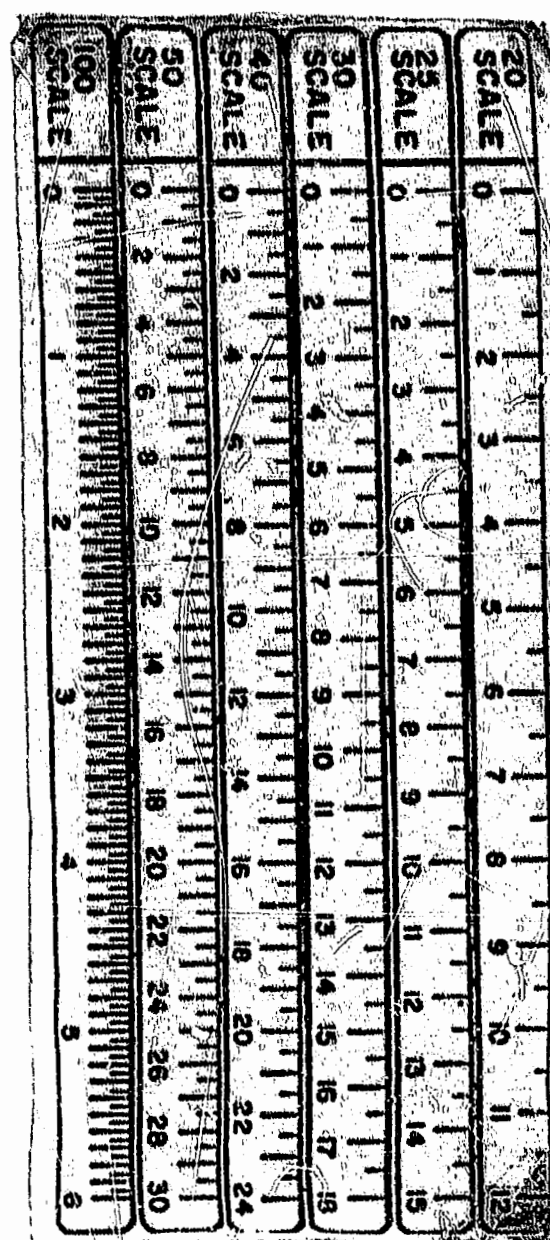


VICINITY MAP

SCALE: 1" = 2000'



OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS DEER RUN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

4-17-97 DATE
OWNER: GREENSPRINGS, L.L.C.
5-7-97 DATE
TRUSTEE: N. Douglas Burgoyne
5-7-97 DATE
TRUSTEE: N. Douglas Burgoyne

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF NEWPORT NEWS, I, Kelly A. O'Flynn, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 7th DAY OF May, 1997. MY COMMISSION EXPIRES DECEMBER 31, 1997.

Kelly A. O'Flynn
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FRANCIS M. AND ALBERT L. WHITE TO GREENSPRINGS, L.L.C. BY DEED OF EXCHANGE DATED JANUARY 24, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY ON JANUARY 31, 1997, INSTRUMENT NO. 1647.

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH 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.

5-12-1997 DATE
MATTHEW H. CONNOLLY, L.S. #002053

CERTIFICATE OF APPROVAL

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

4-17-97 DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION
4-17-97 DATE
VIRGINIA DEPARTMENT OF HEALTH
5-12-97 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 19th DAY OF May, 1997
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 66, PAGE 58+59.
TESTE
BY _____, CLERK

AREA TABULATION

TOTAL ACREAGE:	743,097 S.F.	17.0591 AC.
AREA OF RESIDENTIAL LOTS (33 LOTS):	484,920 S.F.	11.1322 AC.
R/W:	89,774 S.F.	2.0609 AC.
CONSERVATION EASEMENT	168,403 S.F.	3.8660 AC.
12' BIKE/PEDESTRIAN PATH CONNECTION:	1,170 S.F.	0.0269 AC.
JCSA UTILITY BIKE/PEDESTRIAN EASEMENT:	5,311 S.F.	0.1219 AC.
33 LOTS		
AVERAGE LOT SIZE:	14,695 S.F.	0.3374 AC.
LARGEST LOT (#11):	19,224 S.F.	0.4413 AC.
SMALLEST LOT (#14):	10,497 S.F.	0.2410 AC.
NUMBER OF LOTS PER GROSS ACREAGE:	1.93 LOTS / ACRE	

TAX MAP 46-1 PART OF PARCEL 1-3

PROJECT LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #510201 0040 B, DATED FEB. 6, 1991

BUILDING RESTRICTIONS

FRONTAGE REQUIREMENTS:
LOTS OF LESS THAN 20,000 S.F. SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 75 FEET.

YARD REGULATIONS:
FRONT: 25' MINIMUM
SIDES: 10' MINIMUM FOR EACH SIDE YARD
REAR: 35' MINIMUM

SPECIAL PROVISIONS FOR CORNER LOTS:
FOR CORNER LOTS, THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS;
NO STRUCTURES SHALL BE LOCATED CLOSER THAN 25' TO THE SIDE STREET;
EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100'.

NOTES:

1. IN ACCORDANCE WITH SECTION 17-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
2. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 17-34 THROUGH 17-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
3. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
4. ALL EXTERIOR SIGNS SHALL COMPLY WITH THE REGULATIONS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
5. INDICATED ROAD R/W IS BASED ON EXISTING GREENSPRINGS ROAD CENTERLINE AS DETERMINED BY VIRGINIA PRESCRIPTIVE RIGHT-OF-WAY EASEMENT STATUTE.
6. THIS PLAT WAS PRODUCED WITHOUT THE ABUTTING PROPERTIES SURVEYED.
7. WETLANDS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 19B-9C(1) OF THE JAMES CITY COUNTY CODE.
8. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
9. ALL STREETS HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
10. ALL LOTS TO BE SERVICED BY PUBLIC WATER AND SEWER

1-REVISED PER COUNTY COMMENTS 5/6/97

1 OF 2	COMMISSION NO. 1951220		ENGINEERS • ARCHITECTS • SURVEYORS		REF. P.B. 51, PG. 53 D.B. 227, PG. 590	SUBDIVISION PLAT DEER RUN OWNER/DEVELOPER: GREENSPRINGS, L.L.C.	PLAY RECORDED IN P.B. NO. 66, PAGE 58+59
			INTERIOR DESIGNERS • PLANNERS		P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187 (757)253-0673 (757)874-5015		
DATE 4-16-97		DESIGNED MHC	DRAWN CLJ	SCALE AS NOTED	FIELD BOOK - DEER RUN (176)		