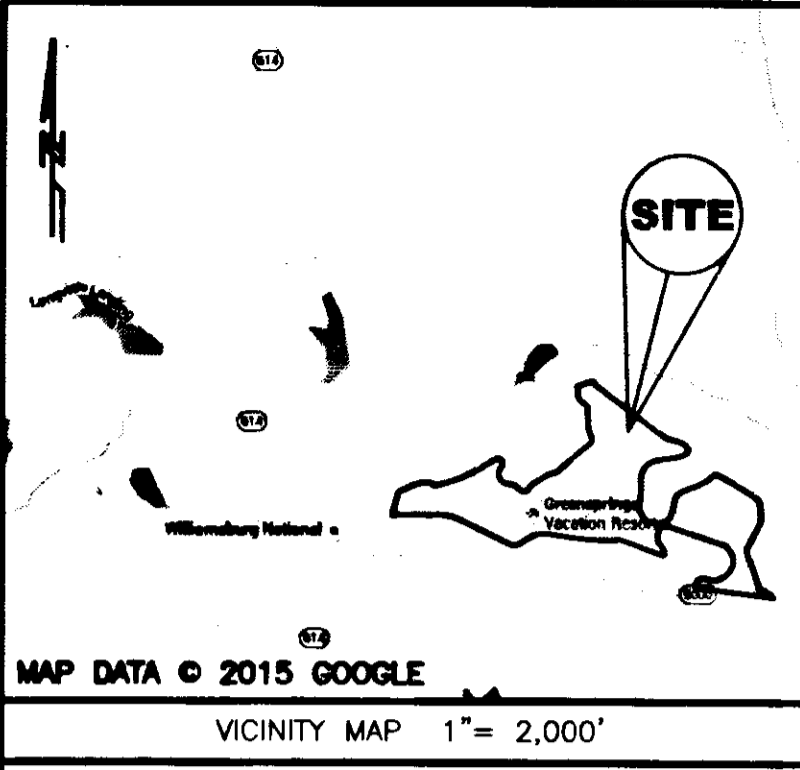


160000354



GENERAL NOTES

1. THIS SUBDIVISION PLAT DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY. THE SOLE INTENT OF THIS PLAT IS TO EXTINGUISH THE PROPERTY INTERESTS OF BUILDINGS #29, #30 AND #31 AS SHOWN HERREIN.
2. A TITLE REPORT WAS NOT PROVIDED TO THIS FIRM FOR THE PREPARATION OF THIS SUBDIVISION PLAT.
3. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
4. THE BOUNDARY SHOWN HEREIN IS BASED ON THE PLAT OF RECORD (P.B. 75, PGS. 63-66) PREPARED BY RICKMOND ENGINEERING, INC. ENTITLED 'GREENSPRINGS PLANTATION RESORT PHASE V' DATED OCTOBER 27, 1999. TAX PARCELS AND PROPERTY INTERESTS SHOWN WITHIN THIS BOUNDARY ARE SHOWN PER THE SAME PLAT (THIS PLAT NOTES BUILDING SHOWN ON SAID PLAT TO BE CONCEPTUAL IN NATURE).
5. EASEMENTS EXIST WITHIN THE LIMITS OF THIS PLAT BUT ARE NOT SHOWN HEREIN DUE TO THE NATURE AND PURPOSE OF THE PLAT. REFER TO PLATS OF RECORD FOR DETAILED EASEMENT/BOUNDARY INFORMATION. NO NATURAL OPEN SPACE EASEMENTS APPEAR TO EXIST ON SITE, HOWEVER (SEE NOTE #12).
6. THIS PROPERTY IS SERVED BY PUBLIC WATER & PUBLIC SEWER.
7. 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 CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
8. THE PROPERTY SHOWN HEREIN LIES IN FEMA FLOOD ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 51095C0118D DATED 12/16/2015.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. ALL NEW UTILITIES SHALL BE UNDERGROUND.
11. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT. IT DOES NOT APPEAR THAT ANY NATURAL OPEN SPACE EASEMENTS LIE WITHIN THE PROJECT BOUNDARIES.
12. THE ENTIRE PROJECT SITE (AS WELL AS ALL OF JAMES CITY COUNTY) LIES IN A RESOURCE MANAGEMENT AREA (RMA). NO RESOURCE PROTECTION AREAS ARE FOUND ONSITE WITHIN 200' OF UNITS #29-31 NOR WITHIN PHASE V OVERALL.
13. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
14. NO SLOPES GREATER THAN OR EQUAL TO 25 PERCENT EXIST ON THE PROPERTIES SHOWN WITHIN THIS SUBDIVISION PER A CURRENT FIELD TOPOGRAPHIC SURVEY COMPLETED BY THIS FIRM.
15. PER SECTION 19-14 OF THE JAMES CITY COUNTY CODE, STREETS LABELED AS "PRIVATE R/W" IN THE SUBDIVISION SHALL NOT BE MAINTAINED BY THE TRANSPORTATION DEPARTMENT OR THE COUNTY, AND WHERE APPLICABLE, DO NOT MEET STATE DESIGN STANDARDS.
16. THIS PROPERTY IS SUBJECT TO PROFFERS AND CONDITIONS ASSOCIATED WITH THE FOLLOWING CASES: MP-0002-1999/Z-0011-1999.
17. THIS PLAN AMENDS S-0105-1999 WHICH WAS REVIEWED BY THE DRC ON OCTOBER 28, 2015 AND RECEIVED A RECOMMENDATION OF PRELIMINARY APPROVAL BY THE PLANNING COMMISSION ON NOVEMBER 4, 2015.

AMENDED PLAT OF SUBDIVISION OF
**GREENSPRINGS PLANTATION RESORT,
 PHASE V**
 AMENDING JAMES CITY COUNTY CASE No.
 S-105-1999
 (EXTINGUISHMENT OF PROPERTY INTERESTS)

JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA
 DATE: 12-14-2015 LRI JOB #09-084
 SHEET 1 OF 2



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT (GREENSPRINGS PLANTATION VACATION RESORT, PHASE V) IS IN THE NAME OF GREENSPRINGS VACATION RESORT OWNER'S ASSOCIATION (FORMERLY GREENSPRINGS PLANTATION RESORT OWNER'S ASSOCIATION) AS ESTABLISHED BY "TIMESHARE INSTRUMENT FOR GREENSPRINGS PLANTATION RESORT", DATED JUNE 30, 1995 AND RECORDED IN D.B. 749, PG. 67 IN THE CIRCUIT COURT CLERK'S OFFICE FOR JAMES CITY COUNTY/

OWNER'S CERTIFICATE

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

12/16/2015
 DATE

[Signature]
 SIGNATURE

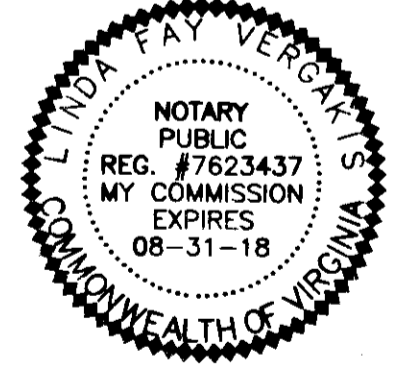
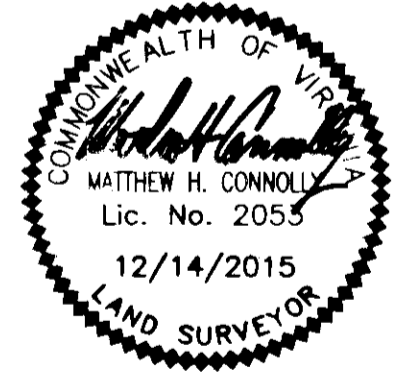
Jim Roundtree
 NAME PRINTED

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY I, LINDA FAY VERGAKIS, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 16th DAY OF DECEMBER, 2015. MY COMMISSION EXPIRES AUGUST 31, 2018.

[Signature]
 NOTARY PUBLIC

REGISTRATION NO. 7623437

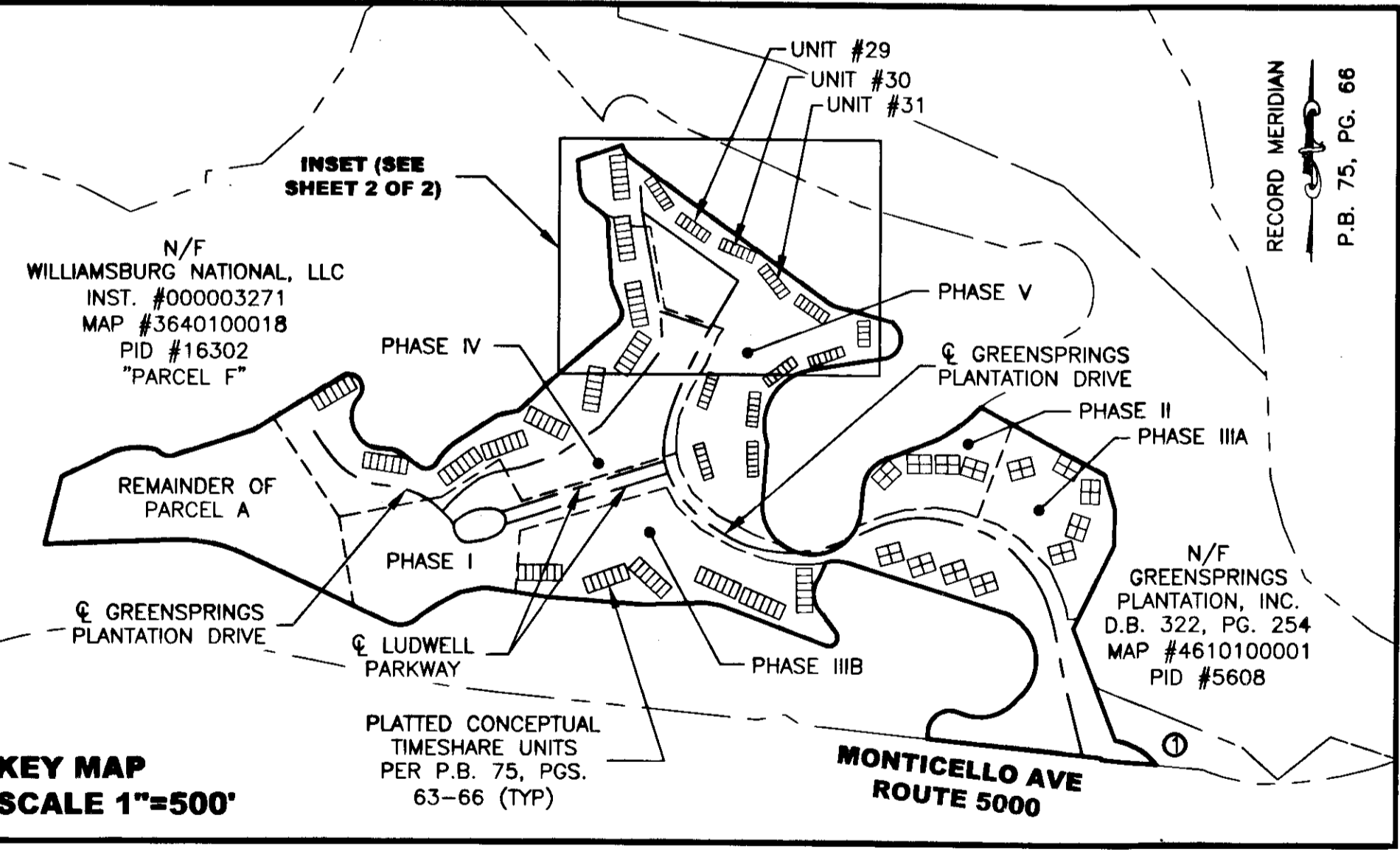


ENGINEERS OR SURVEYORS CERTIFICATE

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.

12/14/2015
 DATE

[Signature]
 MATTHEW H. CONNOLLY, L.S., LIC. NO 2053



CERTIFICATE OF APPROVAL

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

12/22/15
 DATE

[Signature]
 SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 8 DAY OF JANUARY, 2016. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:18 am. INSTRUMENT # 160000354

TESTE [Signature] by Robert Conway, Dep. Clerk

PROPERTY INFORMATION

3700 WELCOME CENTER DRIVE
 TAX MAP #3730200001A
 PARCEL ID #5415
 ZONING DISTRICT: R4

DEED/PLAT REFERENCES

P.B. 75, PGS. 63-66 (PLAT)
 D.B. 749, PG. 61 (DEED)
 D.B. 749, PG. 67 (TIME-SHARE INSTRUMENT)

2 Large Small Plat(s) Recorded
 herewith as # 160000354