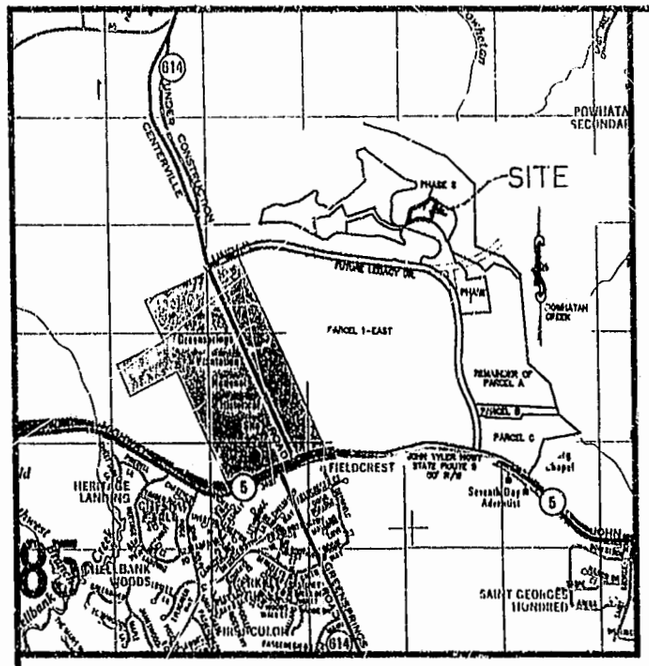
GREENSPRINGS PLANTATION RESORT
PHASE II

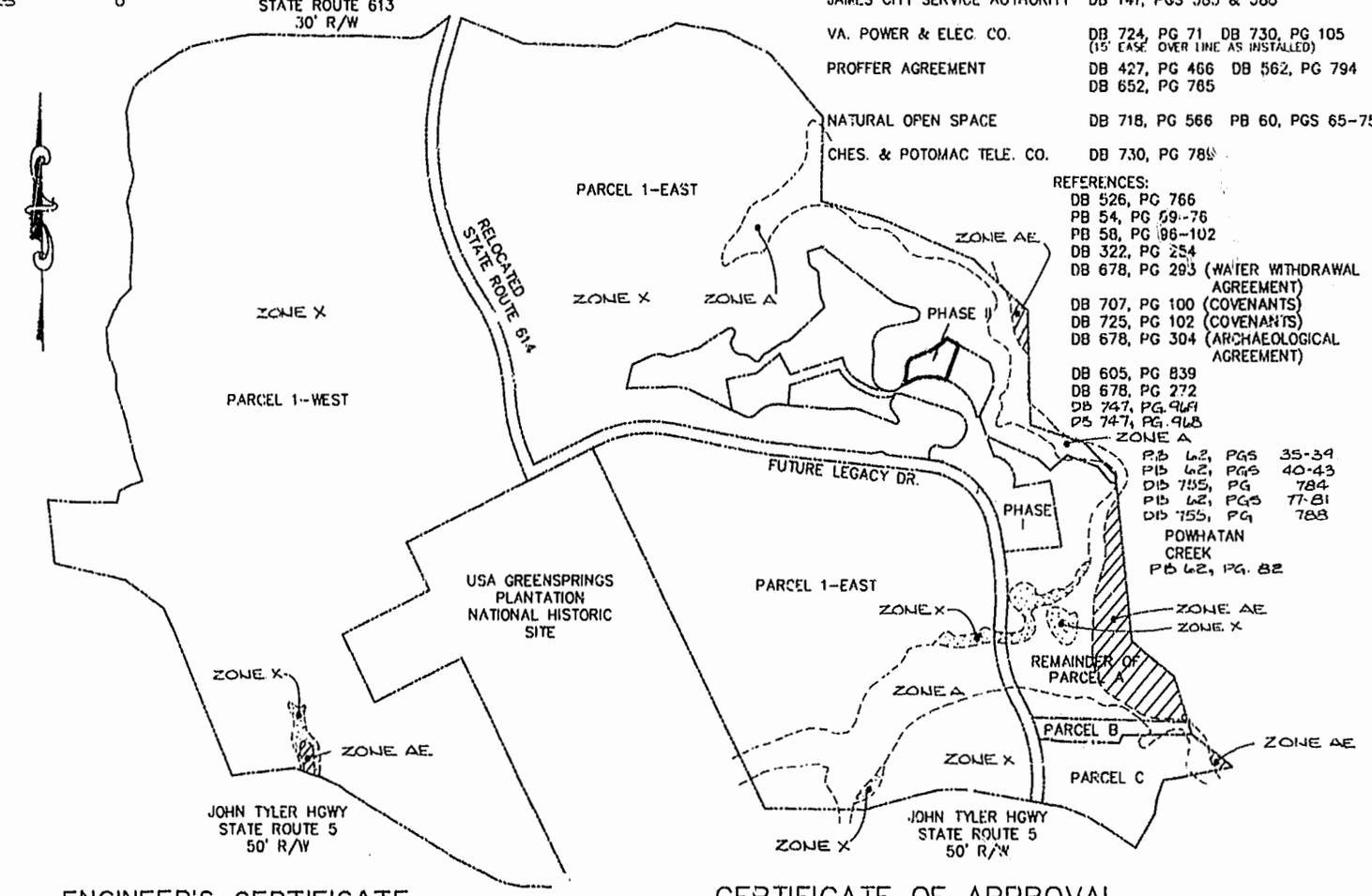
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: OCTOBER 18, 1995 SCALE: 1"=1000'
REV: MARCH 1, 1996



VICINITY MAP
SCALE: 1"=2000'

LEGEND

PROPERTY LINE	
WETLANDS	
MONUMENT	CONCRETE MONUMENT
PIPE SET BY REI	●
PIPE SET BY OTHERS	o



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.	DB 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 839
DB 678, PG 272
DB 747, PG. 969
DB 747, PG. 968
PB 62, PGS 35-39
PB 62, PGS 40-43
DB 755, PG 784
PB 62, PGS 77-81
DB 755, PG 788

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. CLIFFORD FREEMAN, II 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 1st DAY OF NOVEMBER 1995.

NOTARY PUBLIC : G. Clifford Freeman II

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.

Helena S. Wand, Clerk
By Claudia H. Birkholz, Dep Clerk 6 March 1996
TESTE DATE

PLAT BOOK 63, PAGE 75-78

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 MY OF 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	
PHASE I	27.8614 ACRES
PHASE II	3.1209 ACRES
TOTAL	30.9823 ACRES

10:47 AM
Recorded 6 day of March 1996
D.B. No. 776 PAGE 923
Helena S. Wand, Clerk
By Claudia H. Birkholz, Dep Clerk

COMMONWEALTH OF VIRGINIA
K.M. JENKINS II
No. 022872
10/27/95
PROFESSIONAL ENGINEER

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 3/6/96

James H. Bowles
HEALTH OFFICER — DATE 10/31/95
(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

SHEET 1 OF 4
95215PL2.DWG