File no : 3-24-40287
tax id: 3630100024

CERTIFICATION OF SOURCE OF TITLE (PARCEL ID #3630100024)

THIS IS TO CERTIFY 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 OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 990005545, RECORDED ON MARCH 18, 1999.

LEGEND

- EASEMENT
- PROPERTY LINE
- RPA BUFFER
- PROPERTY CORNER
- EXISTING JAMES CITY COUNTY NATURAL OPEN SPACE EASEMENT INSTR. NO. 050008879 (PLAT)

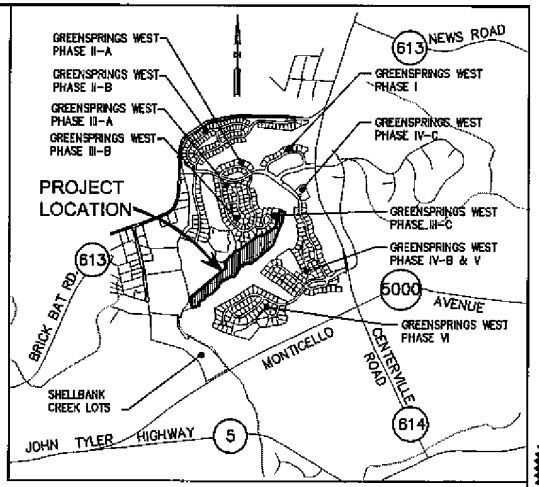
NOTE:

A TITLE REPORT PREPARED BY SECURITY AMERICAN TITLE FOR POTOMAC TITLE GROUP BEING ORDER #3-24-40287-4001 CENTERVILLE LISTS THE FOLLOWING LIST OF EXCEPTIONS, CONDITIONS AND RESTRICTIONS OF RECORD:

1. INSTRUMENT NO. 070016643 (AMENDMENT TO DECLARATION)
2. INSTRUMENT NO. 060028907 (COVENANTS AND RESTRICTIONS)
3. INSTRUMENT NO. 060028908 (COVENANTS AND RESTRICTIONS)
4. INSTRUMENT NO. 070013418 (COVENANTS AND RESTRICTIONS)
5. INSTRUMENT NO. 070019557 (VEPCO RIGHT OF WAY)
6. INSTRUMENT NO. 99000550 (PUMP STATION AGREEMENT)

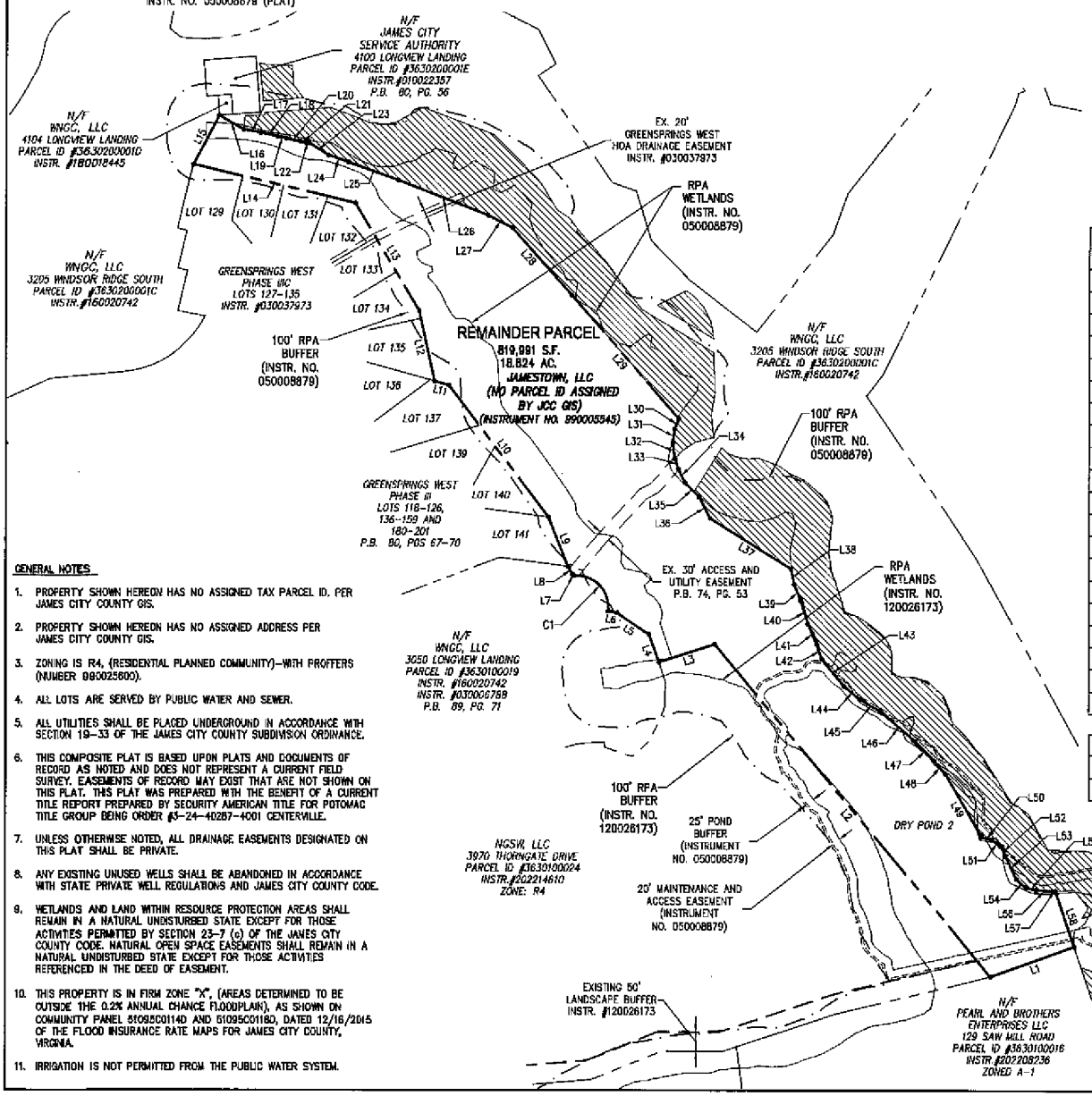
JAMES CITY COUNTY
GEODETIC MERIDIAN (NAD 83)

GRAPHIC SCALE
200' 0' 200' 400'
SCALE: 1" = 200'



VICINITY MAP

SCALE 1"=2000'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°42'32"W	231.02'
L2	N50°12'57"E	1114.01'
L3	N17°52'08"W	150.00'
L4	N69°37'13"E	78.11'
L5	N33°36'02"E	101.19'
L6	N10°34'44"E	23.80'
L7	N37°08'02"E	6.80'
L8	N60°22'55"E	22.90'
L9	N68°27'20"E	136.76'
L10	N52°58'01"E	426.64'
L11	N15°20'20"E	38.36'
L12	N77°19'48"E	188.14'
L13	N59°02'25"E	324.91'
L14	N13°18'59"E	430.27'
L15	S62°32'35"E	142.82'
L16	S29°35'37"W	73.24'
L17	S11°11'01"W	44.99'
L18	S12°17'04"W	43.39'
L19	S12°37'50"W	24.00'
L20	S12°19'18"W	36.70'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S10°42'26"W	14.07'
L22	S8°36'51"W	9.13'
L23	S31°46'47"W	59.03'
L24	S19°22'52"W	55.91'
L25	S19°22'52"W	137.33'
L26	S21°17'11"W	250.21'
L27	S27°19'33"W	70.76'
L28	S48°47'06"W	231.51'
L29	S48°58'05"W	422.09'
L30	N65°25'32"W	28.37'
L31	N62°24'24"W	37.15'
L32	S62°16'19"W	40.95'
L33	S70°39'46"W	27.85'
L34	S54°10'19"W	38.95'
L35	S45°07'53"W	51.70'
L36	S62°34'08"W	61.80'
L37	S32°00'57"W	247.00'
L38	S78°25'03"W	40.69'
L39	S88°04'23"W	45.52'
L40	S73°00'40"W	62.42'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S66°54'15"W	56.31'
L42	S69°47'44"W	41.02'
L43	S50°51'23"W	90.65'
L44	S39°18'55"W	53.76'
L45	S31°43'45"W	63.60'
L46	S40°48'26"W	114.71'
L47	S46°02'28"W	69.61'
L48	S49°23'44"W	44.67'
L49	S59°07'16"W	187.61'
L50	S17°25'28"W	27.77'
L51	S34°13'41"W	28.61'
L52	S66°14'39"W	28.31'
L53	S64°06'40"W	64.99'
L54	S40°31'52"W	32.63'
L55	S14°06'44"W	28.61'
L56	S3°43'05"W	43.46'
L57	S2°00'45"E	7.83'
L58	S71°15'28"W	151.21'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	103°07'42"	80.00'	143.99'	100.81'	125.33'	N46°36'30"E

GENERAL NOTES

1. PROPERTY SHOWN HEREON HAS NO ASSIGNED TAX PARCEL ID. PER JAMES CITY COUNTY GIS.
2. PROPERTY SHOWN HEREON HAS NO ASSIGNED ADDRESS PER JAMES CITY COUNTY GIS.
3. ZONING IS R4, (RESIDENTIAL PLANNED COMMUNITY)-WITH PROFFERS (NUMBER 980025600).
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. THIS COMPOSITE PLAT IS BASED UPON PLATS AND DOCUMENTS OF RECORD AS NOTED AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY SECURITY AMERICAN TITLE FOR POTOMAC TITLE GROUP BEING ORDER #3-24-40287-4001 CENTERVILLE.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
10. THIS PROPERTY IS IN FIRM ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON COMMUNITY PANEL 5109500114D AND 5109500118D, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
11. IRRIGATION IS NOT PERMITTED FROM THE PUBLIC WATER SYSTEM.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS_____DAY OF _____, 20____.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @_____AM/PM
INSTRUMENT #_____

TESTE:_____
ELIZABETH E. O'CONNOR, CLERK

COMMONWEALTH OF VIRGINIA
SAMUEL J. BICKERS
Lic. No. 002304
09/23/2024
LAND SURVEYOR

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
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Fax: (757) 565-0884
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

COMPOSITE PLAT
SHOWING REMAINDER PARCEL
LOCATED AT GREENSPRINGS WEST
STANDING IN THE NAME OF
JAMESTOWN, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contact:	SJB/JRS
Project Number:	8656-27
Scale: 1"=200'	Date: 09/23/2024
Sheet Number:	1 OF 1