

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GREENSPRINGS PLANTATION, INC., A VIRGINIA CORPORATION TO JAMESTOWN, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MARCH 15, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 990005545.

**AREA TABULATION  
GREENSPRINGS WEST  
PHASE I  
LOTS 1 - 11**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	144,795 S.F.	3.324 AC.±
AREA OF RIGHT OF WAY	287,268 S.F.	6.595 AC.±
AREA OF RECREATION SITE	257,167 S.F.	5.904 AC.±
AREA OF NATURAL OPEN SPACE #1	188,797 S.F.	4.334 AC.±
AREA OF NATURAL OPEN SPACE #2	55,289 S.F.	1.269 AC.±
TOTAL AREA OF NATURAL OPEN SPACE #1 AND #2 (CONSERVATION EASEMENT TO JAMES CITY COUNTY)	244,086 S.F.	5.603 AC.±
AREA OF SWM/BMP FACILITY	449,277 S.F.	10.314 AC.±
TOTAL AREA SUBDIVIDED	1,382,593 S.F.	31.740 AC.±
NUMBER OF LOTS	11	
AVERAGE LOT SIZE	13,163 S.F.	0.300 AC.±
SMALLEST LOT (LOT 4)	8,778 S.F.	0.202 AC.±
LARGEST LOT (LOT 11)	19,882 S.F.	0.456 AC.±
GROSS LOTS PER ACRE	0.35	

**OWNER'S CERTIFICATE**

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS GREENSPRINGS WEST PHASE I, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*[Signature]* 11/30/99  
FOR JAMESTOWN, L.L.C. DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF WILLIAMSBURG, I, *[Signature]*  
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 30th DAY OF November, 1999. MY COMMISSION EXPIRES 9/30/02.

*[Signature]*  
SIGNATURE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

*[Signature]* 7/30/99  
G. T. WILSON, JR., C.L.S. DATE

**CERTIFICATE OF APPROVAL**

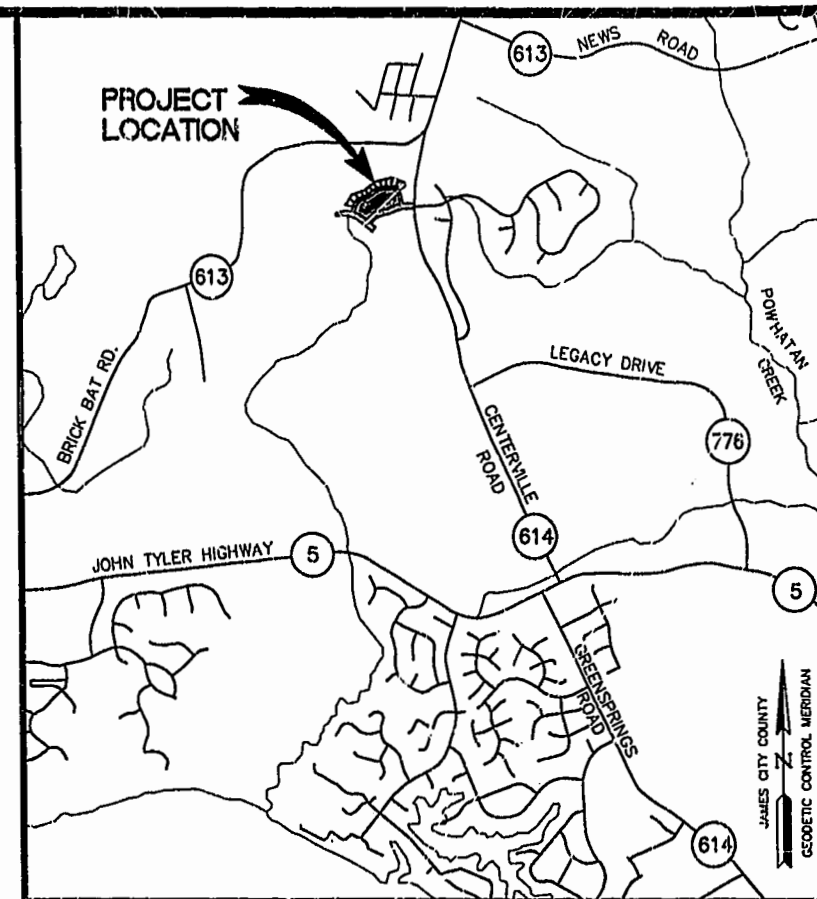
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

*[Signature]* 12/18/99  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

*[Signature]* 11/7/00  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**NOTES:**

- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- THIS PROPERTY IS A PORTION OF TAX MAP PARCEL (46-1)(1-1).
- ALL LOTS ARE TO BE SERVED WITH JAMES CITY SERVICE AUTHORITY WATER AND SANITARY SEWER.
- SETBACK REQUIREMENTS:  
FRONT: 25' MINIMUM  
SIDE: 10' MINIMUM FOR EACH SIDE YARD  
REAR: 20' MINIMUM
- THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- "THE MASTER PLAN APPROVED ON 7/14/98 BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS PERMITS 368 SINGLE FAMILY UNITS IN LAND BAY S-1. WITH THE APPROVAL OF THIS PLAT OF 11 LOTS, THE NUMBER OF LOTS REMAINING TO BE PLATTED WITHIN THE LAND BAY S-1 IS 357."



LOCATION MAP

SCALE: 1"=2000'

STATE OF VIRGINIA  
COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 7th DAY OF *[Month]*, 1999. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:59 PM  
TESTE: *[Signature]*  
CLERK  
PLAT BOOK 76, PAGE 16-19

1:59 PM  
Recorded 17 day of *[Month]* 2000  
DOCUMENT # 000005545  
*[Signature]* Clerk

11 29 99-08:16 86361P00.DWG JFS



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(757) 253-0040  
Fax (757) 220-8994

**PLAT OF SUBDIVISION  
GREENSPRINGS WEST  
PHASE I**

BEING THE PROPERTY OF: JAMESTOWN, L.L.C.

BERKELEY DISTRICT    JAMES CITY COUNTY    VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2	11/8/99	REV. TO SHOW VA. POWER EASEMENT AND RECIPROCAL GOLF COURSE RIGHTS AGREEMENT (D.B. 743/827)	JFS
1	9/20/99	REVISED PER J.C.C. COMMENTS	JFS

Designed HWP/CWG	Drawn JFS
Scale NONE	Date 7/30/99
Project No. 8658-1	
Drawing No. 1 OF 4	