

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Mary B. Shump APRIL 30, 2002
FOR GREENSPRINGS PLANTATION, INC.
A VIRGINIA CORP. DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:

I, Marianne G. Yoder, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 30 DAY OF APRIL, 2002.

MY COMMISSION EXPIRES 31 JANUARY, 2004.

Marianne G. Yoder
NOTARY PUBLIC

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Joseph H. Woolhidge April 30, 2002
FOR JAMESTOWN, LLC.
A VIRGINIA LIMITED LIABILITY CORPORATION DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Newport News, TO-WIT:

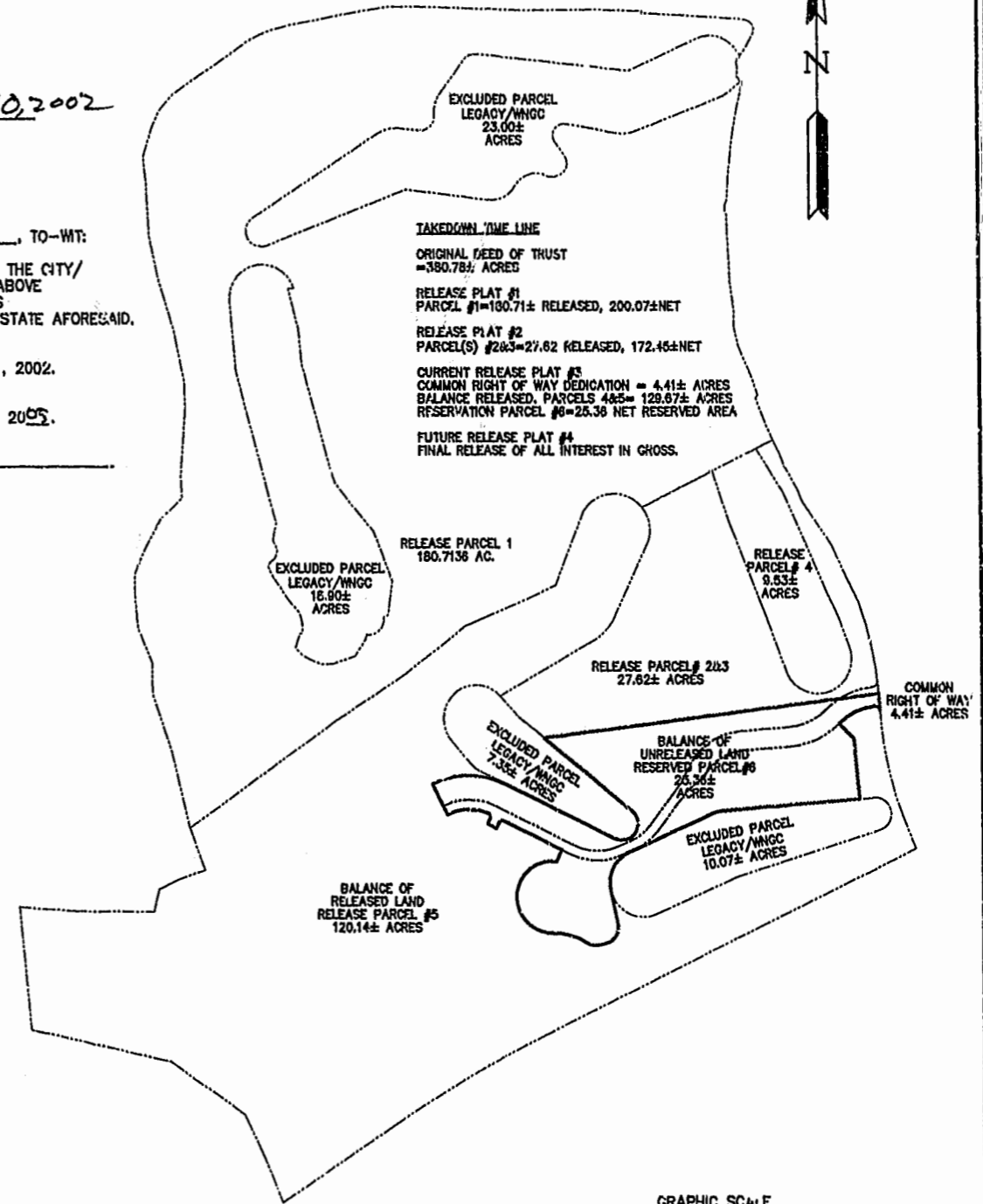
I, Joseph H. Woolhidge, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 30 DAY OF April, 2002.

MY COMMISSION EXPIRES 1/31, 2005.

Joseph H. Woolhidge
NOTARY PUBLIC

TOTAL PARCEL AREA
422.70± ACRES



TAKEDOWN TIME LINE

ORIGINAL DEED OF TRUST = 380.78± ACRES

RELEASE PLAT #1 PARCEL #1=180.71± RELEASED, 200.07± NET

RELEASE PLAT #2 PARCEL(S) #2&3=27.82± RELEASED, 172.45± NET

CURRENT RELEASE PLAT #3 COMMON RIGHT OF WAY DEDICATION = 4.41± ACRES BALANCE RELEASED, PARCELS 4&5= 128.67± ACRES RESERVATION PARCEL #6=25.36± NET RESERVED AREA

FUTURE RELEASE PLAT #4 FINAL RELEASE OF ALL INTEREST IN GROSS.

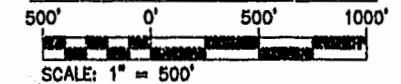
NOTES

- BOUNDARY INFORMATION IS BASED ON THE BEST INFORMATION AVAILABLE AT THIS TIME, INCLUDING RECORDED PLATS, DIGITAL LINEWORK, AND OFFICE CALCULATIONS. THIS PLAT DOES NOT REPRESENT A FIELD SURVEY AND NO PHYSICAL MONUMENTS HAVE BEEN SET OR IMPLIED FOUND OR SET.
- PROPERTY IS CURRENTLY ZONED "R-4"-RESIDENTIAL WITH MASTER PLAN, AND IS SUBJECT TO THE GREENSPRINGS PLANTATION PROFFERS AND THE GREENSPRINGS WEST COVENANTS AND RESTRICTIONS AS AMENDED.
- RECIPROCAL EASEMENTS SHALL BE PROVIDED UPON REQUEST BY EITHER PARTY ACROSS THE REMAINING LANDS OF GREENSPRINGS PLANTATION, INC. OR JAMESTOWN, LLC AS MAY BE DEEMED NECESSARY TO CONSTRUCT SEWER AND WATER UTILITY INFRASTRUCTURE.

SAID EASEMENTS SHALL BE APPROVED BY ALL PARTIES AND THE JAMES CITY SERVICE AUTHORITY AND BE OF SUFFICIENT DESIGN TO PROVIDE A LEVEL OF SEWER AND WATER UTILITY SERVICE IN ACCORDANCE WITH THE APPROVED MASTER SEWER AND WATER PLANS FOR GREENSPRINGS WEST AS AMENDED.
- A VARIABLE WIDTH COMMON INGRESS/EGRESS RIGHT OF WAY EASEMENT WITH MINIMUM 50' AND MAXIMUM 100' WIDTH HAS BEEN PROVIDED FOR THE COMMON USE AND BENEFIT OF GREENSPRINGS PLANTATION, INC. AND JAMESTOWN, LLC. SAID RIGHT OF WAY IS INTENDED TO BE CONSTRUCTED IN A "BOULEVARD" STYLE AND THEN TAPER TO A TYPICAL ROAD SECTION INCLUDING INTERSECTIONS AS SHOWN IN THIS DOCUMENT. THIS RIGHT OF WAY IS PROVIDED ALONG WITH ANY MINOR ADJUSTMENTS REASONABLY NECESSARY FOR THE DEVELOPMENT OF THE REMAINING PROPERTIES FOR WHICH GREENSPRINGS PLANTATION, INC. HOLDS INTEREST, AND IS HEREBY DEDICATED TO SAID GREENSPRINGS PLANTATION, INC. EASEMENT TO BE ABANDONED UPON RECORDATION OF FINAL RELEASE PLAT. SHOULD CONSTRUCTION BEING ON SAID RIGHT OF WAY BY EITHER PARTY, SAID RIGHT OF WAY AND ROAD SHALL BE OF A DESIGN ACCEPTABLE TO VDOT AND SHALL BE CONSTRUCTED WITH THE INTENTIONS OF DEDICATION TO THE VIRGINIA SECONDARY ROAD SYSTEM.
- UPON EXECUTION OF THIS RELEASE AND RESERVATION PLAT THE SUM TOTAL OF 355.42± ACRES OF THE ORIGINAL 380.78± ACRES SHALL HAVE BEEN RELEASED FROM THE ORIGINAL DEED OF TRUST. THIS PLAT SHALL BE PRESUMED TO AFFIRM THE INTENT OF THE PREVIOUS RELEASE DOCUMENTS. IN ADDITION, WITH THIS PLAT, PARCELS 1-5 SHALL BE PRESUMED RELEASED IN GROSS AND SHALL NOT BE BOUND BY ERRORS OR OMISSIONS WHICH MAY HAVE EXISTED OR BE FOUND TO EXIST IN PREVIOUS RELEASE PLAT DOCUMENTS.

FURTHERMORE, PARCEL 6, INCLUDING THE DEVELOPMENT RIGHTS TO 36 (THIRTY SIX) SINGLE FAMILY LOTS AND THE COMMON RIGHT OF WAY, AS INDICATED IN THIS DOCUMENT, SHALL REPRESENT THE SUM TOTAL OF ALL GREENSPRINGS PLANTATION, INC INTEREST REMAINING WITH THIS TRACT OF LAND.

GRAPHIC SCALE



Jamestown
MANAGEMENT COMPANY, LLC
DEVELOPMENT PLANNING, MANAGEMENT AND ENGINEERING
213 INGRAM ROAD WILLIAMSBURG, VIRGINIA 23188
(757) 220-0858 OFFICE (757) 220-0916 FAX

GREENSPRINGS WEST
DEED OF TRUST
RELEASE AND RESERVATION PLAT
FROM GREENSPRINGS PLANTATION
TO: JAMESTOWN, LLC.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



NO.	REVISION	DATE
	City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>9 May 2002</u>	
	at <u>9:02</u> AM/PM, PB <u>96</u> PG <u>5-9</u>	
	DOCUMENT # <u>020011077</u>	
	BETSY B. WOOLHIDGE, CLERK	
	<u>Mona Powell</u> , Dep. Clerk	

DESIGNED: CWG
DRAWN: CWG
SCALE: 1"=500'
PROJECT NUMBER 1106-00
DRAWING NUMBER RP-3-01