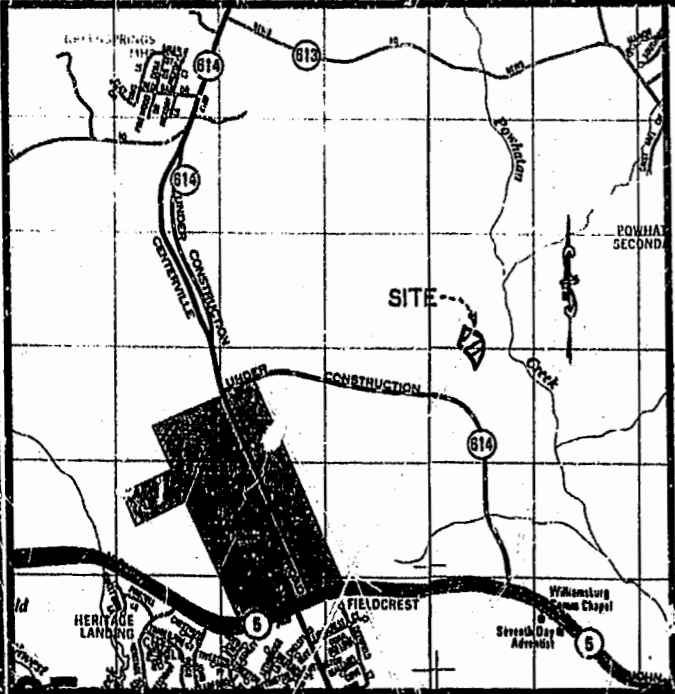


GREENSPRINGS PLANTATION RESORT

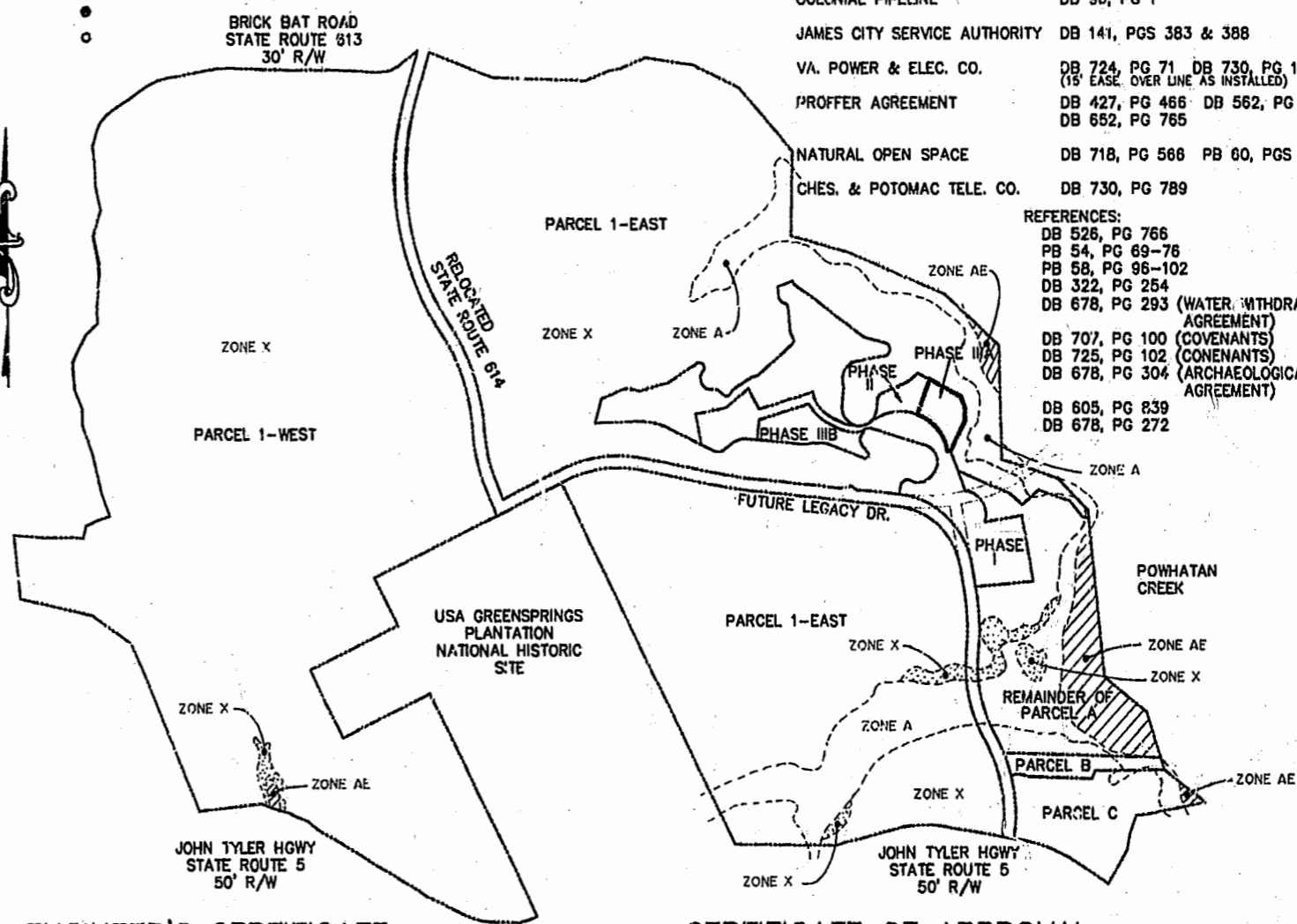
PHASE IIIA

BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 DATE: MAY 17, 1996 SCALE: 1"=1000'



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



- 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

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 24 DAY OF MAY 1996.

NOTARY PUBLIC: G. Clifford Freeman II

MY COMMISSION EXPIRES: Nov. 30, 1997

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: William S. Wind Clark 2 July 1996
By Claudia A. Binkley, Dpt. Clerk DATE

PLAT BOOK 104, PAGE 44-51.

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 FLOE MORECOCK II, CLS OF RICHMOND ENGINEERING.
- 5) IN ACCORDANCE WITH 17-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 6) IN ACCORDANCE WITH SECTION 17-29 OF THE SUBDIVISION ORDINANCE, WETLANDS AND LAND WITH RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 19B-9C(i) OF THE JAMES CITY COUNTY CODE.

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 761.

Kenneth M. Jenkins II
 KENNETH M. JENKINS, II, PROFESSIONAL ENGINEER

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, PROFESSIONAL ENGINEER

AREA	ACRES
PHASE I	27.8614
PHASE II	3.1209
PHASE III B	6.5480
PHASE III A	4.3441
TOTAL	41.8744

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: [Signature] DATE: 7/2/96

HEALTH OFFICER: [Signature] DATE: May 29, 1996
 (THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.)



Rickmond Engineering, Inc.

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

Recorded 2 day of July 1996
 1:38 PM

D.B. No. 795 upon 548

SHEET 1 OF 4
 96109P3A.DWG

