

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 AS INSTRUMENT NO. 890005545 AND BY DEED DATED JANUARY 11, 2000 AS DOCUMENT NO. 000000857, ALL DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT KNOWN AS LOTS 55-58 OF GREENSPRINGS WEST PHASE II IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

FOR JAMESTOWN, L.L.C. DATE 3/31/00
C. Lewis WAITRIP
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF WILLIAMSBURG I, ROBERT M. SLIVER
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 31st DAY OF APRIL, 2000, MY COMMISSION EXPIRES 9/30/02
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.
G. T. WILSON, JR., C.L.S. DATE 3/13/00

CERTIFICATE OF APPROVAL

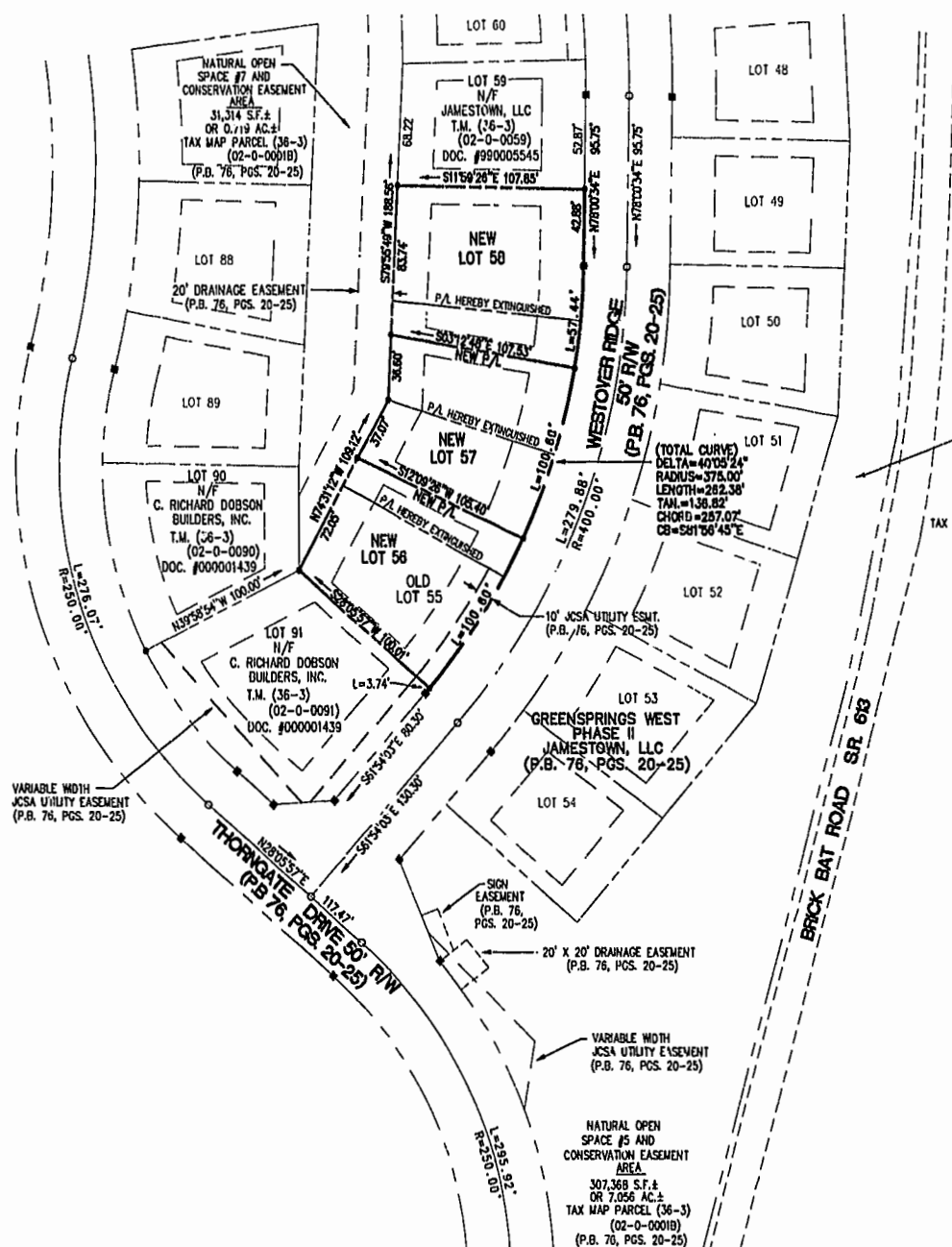
THIS BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE 3/31/00
VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE 4/3/00
SUBMISSION AGENT OF JAMES CITY COUNTY

AREA TABULATION

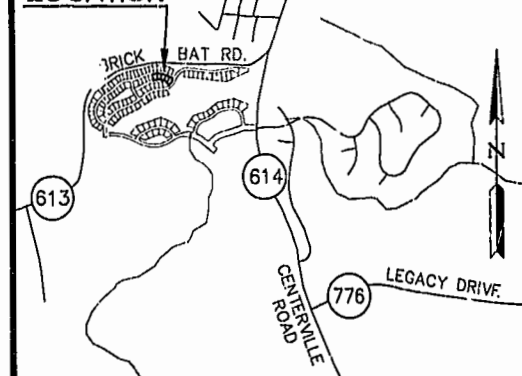
LOT #	OLD AREA		NEW AREA	
	SQUARE FEET	ACRES	SQUARE FEET	ACRES
55	6778	0.156	0	0.000
56	6730	0.154	8980	0.206
57	6968	0.160	9013	0.207
58	7521	0.173	10004	0.230
TOTAL AREA	27,997	0.643	27,997	0.643



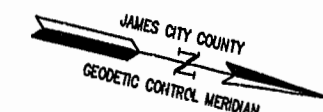
NOTE:
A 15' VIRGINIA POWER EASEMENT EXISTS OUTSIDE AND ALONG THE RIGHT OF WAY OF WESTOVER RIDGE AND THORNGATE DRIVE PER VA. POWER PLAT #28-99-0113.

LOT CURVE TABLE					
LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
56	102°21'4"	375.00	100.60	20.80	100.30
57	102°21'4"	375.00	100.60	20.80	100.30
58	06°40'36"	375.00	57.45	28.78	57.39

PROJECT LOCATION



LOCATION MAP SCALE: 1"=2000'

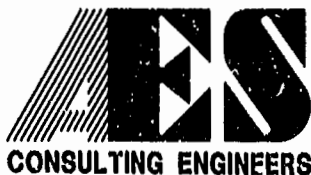


GRAPHIC SCALE
60' 0' 60' 120'
SCALE: 1" = 60'

NOTES:

- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- THIS PROPERTY IS ALL OF TAX MAP PARCELS (36-3)(02-0-0055 THRU 0058).
- 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
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
- "THE MASTER PLAN APPROVED ON 7/14/88 BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS PERMITS 388 SINGLE FAMILY UNITS IN LAND BAY S-1. WITH THE APPROVAL OF THIS PLAT WHICH ELIMINATES LOT 55, THE NUMBER OF LOTS REMAINING TO BE PLATTED WITHIN THE LAND BAY S-1 IS NOW 252."

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 4th DAY OF April, 2000, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS, @ 1:38 PM.
TESTED BY Betsy B. Woolridge
CLERK
PLAT BOOK 77, PAGE 15



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT BETWEEN LOTS 55-58 GREENSPRINGS WEST PHASE II

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



Williamson James City County	
PLAT RECORDED IN	Recorded 4 day of April 2000
P.B. NO. 77 PAGE 15	DOCUMENT # 000000857
BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT	
No.	DATE
REVISION / COMMENT / NOTE	
BY	

Designed	Drawn
HWP/CWG	JFS
Scale	Date
1"=60'	3/13/2000
Project No.	
8656-2A	
Drawing No.	
1 OF 1	