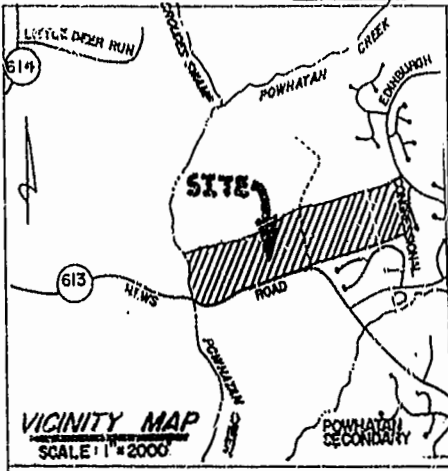


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	30.00'	56.20'	40.79'	41.34'	N46°15'49"E	107°20'01"
C6	425.00'	168.35'	85.29'	167.25'	S68°43'19"E	22°41'43"
C7	30.00'	47.12'	30.00'	41.43'	S12°24'27"E	80°00'00"
C12	30.00'	47.12'	30.00'	41.43'	N77°37'33"E	90°00'00"
C13	30.00'	47.12'	30.00'	41.43'	N12°22'26"W	89°58'57"
C14	30.00'	33.02'	18.40'	31.37'	N63°04'47"E	83°03'20"
C15	50.00'	220.85'	67.48'	81.35'	S51°55'44"E	253°04'21"
C16	360.00'	69.69'	34.95'	61.58'	S27°04'49"W	11°05'28"
C17	30.00'	47.12'	30.00'	42.43'	S77°37'33"W	90°00'00"
C18	475.00'	341.99'	178.79'	334.65'	S78°00'01"E	41°15'08"
C19	425.00'	75.87'	38.04'	75.77'	N78°35'51"E	10°13'41"
C20	30.00'	46.54'	29.42'	42.01'	S51°50'45"E	88°53'07"
C27	288.38'	93.34'	47.08'	92.93'	N88°59'32"E	18°32'39"
C28	410.00'	7.69'	3.84'	7.69'	N32°05'20"E	01°04'26"



SPRINGHILL  
PHASE 1  
PB 59  
PAGE 49

**STATISTICAL DATA**  
 LOT AREA = 389,782 S.F. OR 8.9482 ACRES  
 OPEN SPACE = 87,856 S.F. OR 2.0169 ACRES  
 RIGHT-OF-WAY = 125,864 S.F. OR 2.8394 ACRES\*  
 TOTAL PHASE 2 = 603,518 S.F. OR 13.8549 ACRES  
 ZONING = R-2 PARCEL (1-2)(37-2)  
 \* (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)

**NOTES:**  
 1) VDOT 'S NOT LIABLE OR RESPONSIBLE FOR DETENTION PONDS SEDIMENT BASINS OR ITS STRUCTURES.  
 2) BUILDING SETBACK LINES NOT APPLICABLE.  
 3) ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that to the best of my knowledge and belief, all of the requirements of the applicable codes and regulations of JAMES CITY COUNTY, Virginia, regarding the SUBDIVISION OF LAND within the COUNTY have been complied with.

Given under my hand this 12<sup>th</sup> day of NOVEMBER 1996  
Norman H. Mason R.L.S. 1376  
 Land Surveyor

**OWNER'S CERTIFICATE:**  
 This subdivision of land shown on this plat is with the free consent and in accordance with the desire of the undersigned owner, proprietors and/or trustees,  
 Springhill Development Co., L.L.C.  
 11/12/96 By [Signature]  
 Date

STATE OF VIRGINIA  
 JAMES CITY COUNTY  
 TO WIT:  
 I, Dianne H. McClanan a Notary Public in and for the COUNTY and State aforesaid do hereby certify that Walter S. Segeloff whose

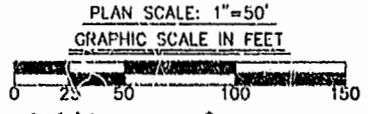


names are signed to the foregoing writing bearing date of the 12<sup>th</sup> day of November 1996 have acknowledged the same before me in my COUNTY and State aforesaid.  
 Give unto my hands this 12<sup>th</sup> day of November 1996.  
Dianne H. McClanan  
 Notary Public  
 My commission expires 12/31/00

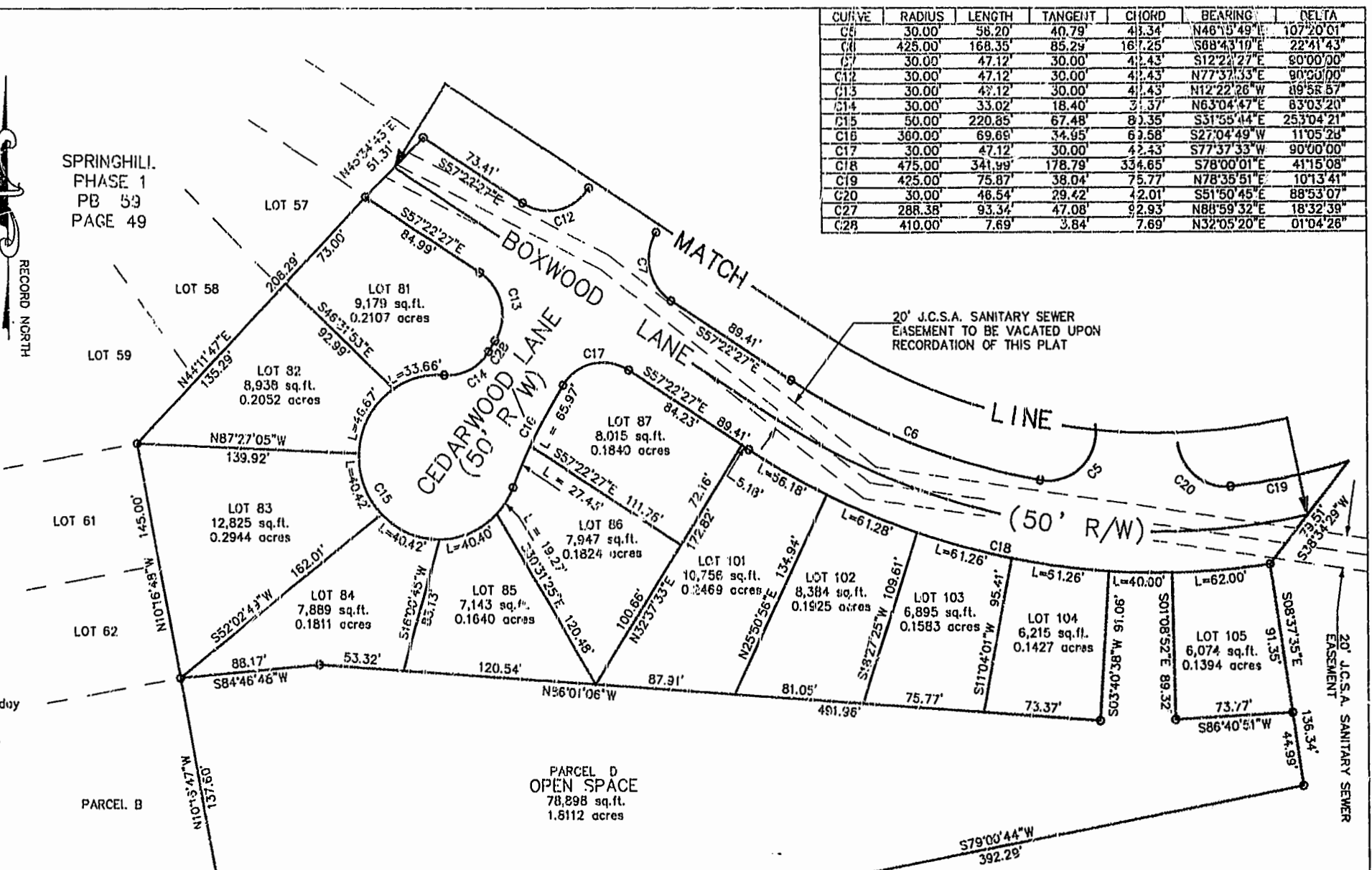
STATE OF VIRGINIA,  
 JAMES CITY COUNTY  
 In the clerk's office of the circuit court of JAMES CITY COUNTY this 12<sup>th</sup> day of Nov 1996, The map shown hereon was presented and admitted to the record as the law directs.  
 Test: Helen S. Shepard Clerk By Charles H. Hight Dep. Clerk.  
 Plat Book 65 Page 64 & 70

**CERTIFICATE OF SOURCE OF TITLE**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CLARA SEDILLE & JEAN NEW TO SPRINGHILL DEVELOPMENT CO., L.L.C. BY DEED DATED 9/28/93 AND RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK G44, PAGE 770.

**CERTIFICATE OF APPROVAL**  
 This subdivision plot as shown hereon is approved by the undersigned in accordance with existing regulations and may be admitted to record.  
 Date 11/30/96 Agent/Representative of Governing Body [Signature]  
 Date 11/15/96 Virginia Department of Transportation [Signature]  
 Date 11/15/96 Virginia Department of Health [Signature]



9:50 AM  
 Revision 06 day of Dec 1996  
 D.R. No. 821  
Walter S. Segeloff  
 By Charles H. Hight Dep. Clerk



20' J.C.S.A. SANITARY SEWER EASEMENT TO BE VACATED UPON RECORDATION OF THIS PLAT

LINE

(50' R/W)

20' J.C.S.A. SANITARY SEWER EASEMENT

NEWS ROAD (VARIABLE WIDTH R/W)

PLAT OF  
 SPRINGHILL  
 PHASE 2  
 BEING A SUBDIVISION OF THE PROPERTY OF  
 SPRINGHILL DEVELOPMENT CO., L.L.C.  
 JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1"=50' DATE: 11/12/96  
 BERKELEY DISTRICT

SHEET 1 OF 2



**Langley and McDonald, P.C.**

Engineers - Surveyors - Planners  
 Landscape Architects - Environmental Consultants  
 VIRGINIA BEACH WILLIAMSBURG

PLAT RECORDED IN  
65 PAGE 69 & 70