SURVEYOR'S 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





OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SPRINGHILL PHASES 3 & 4 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S, PROPRIETOR'S AND/OR TRUSTEE'S.

| 9/3/99 |) er | JUANO NAME | menbu |
|--------|------|---------------|-------|
| DATE " | 4 | NAME | |

DATE NAME

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SPRINGHILI, DEVELOPMENT CO. TO HAMPTON BAY GROUP, L.L.C. BY DEED RECORDED 6/2/99 IN INSTRUMENT #990011784 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VA.

CERTIFICATE OF NOTARIZATION

CERTIFICATE OF SOURCE OF TITLE

CITY/COUNTY OF VITALIA BEOCK
PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON'S WHOSE NAMES ARE SIGNED TO THE TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE HE IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE TOWN OF THE SAME BEFORE HE IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE SAME BEFORE HE IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE SAME BEFORE HE IN THE CITY/COUNTY AFORESAID, BUT THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAME THIS DAY OF THE CITY/COUNTY AFORESAID.

(SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF

| TESTE | : | | CLER |
|-------|------|----------|----------|
| PLAT | воок | PAGE | |

CERTIFICATE OF APPROVAL

THE CHROMOCION IS APPROVED BY THE HINDERSIGNED IN ACCORDANCE

| WITH EXISTING | SUCCIONSION REGULATIONS AND MAY BE ADMITTED TO |
|-----------------|--|
| RECORD. | 1 |
| 9/30/99 | John E. Hanes |
| DATE | VIRGINIA DEPARTMENT OF TRANSPORTATION |
| 10/6/99 DATE | Colin LLee |
| DATE | VIRGINIA DEPARTMENT OF HEALTH |
| 11/9/99 | allm |
| DATE | SUPPLYSION AGENT OF JAMES CITY COUNTY |

PHASE II RECORDED IN P.B.65 PG5. 69-10 PHASE I RECORDED IN P.B. 59 PGS. 47-49

| | | | CURV | E TABLE | | |
|-------|--------|---------|---------|----------------|--------|--------------|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD BEARING | CHORD | DELTA |
| CI | 183.69 | 235.49 | 96.80 | N74'38'04'V | 179.07 | 44*41'32' |
| CS | 167.15 | 225.00 | 87.64 | \$73*34'13'E. | 163.33 | 42'33'52' |
| C3 | 197.01 | 700.00 | 99.16 | N86'47'24'V | 196.36 | 16'7'31" |
| C4 | 48.82 | 30.00 | 31.75 | N50'21'24'V | 43.61 | 93'14'52' |
| C5 | 84.,5 | 225.00 | 42.87 | N07*03'13'E | | 21,34,51, |
| C6 | 150.79 | 250.00 | 77.77 | 200,33,38,A | | 34'33'32' |
| C7 | 46.41 | 20.00 | 29.29 | N27'35'44'E | 41.92 | 88'37'44' |
| CB | 77.82 | 2243.85 | 38.91 | N72'54'13'E | 77.81 | 1.25,13, |
| C9 | 43.90 | 30.00 | 26.94 | S67'13'54'E | | 83,20,28, |
| C10 | 120.R3 | 200.00 | 62,32 | S00'31'57'V | 119.00 | 34*36'54' |
| CII | 100.33 | 275.00 | 50.73 | N07'E 3'17'E | 99.78 | 20'34'14' |
| CIS | 55.77 | 30.00 | 40.19 | S50'11'42'V | 48.08 | 106131'5' |
| C13 | 78.53 | 185.49 | 39.86 | N64'24'59'V | 77.94 | 24'15'22' |
| C14 | 41.52 | 30.00 | 24.86 | N14'10'09'V | 38.29 | 79'17'54' |
| C15 | 17017 | 364.43 | 86.66 | 215,06,15,A | 168.62 | 26'45'12' |
| C16 | 41.56 | 30.00 | 24.90 | N38'24'59'E | 38.32 | 79122'46' |
| C17 | 129.92 | 1025.00 | 65.05 | S74'28'36'V | 129.83 | 7*15'45* |
| CIB | 41.85 | 30.00 | 25.14 | Z65'26'31'V | 38.54 | 79'55'25' |
| C19 | 130.54 | 314.43 | 66.22 | S13'35'11'V | 129.61 | 23'47'13' |
| C20 | 51.07 | 30.00 | 34.23 | \$47'04'30'E | 45.12 | 97'32'11' |
| CSI | :57.15 | 1025.00 | 83.78 | 298'49'46'V | 167.00 | 9'20'14' |
| css | 319.57 | 225.00 | 193.46 | N52'40'47'E | 293.38 | 81,55,45, |
| C23 | 49.75 | 30.00 | 32.79 | N35'25'15'Y | 44.27 | 95'5'22' |
| C24 | 134.86 | 650.00 | 67.67 | H88'54'33'V | 134.61 | 11'53'14' |
| C25 | 97.22 | 275.00 | 49.12 | S84'43'28'E | 96.78 | 80115'23' |
| C26 | 7.34 | 275.00 | 3.67 | 253.03.15.E | 7.34 | 1,27,48, |
| C27 | 245.21 | 700.00 | 123.87 | N68'41'32'V | 243.96 | 20:4:15* |
| C58 | 10 45 | 30.00 | 3.28 | S\$8'38'05'E | 10.40 | 19:51:22' |
| C29 | 201.97 | 45.0 | 36.4 | N-19'57'45'E | 70.36 | 257"72" |
| C30 | 31.76 | 30.00 | 17.5 | N31'47'27'V | 30.30 | 60,32.51, |
| C3: | 121.02 | 6500 | 60.69 | H67'27'10'V | 120.85 | 10.40.2 |
| C35 | 49.79 | 30.00 | 32.7 | \$59'40'07'V | 44.27 | 95'5'23' |
| C33 | 39,91 | 30.10 | 23.5 | 3 25/1,23,50.E | 37.03 | 76'13'31' |
| C34 | 11.02 | 30.00 | 5.5 | S74*37'16'E | 10.95 | 51,5,55, |
| C35 | 63.44 | 45.0 | 40.0 | N43'22'41'V | 59.83 | jB3'19'33' |
| C36 | 51.10 | 475.0 | 30.6 | H77'41'01'E | 61.14 | 7'22'48' |
| C37 | 156/1 | 2293.8 | 63.0 | 7 H72'25'07'E | | 7.8.23. |
| C38 | 385.58 | 975.0 | 195.3 | 1 285,10,53,A | 383.07 | 22'39'30' |
| C39 | 27919 | 275.9 | 152.9 | H64'25'05'E | 267.35 | 58'10'6' |
| C40 | 42.16 | 30.0 | 25.4 | 3 \$75'36'59'V | 38.79 | 80'33'53' |
| C41 | 34.78 | 30.0 | 196 | N30'53'26'V | 35.86 | 66'25'19' |
| C42 | 105.03 | 45.0 | 105 2 | 7'94'92'42'F | 827 | 5 133*43*50* |

NOTE: PROPERTY KNOWN AS TAX PARCEL NO. 37-2-1-2 AND IS CURRENTLY ZONED RZ RES. CLUSTER. PROPERTY IS NOT IN 100 YEAR FLOOD AREA.

| | | | CURV | E TABLE | | |
|-------|--------|---------|---------|----------------|--------|--------------|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD BEARING | CHURD | DELTA |
| CI | 183.69 | 235.49 | 96.80 | N74*38'04'V | | 44'41'32' |
| CS | 167.15 | 225.00 | 87.64 | \$73*34'13'E. | 163.33 | 42'33'52' |
| Ç3 | 197.01 | 700.00 | 99.16 | N86'47'24'V | 196.36 | 16'7'31' |
| C4 | 48.82 | 30.00 | 31.75 | N50'21'24'V | 43.61 | 93'14'52' |
| C5 | 84.72 | 225.00 | 42.87 | N07'03'13'E | | 21'34'21' |
| C6 | 150.79 | 250.00 | 77.77 | 200,33,38,A | 148.52 | 34'33'32' |
| C:7 | 46.41 | 20.00 | 29.29 | N27'35'44'E | 41.92 | 88'37'44' |
| CB | 77.82 | 2243.85 | 38.91 | N72'54'13'E | 77.81 | 1.25,13, |
| C9 | 43.90 | 30.00 | 26.94 | S67'13'54'E | 40.09 | 83,20,28, |
| C10 | 120.R3 | 200.00 | 62,32 | S00'31'57'V | 119.00 | 34*36'54' |
| CII | 100.33 | 275.00 | 50.73 | N07'E 3'17'E | 99.78 | 20'34'14" |
| CIS | 55.77 | 30.00 | 40.19 | S50'11'42'V | 48.08 | 106+31'5' |
| C13 | 78.53 | 185.49 | 39.86 | N64'24'59'V | 77.94 | 24'15'22' |
| C14 | 41.52 | 30.00 | | N14'10'09'V | | 79'17'54' |
| C15 | 170.17 | 364.43 | 86.66 | 215,00,15,A | 168.62 | 26'45'12' |
| C16 | 41.56 | 30.00 | 24.90 | N38'24'59'E | 38.32 | 79'22'46' |
| C17 | 129.92 | 1025.00 | 65.05 | \$74'28'36'V | 129.83 | 7*15'45* |
| C18 | 41.85 | 30.00 | 25.14 | 265'26'31'V | 38.54 | 79'55'25' |
| C19 | 130.54 | 314.43 | 66.22 | V11125.615 | 129.61 | 23'47'13' |
| C20 | 51.07 | 30.00 | 34.23 | S47'04'30'E | 45.12 | 97'32'11' |
| CSI | :57.15 | 1025.00 | 83.78 | V'34'9'46'V | 167.00 | 9'20'4' |
| css | 319.57 | 225.00 | 193.46 | M52'40'47'E | 293.38 | 81,55,45, |
| C23 | 49.75 | 30.00 | 32.79 | N35'25'15'Y | 44.27 | 95'5'22' |
| C24 | 134.86 | 650.00 | 67.67 | N88'54'33'V | 134.61 | 11'53'14' |
| C25 | 97.22 | 275.00 | 49.12 | S84'43'28'E | 96.78 | 80115'83' |
| C26 | 7.34 | 275.00 | 3.67 | 1253.03.15.E | 7.34 | 1,27,48, |
| C27 | 245.21 | 700.00 | 123.87 | N68'41'32'V | 243.96 | 20'4'15' |
| C58 | 10 45 | 30.00 | 3.20 | S\$8'38'05'E | 10.40 | 19:51:55, |
| C29 | 201.97 | 45.00 | 36.4 | N-19'57'45'E | | 257"72" |
| C30 | 31.76 | 30.00 | 17.5 | N31'47'27'V | 30.30 | 60,33.51, |
| C3: | 121.02 | 650.00 | 60.69 | H67'27'10'V | 120.85 | 10.40.24 |
| C35 | 49.79 | 30.00 | 32.7 | 559'40'07'V | 44.27 | 95'5'23' |
| C33 | 39,91 | 30.10 | 23.5 | 3 S211:59'20'E | 37.03 | 76'13'31' |
| C34 | 11.02 | 30.00 | 5.5 | 7 S74'37'16'E | 10.95 | 51,5,55, |
| C35 | 65.44 | 45.00 | 40.0 | 4 N43'22'41'V | 59.83 | 3183'19'33' |
| C36 | 51.10 | 475.00 | 30.6 | 3 H77'41'01'E | | 7'22'48' |
| C37 | 156.11 | 2293.85 | 63.0 | 7 H72'25'07'E | 126.0 | 7.8.25. |
| C38 | 385.58 | 975.00 | 195.3 | A.C.S.01.285 1 | 383.0 | 7 22'39'30" |
| C39 | 27919 | 275.7 | 152.9 | 6 H64'25'05'E | 267.3 | 58'10'6' |
| C40 | 42.16 | 30.0 | | 3 \$75*36*59*V | 38.7 | 9 80'33'33' |
| C41 | 34.78 | 30.0 | 196 | 1 N30'53'26'V | 8.56 | 6 66'25'19' |
| C42 | 105.03 | 45.0 | 0 105.3 | 3,24,25,495 | 82.7 | 6 133*43'50' |

VICINITY MAP

LEGEND 1600 Stilled MONUMENTS TO BE SET IRON PIPES TO BE SET

MONUMENTS FOUND

IRON PIPES FOUND

PATRECORDIDAY

STATISTICAL DATA & NOTES

- 1. TOTAL AREA OF SPRINGHILL PHASES 3 & 4 . 27.5297 ACRES. TOTAL AREA IN LOTS = 12.1685 ACRES. TOTAL AREA IN R/W = 4.0884 ACRES: (178,090.70 5Q.FT) TOTAL AREA IN OPEN SPACE = 11.2728 ACRES.
- 2. TOTAL NUMBER OF PROPOSED BUILDING LOTS = 77
- 3. ALL LOTS TO BE SERVED BY PUBLIC WATER & SEWER.
- 4. NO SETBACKS REQUIRED EXCEPT AS SHOWN.
- 5. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 7. ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS.
- 8. A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES IS HEREBY DEDICATED TO SPRINGHILL II HOMEOWNERS ASSOC. INC.
- 9. THE PROPERTY EMBRACED ET? THIS SUBDIMISION SHALL BE SUBJECT BY ANNEXATION TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE COUNTY OF JAMES CITY.
- 10. VDOT IS NOT LIABLE OR RESPONSIBLE FOR DETENTION PONDS, SEDIMENT BASINS OR ITS STRUCTURES.
- 11. LIMITS OF WETLANDS WERE CONFIRMED BY USACE AND WERE SURVEY LOCATED.
- 12. NEW MONUMENTS WILL BE SET PER THE REQUIREMENTS OF SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

 13. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO SPRINGHILL II HOMFOWNERS ASSOC. INC.

 14. ALL RIGHT-OF-WAY IS HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
- 15. VENOT IS NOT LIABLE OR RESPONSIBLE ANY PONDS OR ITS STRUCTURES LOCATED ON PROPERTY.

IL. WETLANDS PROTECTION NOTE: WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(I) OF THE JAMES CITY COUNTY CODE.

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EASEMENT TO BE CONVEYED TO THE SPRINGHILL II HOMEOWNER'S ASSOCIATION FOR SUFFICIENT WIDTH OVER THE ADJOINING LOT OR COMMON AREA TO ALLOW THE OWNER OF THE HOUSE ACCESS FOR PURPOSES OF DOING MAINTENANCE, REPAIR OR REPLACEMENT.

> SUBDIVISION PLAT of SPRINGHILL PHASES 3 & 4 James City County, Virginia Berkeley district Date: 6/30/99

> > SHEET 4 OF 4



Langley and McDonald, Inc.

Engineers . Surveyors . Planners Landscope Architects , Environmental Consultanta 4029 Ironbound Rond Suite 100 WilliamsLurg, VA (757)253-2975