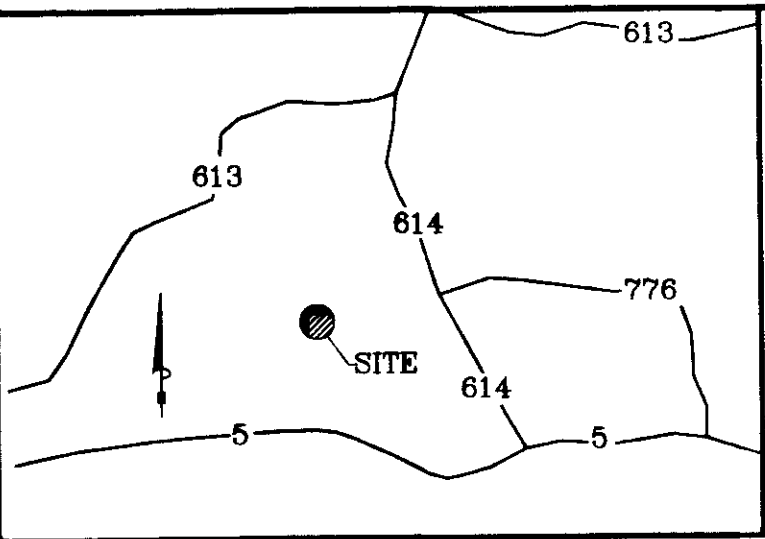
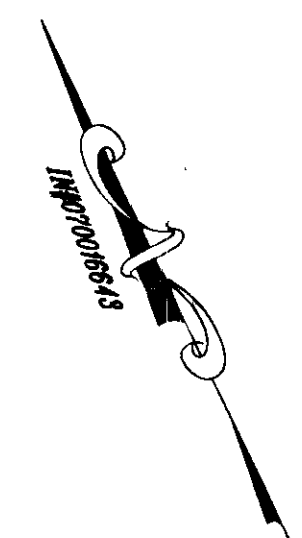


150016765



SITE MAP
SCALE 1"=2000'



CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMESTOWN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO GEOFFREY A. SCHEIBEL AND SHANNON HARRISON SCHEIBEL BY DEED DATED DECEMBER 5, 2014, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 140021007.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT SHOWING ADJUSTED SETBACKS WAS MADE BY ME AT THE DIRECTION OF THE OWNER(S) AND THAT THE SURVEY IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY GEOFFREY A. SCHEIBEL & SHANNON HARRISON SCHEIBEL THE LAST INSTRUMENT OF TITLE BEING IN#140021007. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH GIVEN UNDER MY HAND THIS 28TH DAY OF JULY, 2015.

Edward C. Canada, III
EDWARD C. "MO" CANADA, III L.S.

OWNERS CERTIFICATE

GEOFFREY A. SCHEIBEL & SHANNON HARRISON SCHEIBEL HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THIS SUBDIVISION IS WITH THEIR FREE CONSENT AND ACCORDANCE WITH THEIR DESIRES.

WITNESS MY HAND AND SEAL THIS 25 DAY OF August, 2015.
OWNER *Geoffrey A. Scheibel* OWNER *Shannon Harrison Scheibel*

STATE OF VIRGINIA

COUNTY OF James City County, TO-WIT

SUBSCRIBED AND SWORN TO BEFORE ME *Robert R. Smolko* A NOTARY

PUBLIC IN AND FOR THE COUNTY OF City of Williamsburg STATE OF VIRGINIA.

THIS 28 DAY OF October 2016.

MY COMMISSION EXPIRES Robert R. Smolko

GIVEN UNDER MY HAND THIS 25 DAY OF August, 2015.

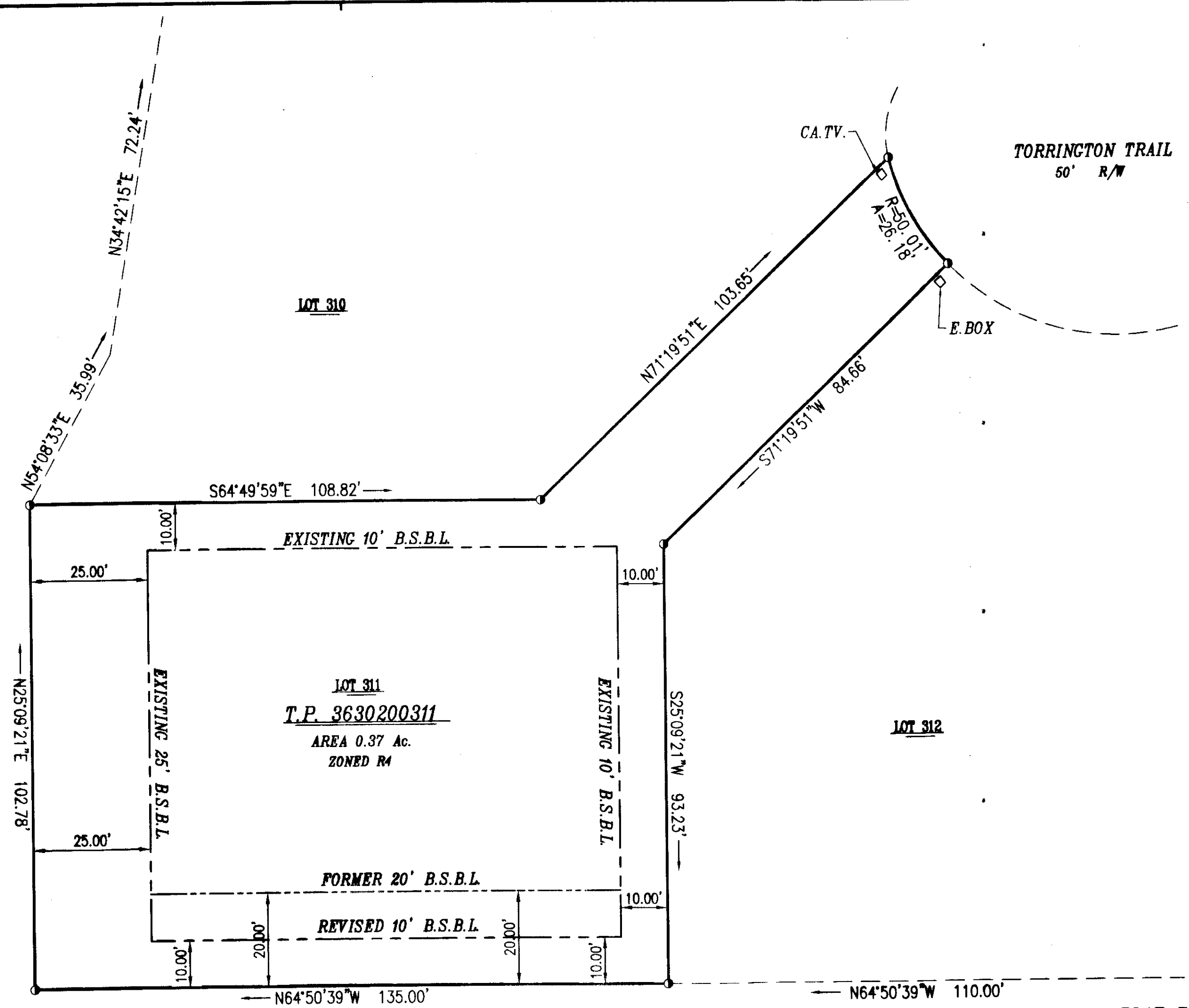
7191616
NOTARY REGISTRATION NO. NOTARY PUBLIC

Robert R. Smolko
Notary Public
Commonwealth of Virginia
Registration Number - 7191616
Commission Expires 10/31/2016

CERTIFICATE OF APPROVAL

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

DATE OF APPROVAL: 8/25/15 SUBDIVISION AGENT: *[Signature]*



NOTES:

- 1) PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- 2) LOT 311 IS SERVED BY PUBLIC WATER AND SEWER.
- 3) EXISTING SETBACKS ARE:
FRONT: 25' MIN.
SIDE: 10' MIN.
REAR: 20' MIN.
- 4) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 5) ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
- 6) MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE VERIFICATION SHALL BE WITHIN SIX MONTH OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
- 7) THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH. THEREFORE, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD, LAND TRANSACTIONS AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

Large/Small Plat(s) Recorded herewith as # 150016765

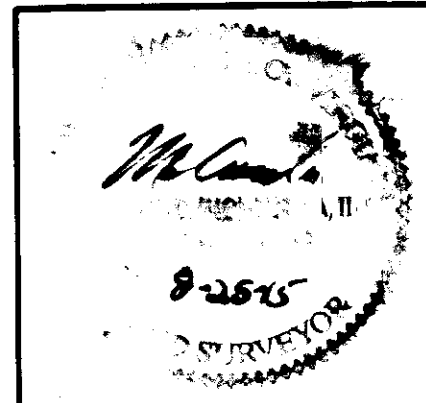
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
August 27, 2015
at 12:22 AM (PM) PG 1
Document # 150016765
BETSY B. WOOLRIDGE, CLERK
Elizabeth O. Conroy, Dep. Clerk

PLAT SHOWING
SETBACK LINE ADJUSTMENT
FOR
GEOFFREY A. SCHEIBEL
SHANNON HARRISON SCHEIBEL
LOCATED AT 3076 TORRINGTON TRAIL
GREENSPRINGS WEST, PHASE VI, LOT 311
JAMES CITY COUNTY, VIRGINIA
SCALE 1"=20' JULY 28, 2015

REFERENCE - IN#140021007
LEGEND:
○ - DENOTES IRON PIN OR PIPE FOUND



- 8) ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- 9) ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 10) JCC CASE NO. S-0033-2015
- 11) ORIGINAL PLAT REFERENCE: IN#070016643



E.C. CANADA
LAND & MARINE
SURVEYING

1212 S. Church Street Smithfield, VA 23430
PHONE: 757-357-2911
DRAWN BY: ECC JOB #S16-145-WB