

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 COUNTY.



9/15/99 Stephen Romed
DATE NAME

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 Fer Edward ...
DATE NAME

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SPRINGHILL 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

STATE OF Virginia
CITY/COUNTY OF Virginia Beach
I, Angela M. Say, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 3rd DAY OF September, 1999. MY COMMISSION EXPIRES 9-23

Angela M. Say (SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS DAY OF 1999, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: CLERK
PLAT BOOK PAGE

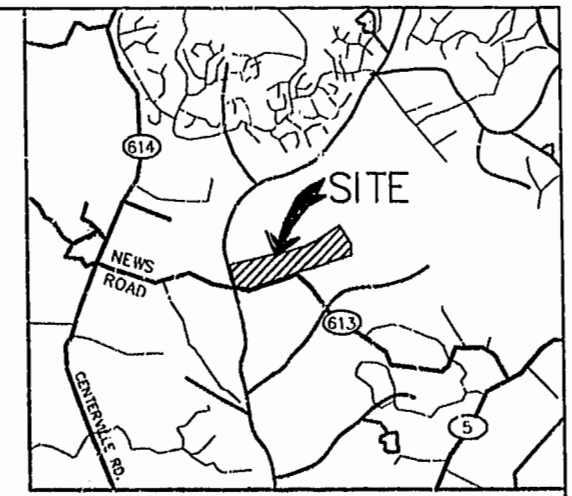
CERTIFICATE OF APPROVAL

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

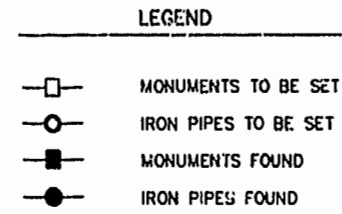
9/30/99 John E. ... VIRGINIA DEPARTMENT OF TRANSPORTATION
10/6/99 Colin L. Lee VIRGINIA DEPARTMENT OF HEALTH
11/9/99 SUBDIVISION AGENT OF JAMES CITY COUNTY

Table with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD BEARING, CHORD, DELTA. Contains 42 rows of curve data.

NOTE: PROPERTY KNOWN AS TAX PARCEL NO. 37-2-1-2 AND IS CURRENTLY ZONED R2 RES. CLUSTER. PROPERTY IS NOT IN 100 YEAR FLOOD AREA.



VICINITY MAP



1999
PLAT RECORDED IN P.B. NO. 65 PAGE 67-70

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 SQ.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 BY THIS SUBDIVISION 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 HOMEOWNERS ASSOC. INC.
14. ALL RIGHT-OF-WAY IS HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
15. VDOT IS NOT LIABLE OR RESPONSIBLE ANY PONDS OR ITS STRUCTURES LOCATED ON PROPERTY.

16. 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)(1) OF THE JAMES CITY COUNTY CODE.
17. 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
Landscape Architects, Environmental Consultants
4029 Ironbound Road Suite 100
Williamsburg, VA (757)253-2915