	N35°10'06"W	20.05'
L146	N68°35'16"W	27.77'
L147	N76°00'21"W	172.68'
L148	N18°59'39"W	14.00'
L149	N69°23'50"E	48.91'
L150	N87°34'15"E	41.95'
L151	N9°40'09"W	16.66'
L152	N87°06'35"W	62.71'
L153	N74°36'58"W	41.42'
L154	S51°13'55"W	15.55'
L155	S11°53'27"E	19.02'
L156	N86°14'04"W	55.73'
L157	S75°05'48"W	55.68'
L158	N77°09'57"W	55.84'
L159	N82°59'44"W	48.99'
L160	N73°01'37"W	34.77'
L161	S79°57'20"W	48.83'
L162	S63°37'40"W	61.58'
L163	S84°35'21"W	48.82'
L164	N48°43'51"W	13.63'

LEGEND:

 EXISTING NATURAL OPEN SPACE EASEMENT (INSTR. #050008879)

 NATURAL OPEN SPACE EASEMENT AREAS HEREBY DEDICATED TO JAMES CITY COUNTY

N/F
WILLIAMSBURG NATIONAL LLC
PARCEL F
'LEGACY GOLF LINKS @ GREENSPRINGS'
3700 CENTERVILLE ROAD
TAX PARCEL ID#3640100018



N/F
UNITED STATES OF AMERICA
'GREENSPRINGS NATIONAL HISTORIC LANDMARK'
3501 CENTERVILLE ROAD
TAX PARCEL ID#452010002
ZONED: PUBLIC LANDS

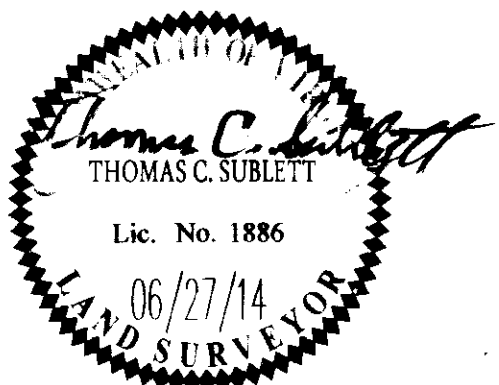
N/F
BRAEMAR CREEK AT GREENSPRINGS
50 BRAEMAR CREEK
TAX PARCEL ID#3640500001A
DOC.# 050025017

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
September 26, 2014
at 10:47 AM/PM, PG _____
Document # 140015675
BETSY B. WOOLRIDGE, CLERK
Dep. Clerk

5 Large/Small Plat(s) Recorded
herewith as # 140015675

SEE SHEET 4 OF 5

Rev	Date	Description	Revised By



SES
CONSULTING ENGINEERS

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Phone: (757) 253-0040
Fax: (757) 220-8994
www.sesva.com

Hampton Roads | Central Virginia | Middle Peninsula

OFFSITE NATURAL OPEN SPACE EASEMENT FOR THE SETTLEMENT AT POWHATAN CREEK TO BE DEDICATED TO JAMES CITY COUNTY

BERKELEY DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: TRS/TCS
Project Number: 8656-22
Scale: 1"=100'
Date: 06-27-14
Sheet Number: 5 of 5