

**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 II  
LOTS 12-17**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LGTS	1,023,838 S.F.	23.504 AC.±
AREA OF RIGHT OF WAY	386,698 S.F.	8.877 AC.±
AREA OF NATURAL OPEN SPACE #3	60,936 S.F.	1.399 AC.±
AREA OF NATURAL OPEN SPACE #4	175,774 S.F.	4.035 AC.±
AREA OF NATURAL OPEN SPACE #5	307,368 S.F.	7.058 AC.±
AREA OF NATURAL OPEN SPACE #6	68,298 S.F.	1.568 AC.±
AREA OF NATURAL OPEN SPACE #7	31,314 S.F.	0.719 AC.±
TOTAL AREA OF NATURAL OPEN SPACE #3 - #7 (CONSERVATION EASEMENT TO JAMES CITY COUNTY)	643,688 S.F.	14.777 AC.±
TOTAL AREA SUBDIVIDED	2,054,224 S.F.	47.158 AC.±
NUMBER OF LOTS	106	
AVERAGE LOT SIZE	9659 S.F.	0.222 AC.±
SMALLEST LOT (LOT 56)	6730 S.F.	0.154 AC.±
LARGEST LOT (LOT 117)	19,145 S.F.	0.439 AC.±
GROSS LOTS PER ACRE	2.25	

**OWNER'S CERTIFICATE**

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

*[Signature]* 1/3/00  
FOR JAMESTOWN, L.L.C. DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF Williamsburg, I, Robert M. Oliver  
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 28th DAY OF JANUARY, 2000, MY COMMISSION EXPIRES 9/30/2003.  
*[Signature]*  
SIGNATURE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLES 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]* 12/10/99  
G. T. WILSON, JR., C.L.S. DATE

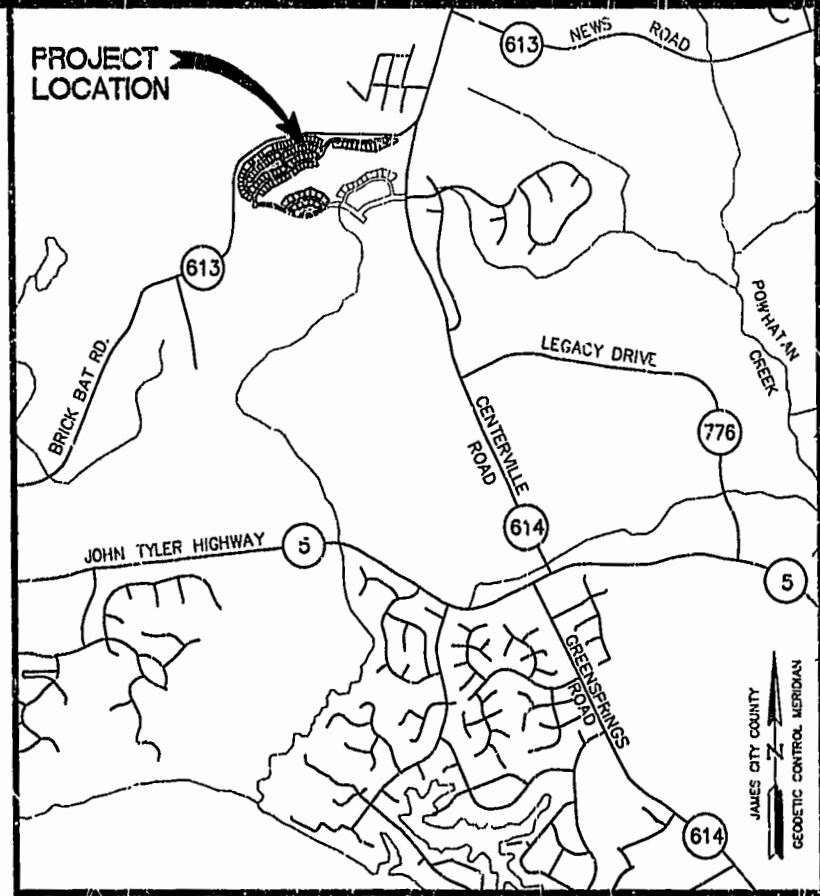
**CERTIFICATE OF APPROVAL**

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

*[Signature]* 12/10/00  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
*[Signature]* 1/10/00  
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: 7.5' MINIMUM FOR EACH SIDE YARD  
REAR: 20' MINIMUM
- THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
- THE OUTSIDE BOUNDARY FOR THIS PLAT WAS TAKEN FROM A PLAT PREPARED BY LANGLEY AND MCDONALD P.C. TITLED "PLAT OF PROPERTY TO BE CONVEYED BY GREENSPRINGS PLANTATION INC., TO JAMESTOWN, L.L.C." DATED MARCH 10, 1999 AND RECORDED MARCH 16, 1999 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 990005466.
- "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 106 LOTS (11 LOTS HAVING ALREADY BEEN APPROVED FOR PHASE I), THE NUMBER OF LOTS REMAINING TO BE PLATTED WITHIN THE LAND BAY S-1 IS 251."

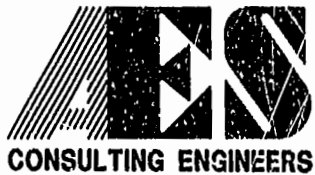


**LOCATION MAP**

**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 11 DAY OF January, 2000, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:31 AM  
TESTED *[Signature]*  
CLERK  
PLAT BOOK 76, PAGE 20-25

01.03.00-08:37 865602P1.DWG



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Williamsburg, Virginia 23188  
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Fax (757) 220-8994

**PLAT OF SUBDIVISION  
GREENSPRINGS WEST  
PHASE II**  
BEING THE PROPERTY OF: JAMESTOWN, L.L.C.  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
		9:31 AM Recorded 11 day of January 2000 DOCUMENT # 000000007 <i>[Signature]</i> Clerk	

Designed HWP/CWS	Drawn JFS
Scale NONE	Date 12/10/99
Project No. 8656-2	
Drawing No. 1 OF 6	