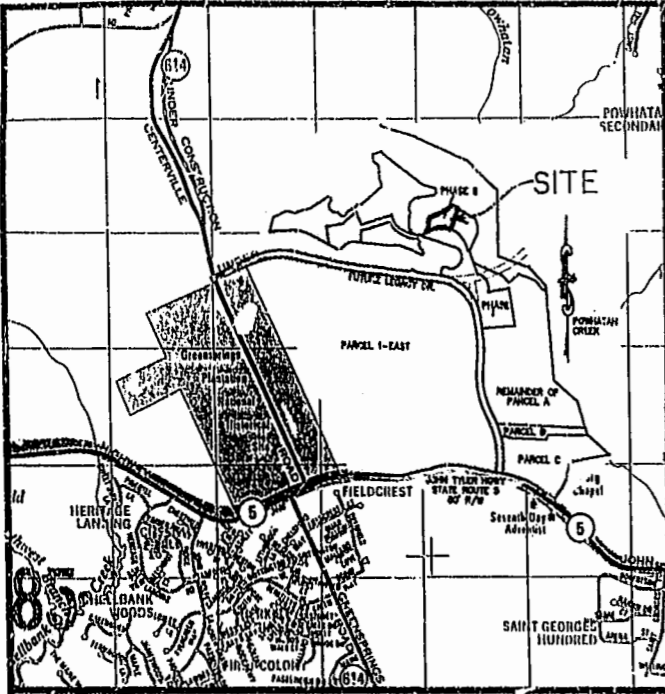


# GREENSPRINGS PLANTATION RESORT

## PHASE II

BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: OCTOBER 18, 1995 SCALE: 1"=1000'

63 of 68



VICINITY MAP  
SCALE: 1"=2000'

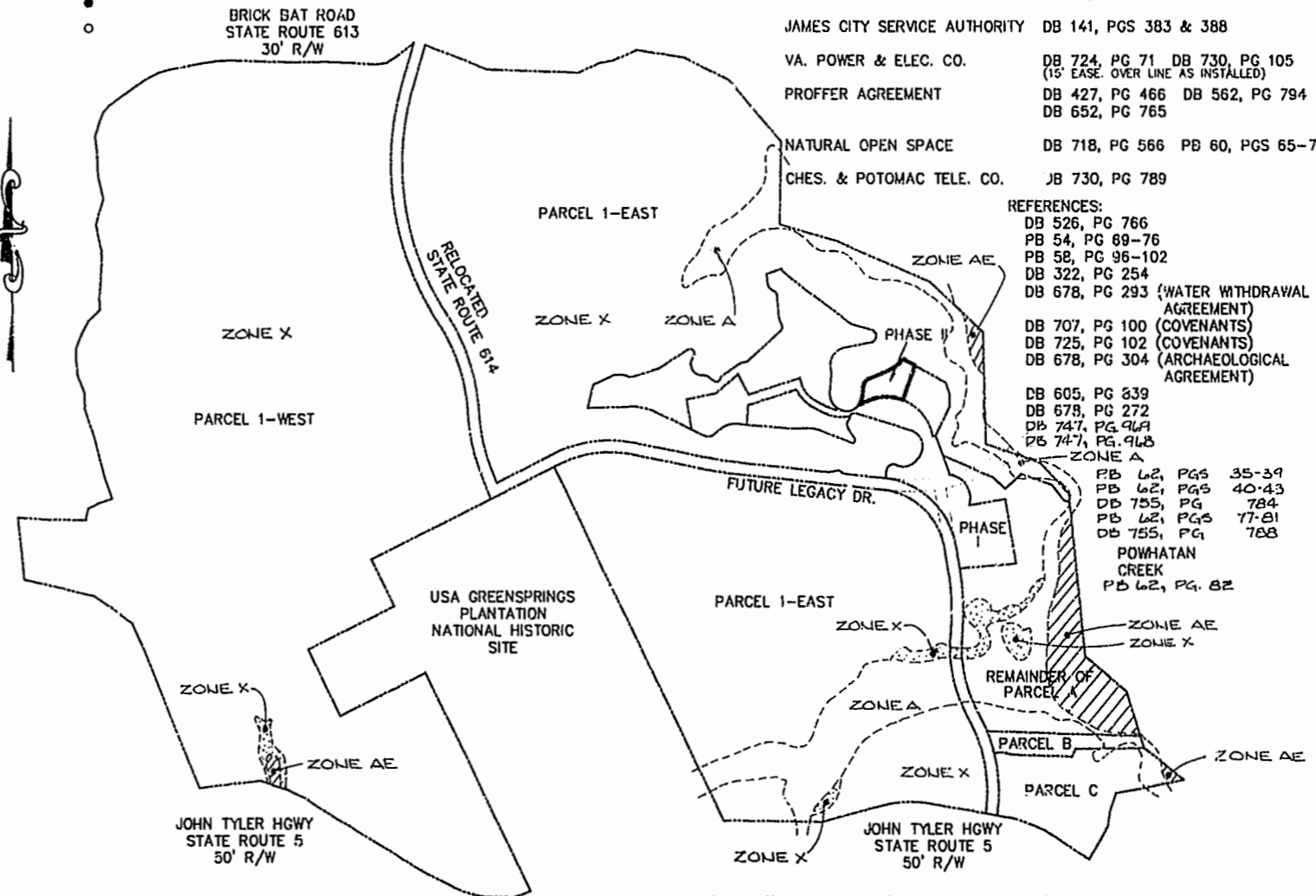
### LEGEND

- PROPERTY LINE
- WETLANDS
- MONUMENT
- PIPE SET BY REI
- PIPE SET BY OTHERS
- CONCRETE MONUMENT
- BRICK BAT ROAD  
STATE ROUTE 613  
30' R/W
- JOHN TYLER HWY  
STATE ROUTE 5  
50' R/W

THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS:

- COLONIAL PIPELINE DB 90, PG 1
- JAMES CITY SERVICE AUTHORITY DB 141, PGS 383 & 388
- VA. POWER & ELEC. CO. DB 724, PG 71 DB 730, PG 105  
(15' EASE. OVER LINE AS INSTALLED)
- PROFFER AGREEMENT DB 427, PG 466 DB 562, PG 794  
DB 652, PG 765
- NATURAL OPEN SPACE DB 718, PG 566 PB 60, PGS 65-75
- CHES. & POTOMAC TELE. CO. JB 730, PG 789

- REFERENCES:
- DB 526, PG 766
  - PB 54, PG 69-76
  - PB 58, PG 96-102
  - DB 322, PG 254
  - DB 678, PG 293 (WATER WITHDRAWAL AGREEMENT)
  - DB 707, PG 100 (COVENANTS)
  - DB 725, PG 102 (COVENANTS)
  - DB 678, PG 304 (ARCHAEOLOGICAL AGREEMENT)
  - DB 605, PG 339
  - DB 678, PG 272
  - DB 747, PG 96A
  - PB 747, PG 96B
  - ZONE A
  - PB 62, PGS 35-39
  - PB 62, PGS 40-43
  - DB 755, PG 784
  - PB 62, PGS 77-81
  - DB 755, PG 788
  - POWHATAN CREEK  
PB 62, PG. 82



### SUBDIVISION CERTIFICATE

THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

#### GREENSPRINGS ASSOCIATES, A JOINT VENTURE

BY: PLANTATION GROUP, L.L.C., A VENTURER

BY: Marc B. Sharp  
MARC B. SHARP, MANAGER

STATE OF VIRGINIA,  
COUNTY OF JAMES CITY, TO WIT:

I, G. CLAYTON PROFFER, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF NOVEMBER, 1995.

NOTARY PUBLIC: G.C. Proffer

MY COMMISSION EXPIRES: 11/30/97

STATE OF VIRGINIA,  
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: Marc B. Sharp DATE: \_\_\_\_\_

PLAT BOOK 63, PAGE 68-71.

#### NOTES:

- 1) PROPERTY IS SUBJECT TO THE CONDITIONS IN AMENDED AND RESTATED GREENSPRINGS PROFFER AGREEMENT DB 567, PG 794 & DB 652, PG 765.
- 2) FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 510201 0030 & 510201 0035B, EFFECTIVE DATE 2-6-91.
- 3) WETLANDS LOCATION PER PLAT RECORDED IN PB 54, PGS 69-76.
- 4) PROPERTY CORNERS TO BE SET BY EDLOE MORECOCK, III, CLS OF RICKMOND ENGINEERING, INC.

### ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAT OF SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNER, AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEED DULY OF RECORD IN CLERK'S OFFICE OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN DB 322, PG 254 & DB 351, PG 751.

Kenneth M. Jenkins II  
KENNETH M. JENKINS, II

I HEREBY CERTIFY THAT 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, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

Kenneth M. Jenkins II  
KENNETH M. JENKINS, II

AREA	ACRES
PHASE I	27.8614
PHASE II	3.1209
TOTAL	30.9823

### CERTIFICATE OF APPROVAL

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

AGENT OF GOVERNING BODY: \_\_\_\_\_ DATE: 11/13/95

HEALTH OFFICER: James H. ... DATE: 11/13/95  
(THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.)



### Rickmond Engineering, Inc.

1643-C Merrimac Trail  
Williamsburg VA 23185  
(804)229-1776 or 898-4149  
Civil Engineering  
Environmental Engineering  
Land Surveying

Recorded: 11/13/95  
D.E. No. 775 450  
W. ...